

# **INSPECTION REPORT**

---

**Prepared Exclusively For:**



**Prepared by:**

***PACIFIC***

***Real Estate Inspection Services***

**800-305-3035**

**Text: 619.987.1321**

**[PacificInspector@Cox.net](mailto:PacificInspector@Cox.net)**

# Table of Contents

INSPECTION INFORMATION	3
FOUNDATION/UNDER-FLOOR AREAS	5
EXTERIORS	9
ROOF COVERINGS	15
ATTIC AREAS & ROOF FRAMING	18
PLUMBING	18
WATER HEATERS	21
ELECTRICAL SYSTEMS	23
HEATING SYSTEMS	25
CENTRAL COOLING SYSTEMS	27
KITCHEN	28
LAUNDRY	30
BATHROOMS	31
BUILDING INTERIOR	34
CARPORT	39
SUPPLEMENTAL PHOTOGRAPHS	39

## INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

### CLIENT & SITE INFORMATION

101 FILE/DATE/TIME:

File #9514 Date: January 23, 2023 Time: 2:30 PM Completion Time: 5:30 PM.

102 CLIENT NAME:

103 STREET:

104 CITY:

105 STATE:

106 ZIP CODE:

107 BUYER'S AGENT:

### CLIMATIC CHARACTERISTICS

109 WEATHER/SOIL:

Weather conditions during the inspection: partly cloudy, light breeze, 50-60 degrees and the ground was dry.

### BUILDING CHARACTERISTICS

110 MAIN ENTRY:

Faces: East.

111 STRUCTURE:

Year Built: 1975, 1,500 square Ft. 1 story manufactured home as stated by buyers agent and online listing.

112 FOUNDATION:

Foundation types: raised foundation.

### UTILITY SERVICES

113 ELECTRICITY:

Municipal.

114 GAS:

Municipal.

115 WATER/SEWER:

Municipal.

116 UTILITIES:

All utilities on.

### OTHER INFORMATION

117 ATTENDING:

People present: listing agent, buyer's agent, client(s) and inspector only.

118 OCCUPIED:

Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

119 INSPECTED BY:

Jamie Heinkel (CPI, CCI)

120 COMMENTS:

There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

### INTRODUCTORY NOTES

121 IMPORTANT  
INFORMATION:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[FE] [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[FE] [NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes/remodeling or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

**Inspection Report Exclusively For:**

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[FE] Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[NOTE] Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

[FE] [NOTE] The CLIENT understands that under the "We'll Buy Your Home" Program, **InterNACHI purchases the home - NOT the inspector**. The Inspector's role is limited to his/her participation in the "We'll Buy Your Home" Program, but InterNACHI purchases the home. CLIENT understands that the **inspector has no obligation to purchase the home under the "We'll Buy Your Home" Program**, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.

[FE] [NOTE] This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. It should be used as a general guide to better help the client evaluate the overall condition and desirability of the property. **A general home inspection is in no way an insurance policy, warranty or guarantee.** We do not test for any hazardous materials and the furnishings and wall to floor coverings limit the inspection. The inspection report does not imply that every component was inspected or that every possible defect was uncovered. **Evaluations by a qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs.** Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose. Due to the conditions stated above, **we unequivocally recommend purchasing a home warranty policy** for the building due to the fact that the conditions can change and system(s) can fail at any time for any reason.

## 122 ENVIRONMENTAL CONCERNS:

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## DEFINITIONS

### 123 MATERIAL DEFECT:

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

### 124 SAFETY CONCERNS:

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

### 125 FURTHER EVALUATION:

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

### 126 CORRECTIONS RECOMMENDED:

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

### 127 RECOMMENDED UPGRADE:

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s)

- and smoke detector locations and the installation of safety glass where subject to human impact.
- 128 **NOTE:** The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.
- 129 **SERVICEABLE:** Serviceable: As defined in Webster's Dictionary, "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like-new condition or that it would meet every individual's interpretation of an acceptable state.
- 130 **FUNCTIONED:** Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."
- 131 **FAILED:** Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.
- 132 **SPECIALIST:** Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

## FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### FOUNDATION INFORMATION

#### 201 TYPE:

Foundation types: Metal frame under the mobile home and supported by adjustable metal foundation stands.



#### 202 BOLTS/BRACING:

There were a number of clamps noted that fastened the metal frame of the manufactured building to the metal foundation stands.



### RAISED FOUNDATION CONDITIONS

## 206 ACCESSIBILITY:

Accessed from the exterior at the right and left (2x) sides.

[NOTE] Additional image



## 207 FOUNDATION:

[NOTE] Most visible foundation areas of the structure jack stands appeared serviceable.

[CR] Some jack stands were rusted/deteriorated. We recommend correcting the condition(s) noted.



[NOTE] There were newer added jack stands present.



## 208 PERIMETER/SKIRTING WALL:

[CR] There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



## 209 FRAMING:

The visible floor framing appeared serviceable.



