



General Home Inspection

1234 Busy St
Fullerton, CA 92833

Inspected By: Brian Adams

Prepared For: First Last

Inspected On Wed, Feb 8, 2023 at 12:00 AM

OC Home Inspect

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<https://www.ochomeinspect.com>

Table of Contents

| | |
|----------------|----|
| Report Summary | 4 |
| General | 20 |
| Exterior | 22 |
| Roofing | 37 |
| Garage | 40 |
| Structure | 43 |
| Electrical | 45 |
| HVAC | 47 |
| Plumbing | 53 |
| Bathrooms | 59 |
| Interior | 76 |
| Kitchen | 94 |
| Laundry | 98 |

Thank you for choosing OC Home Inspect to conduct an inspection at the property you are considering for purchase. We are proud of our inspection service and trust that you will be happy with our thoroughness. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Since we are not specialists and because our inspection is essentially visual, latent defects could exist.

This inspection was performed as per the National Association of Home Inspectors Standards of Practice.

<https://nachi.org/sop.htm>

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Portions of the interior which are hidden or inaccessible by the furnishings and/or stored items are not inspected. Prior to closing it is recommended that you perform a full review of the home after all of the furnishings and/or stored items have been removed.

This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.

This is not a Complete Mold Inspection or an Environmental Inspection. Any comments made by the inspector in regards to substances that appear to be mold are made as a cursory and should not be viewed as a Complete Mold Inspection having been performed. It is recommended that this property be fully tested and inspected by a mold specialist before close of the inspection contingency period.

Thank you for taking the time to read this entire report carefully. Remember to call us immediately if you have any questions or observations.

Report Summary

Comments in this report are categorized as Information, Defect, Safety and Further Evaluation.

Information items are for your general knowledge no action is necessary.

Defects require action to be taken in order to bring the item or component into a satisfactory condition.

Safety issues may pose a risk of serious harm or even death. Remediation of safety issues is recommended prior to closing escrow or taking occupancy.

Issues marked for further evaluation should be evaluated by a qualified professional prior to closing escrow or taking occupancy.

Photographs accompanying comments are examples of the item or defect being described. Not every instance of an item or defect are necessarily represented with individual photographs.

Defect

Comment 4

Defect

Tree growing over roof on right side of house.

Comment 5

Defect

Brick cap is missing at planter wall front of house.

Comment 6

Defect

Downspout is crushed and strap is loose at front of house.

Comment 7

Defect

Stucco is damaged at window trim front of house.

Comment 8

Defect

Water damage at siding around window front of house.

Comment 9

Defect

Stucco cracks on exterior walls.

Comment 10

Defect

Water damage at pergola in several areas at front of house.

Comment 11

Defect

Hardware is broken at front door.

Comment 12

Defect

Downspout is dented front of house.

Comment 13

Defect

Handle levers broken off at water valve left side of house.

Comment 14

Defect

Screw is missing at cover for telephone box left side of house.

Comment 15

Defect

Finished grade is at or above threshold of door on left side of house.

Comment 16

Defect

Concrete is cracked at walkway left side of house.

Comment 17

Defect

Downspout is dented and strap is loose on left side of house.

Comment 18

Defect

Drain grate/cover is damaged at patio back of house.

Comment 19

Defect

Concrete is cracked at patio back of house.

Comment 20

Defect

Tree planted close to right side of house. Tree roots growing towards and under foundation.

Comment 21

Defect

Drain grate/cover is missing at planter back of house.

Comment 22

Defect

Water damage at bottom of pergola posts back of house.

Comment 23

Defect

Water damage at fencing back of house. Fence installed against ground soil.

Comment 24

Defect

Planter curb is cracked and lifted at back of house.

Comment 25

Defect

Paint has failed at all exterior door jambs.

Comment 26

Defect

Finished grade is at or above threshold of door at back of house. Water damage at baseboard inside house.

Comment 27

Defect

Finished grade is at or above threshold of door at side porch. Water damage at baseboard inside house.

Comment 28

Defect

Posts have separated from wall, gap at stucco at balcony.

Comment 29

Defect

Loose tiles sliding out of place.

Comment 30

Defect

Flashing is bent.

Comment 31

Defect

Gutters are full of leaves.

Comment 32

Defect

Water stain at wall and foundation right side of garage. Low levels of moisture detected with moisture meter. A skim coat has been applied to the foundation.