212 FLOOR JOISTS:

The visible areas of the floor joists appeared serviceable.

213 BEAMS:

The visible areas of the support beams appeared serviceable.

214 SUBFLOOR:

[NOTE] Most areas of the subfloor were inaccessible and not visible for inspection due to insulation. Any areas or deficiencies concealed from view due to this condition are excluded from this report. No visible signs of reportable conditions were noted in these areas.



[CR] Water stains were noted in areas. The area was dry during the inspection. Monitoring the area for further staining and moisture evidence is recommended. If further moisture-related conditions are noted, corrective measures should be taken to eliminate the source of the moisture before deterioration results.



[NOTE] Additional image.



[NOTE] Additional image



[FE] There was moisture staining and damage to the subflooring in some areas. The area tested dry at time of inspection. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image



[CR] The rodent barrier was damaged/missing in areas. We recommend correcting the condition(s) noted.



215 INSULATION:

[CR] Insulation was not securely attached to the underside of the floor. We recommend correcting the condition(s) noted.



216 VENTILATION:

The crawl space ventilation appeared serviceable. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

217 VAPOR BARRIER:

[RU] There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage. We recommend a vapor barrier be installed.

218 MOISTURE:

[CR] The crawl space was damp/wet. We recommend that all roof drainage/downspouts be directed away from the building. We recommend the ground be graded to slope away from the foundation, and the installation of surface drains and concrete walkways around the perimeter is recommended.



220 OBSERVATIONS:

[CR] Trash/debris were noted in the crawl space. This condition is conducive to pest/rodent infestation and/or mold growth. We recommend correcting the condition(s) noted.

[NOTE] There were construction materials present.





## 221 COMMENTS:

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

## EXTERIORS

The visible exterior surfaces and materials of the building were visually examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### EXTERIOR INFORMATION

301 SIDING TYPE:	Materials: manufactured aluminum siding.
303 EXT TRIM TYPE:	Materials: wood and metal.
304 EXT DOOR TYPE:	Materials: wood and metal.
305 WINDOW TYPE:	Types: horizontal sliding and casement. There was a combination of single-pane/non-thermal and double-pane/thermal windows present (single panes at workshop areas)
306 WINDOW MATRLS:	Materials: metal and vinyl/plastic.

### EXTERIOR CONDITIONS

311 MFG. SIDING:	[CR] There were gaps between the manufactured siding and adjacent materials. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
	[CR] The manufactured siding was loose/damaged at some areas of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
	[CR] The manufactured siding was damaged/deteriorated at a lower area of the building by the attached workshop. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



## 317 EXT TRIM:

[FE] There were damaged/deteriorated trim materials noted at the trim areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



## 318 EXT DOORS:

The doors viewed from the exterior appeared serviceable with signs of aging and wear.

## 319 WINDOWS:

The windows viewed from the exterior appeared serviceable with signs of aging and wear.

[NOTE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.

## 322 LIGHTS/FIXTURES:

[FE] The motion detector light(s) could not be checked in the daytime. We recommend inquiring about the condition(s) noted.



[NOTE] Additional image



[SC] There was improper wiring installed in the form of nonmetallic sheathed wiring exposed to human contact and/or mechanical damage. We recommend correcting the condition(s) noted.



[SC] There was improper wiring installed in the form of extension cords or cord-type wiring. This type of wire is for temporary use only. We recommend correcting the condition(s) noted.



## 323 RECEPTACLES:

[SC] The accessible receptacles were not GFCI protected as required. This condition is a safety hazard. We recommend correcting the condition(s) noted.

[NOTE] Additional image

[SC] Exterior receptacles were missing weather tight cover plates. We recommend correcting the condition(s) noted.

[RU] There were unattended receptacles with cord(s) plugged into them without an in-use weather tight cover. We recommend installing the in-use weather tight type cover(s) where needed.

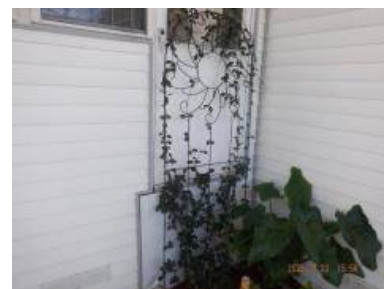
[NOTE] One accessible receptacles was serviceable and GFCI protected where required.

## 327 COMMENTS:

[CR] There were no stairs or a ramp to the door at the rear of the building. We recommend correcting the condition(s) noted.

[NOTE] There was a storage closet on the right side of the building.

[CR] The floor was damaged on the bottom of the closet. We recommend correcting the condition(s) noted.



[CR] The insulation was installed in the wrong direction in the storage closet. We recommend correcting the condition(s) noted.



[FE] There was damaged wood on the door trim of the storage closet. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[CR] The workshop area showed evidence of moisture intrusion. We recommend locating and correcting the source and any damaged materials.