Comment 33

Defect

Water heater is leaking. Efflorescence on slab. Visible apparent mold on drywall.

Comment 34

Defect

Concrete cracked at foundation back of garage below water heater.

Comment 35

Defect

Light fixture does not turn on at ceiling.

Comment 37

Defect

Insulation blanket is not installed above attic hatch.

Comment 40

Defect

Return air filter is dirty.

Comment 42

Defect

Return air filter is dirty.

Comment 47

Defect

Gas pipe is rusty at meter.

Comment 48

Defect

Water pressure is higher than recommended. This may cause leaks.

Comment 50

Defect

Water heater is leaking.

Comment 51

Defect

Drain pan discharges to garage floor.

Comment 52

Defect

Drip leg(sediment trap) is not installed.

Comment 53

Defect

Water heater does not fit on platform. Appliance hangs over edge.

Comment 55

Defect

Hot valve is loose at sink.

Comment 56

Defect

Door handle is loose.

Comment 57

Defect

Toilet paper holder is loose.

Comment 58

Defect

Lights do not turn on at fixture above sink.

Comment 59

Defect

Towel rack is loose.

Comment 60

Defect

Toilet paper holder is loose.

Comment 61

Defect

Tub is rusty around overflow.

Comment 62

Defect

Tub drain stopper is missing.

Comment 63

Defect

Toilet floor bolt cap(s) are not installed.

Comment 64

Defect

Water damage at baseboard behind toilet. Low levels of moisture detected with moisture meter.

Comment 65

Defect

Sink waste pipe retaining nut is corroded and leaks.

Comment 66

Defect

Lights do not turn on at fixture above sink.

Comment 67

Defect

Door stopper is missing.

Comment 68

Defect

Window balance springs are damaged.

Comment 69

Defect

Toilet paper holder is detached.

Comment 70

Defect

Door to water closet does not latch.

Comment 71

Defect

Window seals are loose.

Comment 72

Defect

Tile cracked at sinks.

Comment 73

Defect

Drawer catches at cabinet.

Comment 74

Defect

Drawer does not shut fully at cabinet.

Comment 75

Defect

Seal is damaged at bottom of shower door.

Comment 76

Defect

Light fixture does not turn on in shower.

Comment 77

Defect

Visible apparent mold at ceiling in shower.

Comment 78

Defect

Door does not latch.

Comment 79

Defect

Tub finish is damaged.

Comment 80

Defect

Water damage at baseboard behind toilet. Low levels of moisture detected with moisture meter.

Comment 81

Defect

Water damage at cabinet under left sink. Hardware above is rusty. Low levels of moisture detected with moisture meter.

Comment 82

Defect

Stop is broken on cold valve at right sink.

Comment 83

Defect

Lights do not turn on at fixtures above sinks.

Comment 84

Defect

Faucet is corroded at left sink.

Comment 85

Defect

Shower head leaks.

Comment 86

Defect

Window balance springs are damaged.

Comment 87

Defect

Toilet floor bolt cap(s) are not installed.

Comment 88

Defect

Medicine cabinet is rusty.

Comment 89

Defect

Light fixture is rusty.

Comment 90

Defect

Ventilator fan is dirty.

Comment 91

Defect

Light fixture does not turn on at ceiling.

Comment 92

Defect

Front door does not open, hardware is broken.

Comment 93

Defect

Window balance springs are damaged in entryway.

Comment 95

Defect

Water damage at wall below window in living room. High levels of moisture detected with moisture meter.

Comment 96

Defect

Window balance springs are damaged in living room.

Comment 97

Defect

Window balance springs are damaged in hallway.

Comment 98

Defect

Window does not fully close and latch in dining room.

Comment 99

Defect

Muntin detached inside window living room.

Comment 100

Defect

Flooring is cracked in hallway.

Comment 101

Defect

Knob is missing at light switch in dining room.

Comment 102

Defect

Window balance spring is damaged in family room.

Comment 103

Defect

Water damage at baseboard inside back door. Elevated levels of moisture detected with moisture meter.

Comment 104

Defect

Lens is missing at light fixture in bedroom closet.

Comment 105

Defect

Window balance spring is damaged in downstairs bedroom.

Comment 106

Defect

Water damage at baseboard inside side door. High levels of moisture detected with moisture meter.

Comment 107

Defect

Switch is bent and knob is missing in stairwell.

Comment 108

Defect

Drywall damaged in stairwell.

Comment 110

Defect

Subfloor creaks at landing top of stairs.

Comment 111

Defect

Light does not turn on at ceiling in family room.

Comment 112

Defect

Window seal is loose in loft area.

Comment 113

Defect

Drywall crack at ceiling upstairs.

Comment 114

Defect

Light fixture does not turn on at ceiling in upstairs hallway.

Comment 115

Defect

Battery dead could not turn on ceiling fan in bedroom.

Comment 116

Defect

Window balance spring is damaged in bedroom.

Comment 117

Defect

Closet door is off track in bedroom.

Comment 118

Defect

Mirror is cracked at closet door in bedroom.

Comment 119

Defect

Battery dead could not turn on ceiling fan in bedroom.

Comment 120

Defect

Window balance springs are damaged in bedroom.

Comment 121

Defect

Drywall crack at ceiling upstairs bedroom.

Comment 122

Defect

Light switch is broken in master closet.

Comment 123

Defect

Light fixtures do not turn on at ceiling in master closet.

Comment 125

Defect

Gas is capped.

Comment 128

Defect

Gas pipe is capped.

Comment 133

Defect

Paint peeling at wall inside pantry. Low levels of moisture detected with moisture meter.

Comment 134

Defect

Gap in caulking at sink.

Comment 135

Defect

Water damage and visible apparent mold at wall and cabinet under sink. Drywall has been cut open. Low levels of moisture detected with moisture meter.

Comment 136

Defect

Light fixtures do not turn on at ceiling.

Comment 137

Defect

Visible apparent mold inside freezer.

Comment 138

Defect

Window balance spring is damaged.

Comment 139

Defect

Water damage at ceiling and wall above door. Low levels of moisture detected with moisture meter.

Comment 140

Defect

Sink faucet leaks.

Comment 141

Defect

Trim is detached at hookups.

Comment 142

Defect

Knob is broken at cabinet door.

Comment 143

Defect

Countertop tile is cracked.

Safety

Comment 36

Safety

Light fixture is flickering at ceiling.

Comment 46

Safety

Key/wrench is not present at main gas valve for emergency shut off.

Comment 54

Safety

Hot water temperature at fixtures measured above 120 degrees.

Comment 109

Safety

Light fixtures do not turn on above stairs.

Comment 126

Safety

Damper clamp is not installed.

Comment 129

Safety

Damper clamp is not installed.

Comment 131

Safety

Damper clamp is not installed.

Comment 132

Safety

Electrical outlet reset button is broken.

Further Evaluation

Comment 94

Further Evaluation

Water damage at ceiling and wall in dining room. High levels of moisture detected with infrared scan. Water has come down through wall at top of window. Roof is covered in leaves above this area. Recommend further evaluation by a qualified and licensed roofer.

Inspector's Name

Brian Adams

Property Type

Single Family

Approximate Year Built

2003

Front Of Structure Faces

West

Furnished

No

Occupied

No

Weather

Sunny

Temperature

68

Utilities

All On

People Present

Client(s)

PIA Signed

Yes

Additional Services Included

Sewer Scope, Drone

General Comments

**Comment 1
Information**

The inspection is limited to only those surfaces that are exposed and readily accessible. Portions of the interior may have been hidden by the furnishings and/or stored items. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Prior to closing it is recommended that you perform a full review of the home after all of the furnishings and/or stored items have been removed.

**Comment 2
Information**

Homes built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites: The Environmental Protection Association (<https://www.epa.gov>) The Consumer Products Safety Commission (<https://www.cpsc.gov>) The Center for Disease Control (<https://www.cdc.gov>)

**Comment 3
Information**

Inspections for homes that are part of a "Home Owners" or "Condo" Association are limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements", systems maintained by the Association, are excluded from this inspection. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

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, 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.

Driveway

Concrete

Walkway(s)

Concrete

Wall Covering

Stucco

Trim

EIFS

Door(s)

Wood

Window(s)

Vinyl

Step(s)

Yes

Handrail

Not Present

Patio(s)

Concrete

Deck(s)

Not Present

Balcony

Concrete

Railings

Wood

Fascia/Soffit

Wood

Vegetation

Growing Against Structure, Growing Over Roof

Site Grading

Sloped Away From Structure

Surface Drainage

Round Drains

Retaining Walls

Not Present

Electrical Outlets Protected

Yes

Hose Bibb Backflow Prevention

No

Exterior Comments

Comment 4

Defect

Tree growing over roof on right side of house.