[NOTE] Additional image



The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## **GROUND INFORMATION**

328 DRIVEWAY:	Materials: concrete.
330 WALKWAYS:	Materials: concrete and brick.
331 STEPS & STAIRS:	Materials: carpet over wood.
332 MAIN ENTRY:	Materials: carpet over wood.
333 PATIOS:	Materials: brick.
334 PATIO COVERS:	Materials: prefabricated aluminum design.
337 FENCING & GATES:	Materials: vinyl covered wood.



## Inspection Report Exclusively For: Tammy Montello

**GROUND CONDITIONS**

339 DRIVEWAY:

[CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[FE] There was evidence of previous repairs done to the driveway. Inquire about any previous work done.

341 WALKWAYS:

[CR] There were cracks in the walkways. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

342 HANDRAILS:

[SC] There were no handrail(s) at the stairs. We recommend correcting the condition(s) noted.

343 GUARDRAILS:

[RU] The guardrail(s) installed were in serviceable condition and appear to have meet the standards at the time of construction, however the wide spaces between the balusters pose a hazard for small children. Modern construction requires a maximum of 4 inch openings. While upgrading is not required, additional measures for child safety like netting or some other means is strongly recommended.



344 STEPS &amp; STAIRS:

The stairs were serviceable with signs of aging and wear.

345 MAIN ENTRY:

[CR] The porch/deck surface was carpeted which traps moisture and leads to deterioration. We are unable to determine the condition of the water proof membrane/surface under the carpeting. We recommend that these areas not be covered with any materials that may trap moisture and be conducive to deterioration.

346 PATIOS:

[CR] There were cracks in the patio. We recommend sealing all cracks to help minimize moisture intrusion.

[SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

347 PATIO/BALCONY COVERS:

[CR] Some of the metal posts were loose from the ground. We recommend correcting the condition(s) noted.



[CR] The patio enclosure showed evidence of moisture intrusion at the seams. We recommend locating and correcting the source as well as any damaged materials.



351 FENCING &amp; GATES:

The yard fencing appeared serviceable with signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life.

[NOTE] Inquire as to whose responsibility/ownership of the fence is.



355 SHED:

[FE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.  
[NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).



[FE] There was moisture damage to the shed. The area tested wet at time of inspection. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Testing wet.



[CR] There was evidence of moisture intrusion to the shed. We recommend locating and correcting the source and any damaged materials.



357 COMMENTS:

[FE] There was dish equipment present/fastened to the structure. Inquire about this equipment.



## GRADING/DRAINAGE/LANDSCAPING INFORMATION

358 SITE GRADING:

Flat site.

359 SITE DRAINAGE:

Surface drainage.

## 360 LAWN SPRINKLRS:

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).

**GRADING/DRAINAGE/LANDSCAPING CONDITIONS**

## 363 SITE GRADING:

[CR] The site grading appeared to have inadequate slope in areas to drain excess surface water away from the foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted.

## 364 SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

[NOTE] A site drainage system is designed to collect and divert surface water and roof runoff away from the foundation. It is typically installed with plastic piping and flows downhill to an appropriate location or into a sump pump. The water should not be directed or diverted to neighboring sites or municipal waste systems.

## 365 LANDSCAPING:

[CR] There was vegetation was growing in contact with the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



[CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.



[CR] Tree(s) were planted too close to the building. We recommend considering removal, as trees continue to grow in size and damage may occur to the foundation, structure, plumbing system or roof. [NOTE] We recommend monitoring the conditions noted.

**ROOF COVERINGS**

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. ©

2017 PACIFIC REAL ESTATE INSPECTION SERVICES 800-305-3035

**ROOF INFORMATION**

401 *INSPECT METHOD:*

The inspector walked on the roof and viewed the accessible roofing components.

402 *ROOF COVERING:*

Materials: metal.

403 *ROOF LAYERS:*

There were an undetermined number of layers.

405 *ROOF DRAINAGE:*

Materials: metal rain gutters.

**ROOF CONDITIONS**

413 *METAL ROOF:*

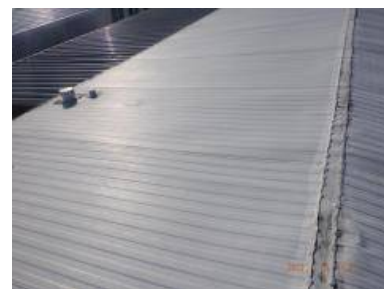
The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic inspection and maintenance is recommended.

[NOTE] Additional image

[NOTE] Additional image

[NOTE] Additional image

[NOTE] Additional image



[NOTE] Additional image



[CR] Some seams need to be re-sealed. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



[NOTE] Some seams were serviceable.



#### 416 FLASHINGS:

[CR] Some flashings were installed in a sub standard manner. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.  
[NOTE] Flashings need to be re-sealed ideally on an annual basis to prevent moisture intrusion.



#### 417 FLUE PIPES:

[CR] There were rusted-out/deteriorated flue pipe cap(s). We recommend correcting the condition(s) noted.



#### 420 ROOF DRAINAGE:

[CR] The rain gutter(s) were improperly sloped and holding water. We recommend correcting the condition(s) noted.





[CR] The gutters showed evidence of leakage at some seams. We recommend correcting the condition(s) noted.



#### 421 DOWNSPOUTS:

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



#### 422 COMMENTS:

[RU] Annual inspections and maintenance is recommended for this roof system.

[NOTE] Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependent upon the material quality and the use of proper installation methods,

## ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### ATTIC/FRAMING INFORMATION

#### 501 ATTIC ACCESS:

There was no attic access provided in this structure or unit.

## PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### PLUMBING INFORMATION

#### 601 MAIN WATER LINE:

Materials: copper piping where visible.



## 602 WATER SHUTOFF:

The main water shutoff valve was located at the left side of the building.



## 603 WATER PRESSRE:

[FE] The water pressure was tested to be above 80 PSI, which exceeds the maximum per the building standards. See the "Water Pressure" comment below for the details.

## 604 WATER PIPING:

Materials: copper piping and cross-linked polyethylene pipe (PEX) where visible.

[NOTE] cross-linked polyethylene pipe (PEX)



## 605 WASTE LINES:

Materials: ABS black plastic piping where visible.

## 606 GAS SHUTOFF:

The gas meter and shutoff valve are located at the left side of the building.



## PLUMBING CONDITIONS

## 607 WATER SHUTOFF:

The main water shutoff valves are outside the scope of the inspection and are not tested.

## 608 WATER PRESSRE:

[CR] The pressure was measured at an exterior hose faucet and was 101-110 PSI, which exceeds the 80 PSI standard. This condition is conducive to plumbing leaks (pipes and faucets). We recommend installing a pressure regulator to limit the water pressure to 80 PSI per the building standards.



[NOTE] Water pressure regulators need periodic maintenance/replacement.



## 609 WATER PIPING:

The visible water supply piping appeared serviceable.

[FE] There was evidence of galvanized steel piping that appeared to be terminated. Inquire about this condition. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Galvanized steel pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage and will need to be replaced. Water flow in the home was satisfactory at the time of inspection.

610 WATER FLOW:

A number of fixtures were operated simultaneously with a serviceable water flow.

611 HOSE FAUCETS:

[CR] Some hose faucets leaked at the handles when operated. We recommend correcting the condition(s) noted.

[RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.



612 WASTE PIPING:

The visible waste piping appeared serviceable.

613 WASTE FLOW:

[FE] Some waste pipes drained slowly. We recommend further evaluation and corrections by a specialist in the appropriate trade.

615 VENT PIPING

The visible areas of the vent pipes appeared serviceable.

616 GAS SHUTOFF:

[RU] The supply shutoff appeared serviceable. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

[CR] The gas meter was mounted loose to the ground. We recommend correcting the condition(s) noted.



617 GAS PIPING:

The visible areas of the gas piping appeared serviceable.

619 COMMENTS:

[FE] There was evidence of significant plumbing work done. We strongly recommend inquiring about any previous moisture issues, work done and retrieve any information on warranties + cost.



[NOTE] Additional image



[NOTE] Inspector tests plumbing fixtures for normal use with user controls, and report on leaks, corrosion and abnormal function. Plumbing leaks and drainage issues can be present but not evident in the course of a normal inspection. Plumbing concealed behind walls or underground is excluded from this inspection.

## WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### WATER HEATER INFORMATION

701 LOCATION:

The water heater was located in an exterior closet on the left side of the building.



702 MANUFACTURER:

A.O. Smith.



703 MANUFCTR DATE:

2019.

704 SIZE / GALLONS:

30 gallon.

705 ENERGY TYPE:

Natural gas.

### WATER HEATER CONDITIONS

706 UNIT NUMBER:

[NOTE] Manufacturer Label.



707 VENTING SYSTEM:

The visible areas of the flue vent piping were intact and secured at the connections.

708 WATER PIPES:

[RU] The shutoff valve and visible water supply connectors appeared serviceable, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

## 709 T&amp;P VALVE:

[SC] The temperature and pressure (T&P) relief valve's discharge line was routed in a material that was not rated for this application. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.

[NOTE] Material should not be flexible.



[CR] The T&P line discharges into the crawlspace. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



## 710 TANK:

The water heater tank appeared serviceable, no leakage noted.

## 711 SEISMIC :

The water heater was double strapped and stabilized/blocked to resist movement.

## 712 COMBUSTION AIR:

A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.

[NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

## 713 ENERGY SUPPLY:

The gas shutoff valve and flexible gas connector appeared serviceable.



## 714 CONTROLS:

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

## 715 ELEVATION:

The water heater ignition source/pilot light was elevated 18 inches or more above the floor.

## 717 COMMENTS:

[NOTE] There was a drip/drain pan present.