Comment 5

Defect

Brick cap is missing at planter wall front of house.



Comment 6

Defect

Downspout is crushed and strap is loose at front of house.



Comment 7

Defect

Stucco is damaged at window trim front of house.



Comment 8

Defect

Water damage at siding around window front of house.



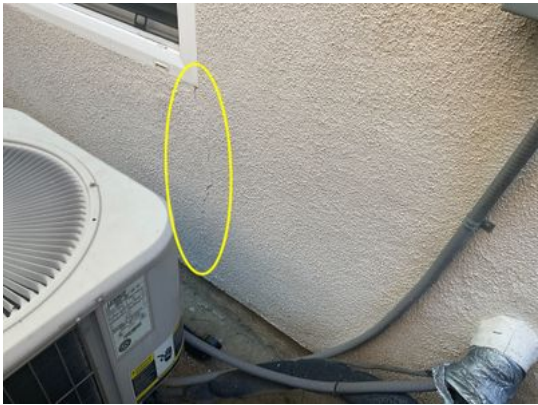
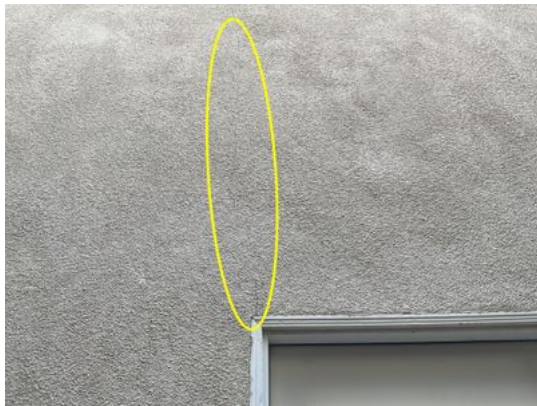
Comment 9

Defect

Stucco cracks on exterior walls.







Comment 10

Defect

Water damage at pergola in several areas at front of house.



Comment 11

Defect

Hardware is broken at front door.



Comment 12

Defect

Downspout is dented front of house.



Comment 13

Defect

Handle levers broken off at water valve left side of house.



Comment 14

Defect

Screw is missing at cover for telephone box left side of house.



Comment 15

Defect

Finished grade is at or above threshold of door on left side of house.



Comment 16

Defect

Concrete is cracked at walkway left side of house.





Comment 17

Defect

Downspout is dented and strap is loose on left side of house.



Comment 18

Defect

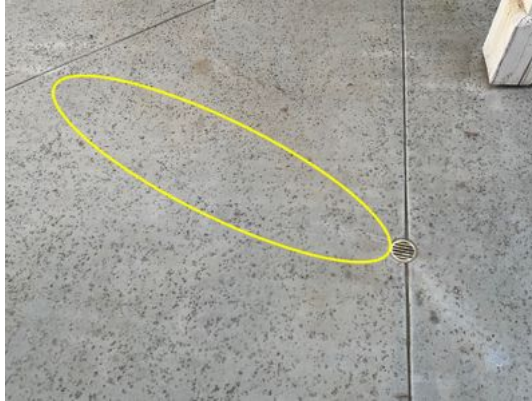
Drain grate/cover is damaged at patio back of house.



Comment 19

Defect

Concrete is cracked at patio back of house.



Comment 20

Defect

Tree planted close to right side of house. Tree roots growing towards and under foundation.



Comment 21

Defect

Drain grate/cover is missing at planter back of house.



Comment 22

Defect

Water damage at bottom of pergola posts back of house.



Comment 23

Defect

Water damage at fencing back of house. Fence installed against ground soil.





Comment 24

Defect

Planter curb is cracked and lifted at back of house.



Comment 25

Defect

Paint has failed at all exterior door jambs.



Comment 26

Defect

Finished grade is at or above threshold of door at back of house. Water damage at baseboard inside house.



Comment 27

Defect

Finished grade is at or above threshold of door at side porch. Water damage at baseboard inside house.



Comment 28

Defect

Posts have separated from wall, gap at stucco at balcony.



The following items or areas are not included in this inspection: areas that could not be traversed due to the potential for damage caused to roof surface materials or inclement weather; viewed clearly due to lack of access; solar roofing components. In these cases the inspector will inspect the roof from the ground and/or edges to the best of his ability. 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.