[CR] There was moisture staining and damage visible in the water heater cabinet. The area tested dry at time of inspection. We recommend locating and correcting the source and any damaged materials.





## ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### ELECTRICAL SERVICE INFORMATION

801 SERVICE TYPE: Underground.  
802 MAIN PANEL: Located at the left side of the building at free standing post.



803 SERVICE RATING: 120/240 volt system, rated at 100 amperes.



804 SERVICE WIRING: Materials: not visible at the main panel.  
805 BRANCH WIRING: Materials: copper where visible in the subpanel.  
806 DISCNNT TYPE: Circuit breakers.  
807 GROUNDING: Water piping.



### ELECTRICAL SERVICE CONDITIONS

808 SERVICE WIRING: The underground service lateral was not visible to inspect.  
809 GROUNDING: The visible ground connections appeared serviceable.  
810 MAIN PANEL: The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.





811 *WORKMANSHIP:* Not visible by design.

812 *BREAKERS/WIRE:* Not visible by design.

## HOUSEHOLD COMPONENT CONDITIONS

818 *SWITCHES:* Serviceable overall; deficiencies are identified in the location of the conditions.

819 *LIGHTS/FIXTURES:* Serviceable overall; deficiencies are identified in the location of the conditions.

820 *RECEPTACLES:* Serviceable overall; deficiencies are identified in the location of the conditions.

821 *GFCI DEVICES:* GFCI protection devices were located in the following areas: kitchen and bathroom(s)

[NOTE] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid-1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

822 *SMOKE DETECTORS:* Smoke detectors were noted at: hallways and bedrooms.

[NOTE] If the home were to be constructed today, standards would require installation of smoke detectors in each sleeping room and the hallway accessing each sleeping area. Multistory dwellings would require a smoke detector on each level. Future installation of additional smoke detectors at any unprotected location is recommended for increased fire safety. We have listed the present areas where a smoke detector is located. We recommend that the units be tested at move-in and at the manufacturer's recommended intervals.

828 *COMMENTS:* [NOTE] There was a carbon monoxide detector present in the building as required. The CO detector responded to the test button.



## ELECT. SUBPANEL CONDITIONS

829 *LOCATION:* Exterior left side of the building.



830 *PANEL RATING:* 120/240 volt, rated at 100 amperes.



831 *DISCONNECT TYPE:* Circuit breakers.

832 *ELECTRIC PANEL:*

[SC] A number of breakers were not labeled clearly. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] Labeling should be more detailed.

833 *WORKMANSHIP:*

The wiring within the panel appeared serviceable.

834 *BREAKERS/WIRE:*

The breaker-to-wire connection(s) appeared compatible where visible within the panel.

## HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### HEATING SYSTEM INFORMATION

901 *LOCATION:*

The unit was located in the laundry room.

902 *MANUFACTURER:*

Coleman.

903 *MANUFCTR DATE:*

2018 (approximate)

904 *TYPE & FUEL:*

Forced air natural gas-fired system.

905 *APPROX. BTU'S:*

70,000 Btu's.

906 *FILTER TYPE:*

Disposable [NOTE] Located in the front compartment of the heating unit.

### HEATING SYSTEM CONDITIONS

907 UNIT NUMBER: [NOTE] Manufacturer label.



908 VENTING SYSTEM: The visible areas of the flue vent piping were intact and secured at the connections.

909 SUPPLY PLENUM: The supply air plenum appeared serviceable.



910 HEATING UNIT: [FE] The pilot light was off, shut down, the unit was nonoperational. We recommend further evaluation and correction(s) by a specialist in the appropriate trade.

911 COMBUSTION AIR: The combustion air supply for the furnace appeared adequate.

[NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

912 ENERGY SUPPLY: The gas shutoff valve and flexible gas connector appeared serviceable.

913 BURNERS: The burner flame(s) appeared typical for this type of unit.

914 HEAT EXCHANGR: [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 BLOWER / FILTER: The blower appeared serviceable  
[CR] The filter was dirty which blocks the air flow.  
We recommend the filter be cleaned or replaced.



916 RETURN PLENUM: The return air ducting appeared serviceable.

917 THERMOSTAT: [FE] The thermostat was operated and the systems failed to respond to normal operating controls. We recommend the system(s) be demonstrated/explained to the buyer(s).



918 SUGGESTIONS: [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s) prior to closing.

919 COMMENTS: [RU] Annual Inspections and maintenance is recommended for heating systems.

## DUCTING SYSTEM CONDITIONS

920 TYPE: Materials: plastic-covered insulated flexible ducting.

921 *CONDITION:*

[NOTE] The visible areas of the conditioned air ducts appeared serviceable

[CR] The ducting was in contact with the soil in the crawlspace. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



## CENTRAL COOLING SYSTEMS

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### AIR CONDITIONING SYSTEM INFORMATION

1001 *LOCATION(S):*

The unit was located on the left side of the building.

1002 *MANUFACTURER:*

Goodman.

1003 *MANUFCTR DATE:*

2018.

1004 *SYSTEM TYPE:*

"Split system". The condensing unit and evaporator coils were at different locations.

1005 *APPROX. SIZE:*

3.5 ton.

### AIR CONDITIONING SYSTEM CONDITIONS

1006 *UNIT NUMBER:*

[NOTE] Manufacturer Label.

1007 *ENERGY SUPPLY:*

An electrical disconnect was present, in sight of and providing power to the condensing unit.



## 1008 CONDENSNG UNIT:

[CR] A number of the coil fins of the condensing unit were damaged/deteriorated. This condition reduces the unit's overall performance. We recommend correcting the condition(s) noted.



[CR] The coolant lines were not sealed to the wall where they entered the building. This condition allows for rodent access. We recommend correcting the condition(s) noted.



## 1009 SYSTEM CONDTN:

[FE] The air-conditioning system failed to function. We recommend further evaluation and corrections by a specialist in the appropriate trade.

## 1010 CONDNSTE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.

## 1011 THERMOSTAT:

[FE] The thermostat was operated and the systems failed to respond to normal operating controls. We recommend the system(s) be demonstrated/explained to the buyer(s).

## 1012 AIR DUCTS:

The air-conditioning ducts are the same as the heating system.

## 1013 COMMENTS:

[RU] Annual Inspections and maintenance is recommended for cooling systems.

[FE] We recommend further evaluation by a specialist in the appropriate trade.

[NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s) prior to closing.

## AUXILIARY EQUIPMENT

## 1019 GENERAL COMMENT:

[FE] We **strongly recommend** a home warranty policy as an extra layer of protection as these systems can fail at any time for any reason.

## KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### KITCHEN CONDITIONS

## 1101 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.





[FE] Past repairs were noted on the wall(s)/ceiling. Inquire about any previous work done.



**1105 WOOD FLOOR:**

The visible areas of the simulated wood flooring appeared serviceable with signs of aging and wear.



**1109 WINDOWS:**

The accessible window(s) were serviceable with signs of aging and wear.

**1110 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)

**1111 LIGHTS/FIXTURES:**

The light(s) were serviceable.

**1112 RECEPTACLES:**

[CR] The GFCI type receptacle should be a standard 110 type. The protection would still be present. We recommend correcting the condition(s) noted.



**1113 CABINETS/TOPS:**

The cabinet(s)/ counter(s) were serviceable with signs of aging/wear.

**1114 SINK/PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted.

**1115 DISPOSAL:**

The garbage disposal(s) functioned.

**1116 DISHWASHER:**

[NOTE] The dishwasher(s) functioned through the "Normal Cycle", no leakage noted

[SC] The dishwasher was connected directly to the garbage disposal which is conducive to clogging. The dishwasher should connect to an air gap device and from there to the disposal or drain piping. We recommend correcting the condition(s) noted.



**1117 COMPACTOR:**

No trash compactor installed.

**1118 EXHAUST VENT:**

[NOTE] The exhaust vent fan built into the microwave functioned

[SC] The visible portion of the exhaust vent ducting was a corrugated flexible material. This material is not approved for kitchen exhaust vents, the corrugations trap grease. We recommend correcting the condition(s) noted.



**1119 COOKTOP:**

Freestanding: Gas: The cooktop/range burners functioned.

[SC] The range/oven lacked an anti-tip device at the rear as required. This condition is

1120 OVEN(S):

a topple hazard. We recommend correcting the condition(s) noted.

1121 MICROWAVE:

Gas: The oven functioned.

1124 REFRIGERATOR:

The microwave oven functioned and heated a glass of water.

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

[NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).



## LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### LAUNDRY CONDITIONS

1201 LOCATION:

Located in an interior laundry room.

1202 WALLS/CEILING:

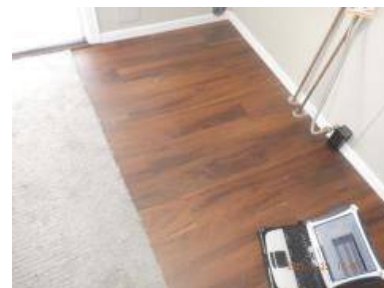
The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.

[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.



1206 WOOD FLOOR:

The visible areas of the simulated wood flooring appeared serviceable with signs of aging and wear.



1208 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1210 WINDOWS:

There were no window(s) in this room and they are not required when light and ventilation are provided by other means.

1211 HEAT &amp; COOL:

There was no source of heat in this area and it is not required.

1212 LIGHTS/FIXTURES:

The light(s) were serviceable.

1213 RECEPTACLES:

[RU] The accessible receptacles were serviceable, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

1214 VENTILATION:

Louvered door(s)

## 1215 CABINETS/TOPS:

The cabinet(s)/ counter(s) were serviceable with signs of aging/wear.