Inspection Method

Drone

Roof Design

Gable

Roof Covering

Concrete

Ventilation Type

Roof

Vent Stacks

Metal, Plastic

Flashings

Metal

Skylights

Not Present

Chimney

Metal

Gutters & Downspouts

Metal

Roofing Comments

Comment 29

Defect

Loose tiles sliding out of place.



Comment 30

Defect

Flashing is bent.



Comment 31

Defect

Gutters are full of leaves.



Garage Type

Attached

Door Opener Type

Chain Drive

Opener Safety Feature

Yes

Electrical Outlets Protected

Yes

Interior Door Fire Protection

Yes

Garage Comments

Comment 32

Defect

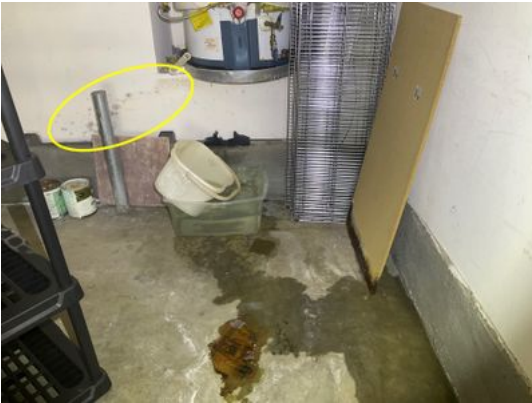
Water stain at wall and foundation right side of garage. Low levels of moisture detected with moisture meter. A skim coat has been applied to the foundation.



Comment 33

Defect

Water heater is leaking. Efflorescence on slab. Visible apparent mold on drywall.



Comment 34

Defect

Concrete cracked at foundation back of garage below water heater.



Comment 35

Defect

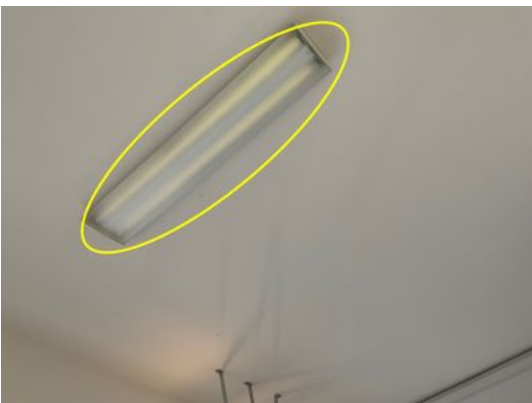
Light fixture does not turn on at ceiling.



Comment 36

Safety

Light fixture is flickering at ceiling.



Inspection of foundations is limited to visual observation of accessible structural components. The inspector does not perform any engineering studies or measurements. Factors which could obscure potential defects include, but are not limited to: painting, repairs, concealed areas behind walls, floor coverings, furniture, landscaping, patios, decking, high soil and heavy vegetation.

Foundation Type

Slab on Grade

Foundation Material

Poured Concrete

Floor Structure

Concrete Slab

Subflooring

Not Present

Attic

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. In times of high heat, attic areas may be too hot to inspect safely. 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 Access Location

Bedroom Closet

MEP In Attic

Yes

Control Switch

Yes

Light Fixture

Yes

Passageway

Yes

Electrical Outlet

Yes

Service Platform

Yes

Roof Framing Type

Wood Trusses

Roof Deck Material

Oriented Strand Board

Exhaust Fan Ducts Terminate Outside

Yes

Insulation Type

Batts

Insulation Approximate Average Depth

9"

Attic Comments

**Comment 37
Defect**

Insulation blanket is not installed above attic hatch.



Inspection of the electrical system is limited to visible and accessible components of the entrance cable, meter box, service panel and wiring. Auxiliaries electrical systems such as generators and transfer switches are not inspected. No assessment as to the adequacy of the service capacity is performed. No resistance measurement of grounding electrodes is performed. Lightning arrestor systems and solar panels are not inspected. Security systems are not inspected. Low voltage and ancillary electrical systems such as low voltage lighting, landscape lighting, day/night motion sensors, communication, entertainment systems are not inspected.