## 1217 WASHR SERVICE:

The laundry faucets were serviceable, no visible leaks, no machine connected. We do not operate the faucets.

[RU] There was no visible leak pan/drain line for the washing machine in the laundry area. We recommend correcting the condition(s) noted.



## 1218 DRYER SERVICE:

There was both gas and 220-volt electric hookups for a dryer. The 220-volt dryer receptacle was serviceable.



[SC] The gas line should be capped off when not in use. We recommend correcting the condition(s) noted.



## 1219 DRYER VENTING:

Dryer venting was provided and terminated at the exterior.

## 1220 COMMENTS:

[RU] Recommend using steel braided hoses for water connections to the washing machine. These are the preferred type.

## BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### NUMBER OF BATHROOM PRESENT

2 BATHROOMS:

### HALL BATH:

**1301 WALLS/CEILING:**

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.



**[FE]** Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.

**1305 WOOD FLOOR:**

The visible areas of the simulated wood flooring serviceable with signs of aging and wear.

**1307 INT DOORS:**

The door(s) were serviceable with signs of aging and wear.

**[CR]** Door stopper was missing. We recommend correcting the condition(s) noted.

**1309 WINDOWS:**

The accessible window(s) were serviceable with signs of aging and wear.

**1310 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)

**1311 LIGHTS/FIXTURES:**

The light(s) were serviceable.

**1312 RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected where required.

**1313 VENTILATION:**

The ventilation was provided by a window which appeared adequate.

**1314 CABINETS/TOPS:**

The cabinet(s)/ counter(s) were serviceable with signs of aging/wear.

**1315 SINK/PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear.

**1316 TOILETS:**

The toilet(s) functioned, no leakage noted with signs of aging/wear.

**1319 TUB/SHOWER:**

**[CR]** The tub drain was slow/blocked. We recommend correcting the condition(s) noted.

**1322 ENCLOSURE:**

The enclosure(s) were serviceable, with safety glass markings.

**1325 MEDICINE:**

There was no medicine cabinet present and they are not required.

**1326 MIRRORS:**

The mirror(s) were serviceable.

**1327 TOWEL BARS:**

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

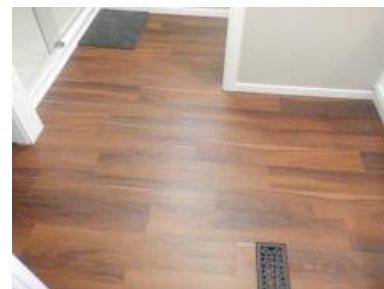


**MASTER BATH:****1301 WALLS/CEILING:**

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.

**1305 WOOD FLOOR:**

The visible areas of the simulated wood flooring serviceable with signs of aging and wear.

**1307 INT DOORS:**

The door(s) were serviceable with signs of aging and wear.

[\[CR\]](#) Door stopper was missing. We recommend correcting the condition(s) noted.

**1309 WINDOWS:**

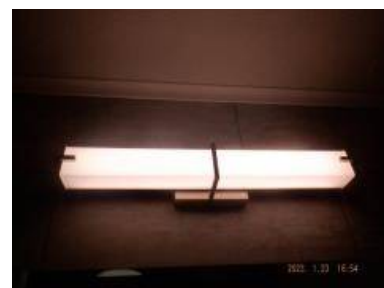
The accessible window(s) were serviceable with signs of aging and wear.

**1310 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)

**1311 LIGHTS/FIXTURES:**

The light(s) were serviceable.

**1312 RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected where required.

**1313 VENTILATION:**

The ventilation was provided by a window which appeared adequate.

**1314 CABINETS/TOPS:**

[\[CR\]](#) There was evidence of past moisture staining in the cabinet. The area tested dry at time of inspection. We recommend correcting the condition(s) noted.

**1315 SINK/PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted.

**1316 TOILETS:**

The toilet(s) functioned, no leakage noted with signs of aging/wear.

**1321 SHOWER:**

The shower and faucet(s) were serviceable.

**1322 ENCLOSURE:**

The enclosure(s) were serviceable, with safety glass markings.

**1325 MEDICINE:**

The medicine cabinet(s) were serviceable with signs of aging/wear.

**1326 MIRRORS:**

The mirror(s) were serviceable.

**1327 TOWEL BARS:**

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

## BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### BUILDING INTERIOR INFORMATION

1401 ROOMS INSPCTD:	Front entry, living room, dining room, bonus room, hallway(s) and bedroom(s)
1402 WALLS/CEILINGS:	Materials: sheetrock and other manufactured materials.
1403 FLOORS:	Materials: carpet, vinyl and simulated wood.
1406 SMOKE DETCTRS:	Smoke detectors were noted at: hallways and bedrooms.