Type of Service

Underground

Main Disconnect Location

Service Panel

Service Panel Location

Exterior

Ratings

Yes

Legend

Yes

Service Panel Manufacturer

Square D

Service Line Material

Copper

Service Voltage

120/240 volts

Service Amperage

200 amps

Service Panel Ground

Cold Water Pipe, Ground Rod, Gas Pipe

Branch Circuit Wiring

Non-Metallic Shielded Copper

Overcurrent Protection

Breakers

AFCI Breakers

No

Electrical Comments

**Comment 38
Information**

Electrical Service Panel.



The installation of smoke alarm(s) is recommended inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. The installation of carbon monoxide (CO) detector(s) is recommended in homes with fuel burning appliances at garage every floor elevation and any areas where fuel burning equipment is located. The National Fire Protection Association (NFPA) states smoke alarms should be changed if more than 10 years old. We recommend ensure all units are present installed in the correct locations and then test all units a day before taking occupancy and then monthly thereafter according to manufacturer's instructions. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry and garage, if applicable, is also advised.

The installation of GFCI protection is recommended for all receptacles at the following locations: kitchen counter and island, bathrooms, garage, exterior, wet bar, laundry sink. Current building standards require the installation of AFCI device protection intended to protect against electrical arcing faults in the home's wiring. AFCI requirements have not been adopted by all jurisdictions.

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; HVAC 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 HVAC system components, does not determine if HVAC systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

HVAC System Type

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection.

Thermostat Location

Hallway

Location

Attic

Type of Equipment

Forced Air Furnace

Manufacturer

Lennox

Heating Fuel

Gas

Approximate Age

20 years

Filter Type

Disposable

Output Temperature

116

Duct Material

Flexible Ducting

Heating Comments

Comment 39
Information

Furnace.



Comment 40
Defect

Return air filter is dirty.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Heating #2

The heating system is inspected visually and operated by normal controls to determine general condition not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection.

Thermostat Location

Hallway

Location

Attic

Type of Equipment

Forced Air Furnace

Manufacturer

Lennox

Heating Fuel

Gas

Approximate Age

20 years

Filter Type

Disposable

Output Temperature

135

Duct Material

Flexible Ducting

Heating #2 Comments

**Comment 41
Information**

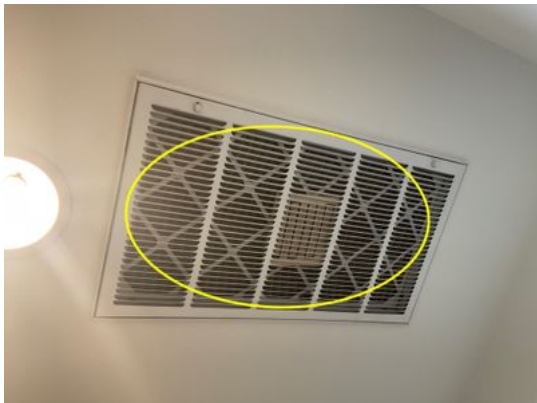
Furnace.



Comment 42

Defect

Return air filter is dirty.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. Regarding condensate drain 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. It is beyond the scope of this inspection to determine if the condensate drain pipes are functioning properly.

Type of Equipment

Condenser

Make

Lennox

Approximate Age

20 years

Electrical Disconnect Within Sight

Yes

Condensate Drainage Terminations

To Exterior, To Waste Drain

Condensate Overflow Protection

Drain Pan, Secondary Drain Line

Supply Air Temp

48

Return Air Temp

68

Temperature Differential

20

Cooling Comments

**Comment 43
Information**

Condenser.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling #2

The cooling system is inspected by operation of the equipment by normal controls to determine general condition not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. Regarding condensate drain 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. It is beyond the scope of this inspection to determine if the condensate drain pipes are functioning properly.

Type of Equipment

Condenser

Make

Lennox

Approximate Age

20 years

Electrical Disconnect Within Sight

Yes

Condensate Drainage Terminations

To Exterior, To Waste Drain

Condensate Overflow Protection

Drain Pan, Secondary Drain Line

Supply Air Temp

51

Return Air Temp

70

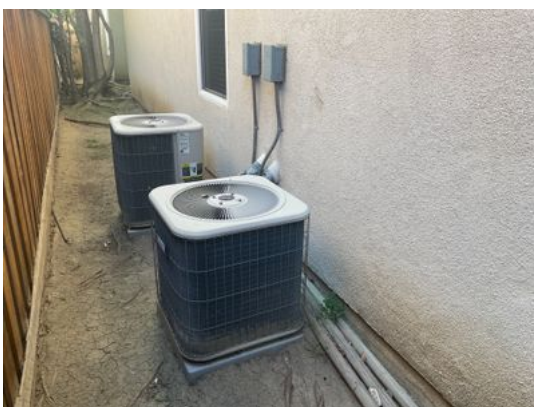
Temperature Differential

19

Cooling #2 Comments

**Comment 44
Information**

Condenser.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; above ground 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; sprinkler or irrigation 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 determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if the plumbing fixtures are flow rate compliant.

Water Pressure (PSI)

96

Supply Pipe Material

Copper

Water Shut-off Valve

In Garage

Waste Pipe Material

ABS Plastic

Gas Shut-off Valve

Left of Structure

Chained Wrench

No

Earthquake Shut-off Valve

No

Plumbing Comments

Comment 45
Information

Gas shut-off valve on left side of house.



Comment 46
Safety

Key/wrench is not present at main gas valve for emergency shut off.



Comment 47

Defect

Gas pipe is rusty at meter.



Comment 48

Defect

Water pressure is higher than recommended. This may cause leaks.



Comment 49

Information

Water shut-off valve in garage.



Water Heater

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. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water. Water heaters manufactured prior to June of 2003 were not equipped with flame arrestor plates. Water heaters without this component have been identified as the cause of numerous residential fires.

Location

Garage

Elevated

Yes

Combustion Air

Yes

Manufacturer

Rheem

Fuel

Natural Gas

Capacity

75 gal

Approximate Age

20 years

Drain Valve

Yes

Drain Pan

Yes

TPR Valve/Discharge Pipe

Yes

Fuel Disconnect

Fuel Shut-Off Valve

Cold Water Valve

Yes

Flame Arrestor Plate

No

Seismic Strapping

Yes

Hot Water Temperature

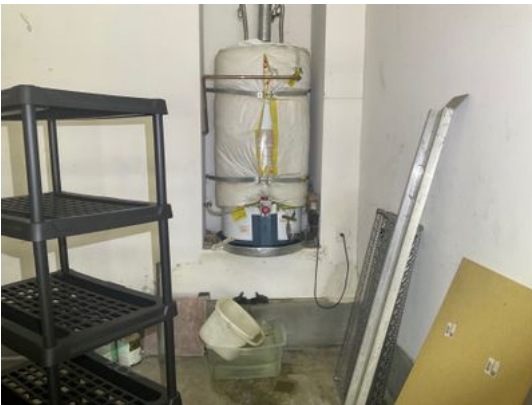
135

Water Heater Comments

Comment 50

Defect

Water heater is leaking.



Comment 51

Defect

Drain pan discharges to garage floor.



Comment 52

Defect

Drip leg(sediment trap) is not installed.



Comment 53

Defect

Water heater does not fit on platform. Appliance hangs over edge.



Comment 54

Safety

Hot water temperature at fixtures measured above 120 degrees.



The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. 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 determine if shower pans or tub and shower enclosures are water tight. The inspector does not determine if the plumbing fixtures are flow rate compliant.

Bathroom #1

Location

Downstairs Hallway

Tub

Not Present

Shower

Not Present

Sink(s)

Pedestal

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilator Fan

Yes

Bathroom #1 Comments

Comment 55

Defect

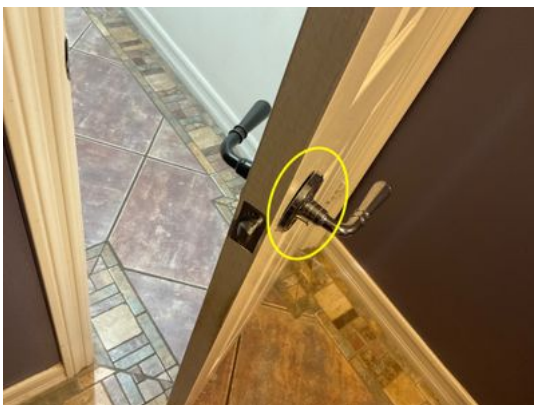
Hot valve is loose at sink.



Comment 56

Defect

Door handle is loose.



Comment 57

Defect

Toilet paper holder is loose.



Comment 58

Defect

Lights do not turn on at fixture above sink.



Bathroom #2

Location

Downstairs Bedroom

Tub

Recessed

Shower

In Tub

Sink(s)

Single Vanity

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilation Fan

Yes

Bathroom #2 Comments

Comment 59

Defect