### BUILDING INTERIOR CONDITIONS

1407 COMMENTS:	<p>[NOTE] Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Occupants furnishings may restrict viewing of interior components and may prevent the testing of some windows.</p> <p>[FE] Moisture inevitably causes damage and deterioration over time. It can also be conducive to fungi-mold, decay and wood destroying insects that cannot always be seen. <u>Anytime</u> moisture or evidence of moisture is noted in this report, we commend further evaluation by a specialist in the appropriate trade to locate the source and correct <u>any and all</u> damaged materials.</p> <p>[FE] A general home inspection is in no way a substitute for an inspection done by a pest company who are experts in wood destroying organisms. We recommend further evaluation and corrections by a specialist in the appropriate trade.</p> <p>[NOTE] Mobile homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by U.S. Congress. These standards are administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Housing Administration (FHA) does not insure mortgages on manufactured homes built prior to 1976.</p> <p>[FE] The interior of the building was repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.</p> <p>[FE] The building was occupied at time of inspection and the majority of cabinets, closets and under-sink areas were filled with personal items which restrict viewing. <u>We strongly recommend</u> completing a detailed walkthrough, <u>prior to closing</u> when these items are removed and viewing these areas for any possible damage or hidden conditions.</p>
----------------	--

1408 WALLS/CEILING:	<p>[CR] Moisture/stains and damage were noted on the walls and ceiling in the bonus room. The area tested <u>wet</u> during the inspection. We recommend locating correcting the source as well as any damaged materials.</p>
---------------------	---



[NOTE] Additional image.



[NOTE] Testing wet.



[NOTE] Testing wet.



[NOTE] Testing wet.



[CR] Moisture/stains and damage were noted on the walls and ceiling in several areas. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.

[NOTE] Living room.



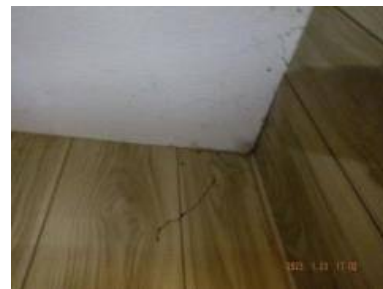
[NOTE] Guest bedroom (1)



[NOTE] Guest bedroom (2)



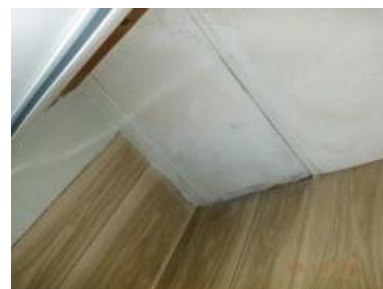
[NOTE] Master bedroom (1)



[NOTE] Master bedroom (2)



[NOTE] Master bedroom (3)



[NOTE] Master bedroom (4)



[NOTE] Testing dry with a contact moisture meter.





[CR] Moisture/stains were noted on the wall in the living room cabinet. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Testing dry.



1409 CARPET FLOOR:

The visible areas of the carpet appeared serviceable with signs of aging and wear.

1411 VINYL FLOOR:

The visible areas of the vinyl floor appeared serviceable with signs of aging and wear.



1412 WOOD FLOOR:

The visible areas of the simulated wood flooring serviceable with signs of aging and wear.

[FE] [RU] Areas of the floor felt uneven when walked on. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1414 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1415 EXT DOORS:

Most door(s) were serviceable with signs of aging and wear.

[CR] The door/deadbolt lock was difficult to operate at the door to the bonus room. We recommend correcting the condition(s) noted.

[RU] The gap at the bottom of the exterior door is conducive to moisture intrusion (bonus room). We recommend installing a door shoe and threshold.

1416 WINDOWS:

[CR] Some window(s) were difficult to open/close. We recommend correcting the condition(s) noted.

[NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

1417 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

## 1418 LIGHTS/FIXTURES:

The light(s) and ceiling fan were serviceable.



[FE] We recommend the battery operated remote system(s) be demonstrated/explained to the buyer(s).



## 1419 RECEPTACLES:

The accessible receptacles were serviceable.



[NOTE] Hallway receptacle is GFCI protected and resets at the hallway bathroom.



## 1420 CLOSET(S):

[NOTE] The visible areas of the closet(s) appeared serviceable, stored items were present. Any conditions concealed from view due to stored items is excluded from this report. We strongly recommend viewing these areas prior to closing.



## 1421 SMOKE DETCTR:

To examine or test smoke detectors is outside the scope of the inspection.

## 1422 CABINETS/TOPS:

The cabinet(s)/ counter(s) were serviceable with signs of aging/wear.

1428 COMMENTS:

[NOTE] There was extra flooring materials present.



## CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### CARPORT INFORMATION

1501 TYPE &amp; LOCATN:

Attached two car (tandem) carport.

### CARPORT CONDITIONS

1513 FRAMING:

[CR] There was earth to wood contact in areas of the carport posts. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



## SUPPLEMENTAL PHOTOGRAPHS

Photographs when used, are simply a tool to convey our findings. They are not intended to enhance those findings or diminish any findings not photographed. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

PHOTO # 1:

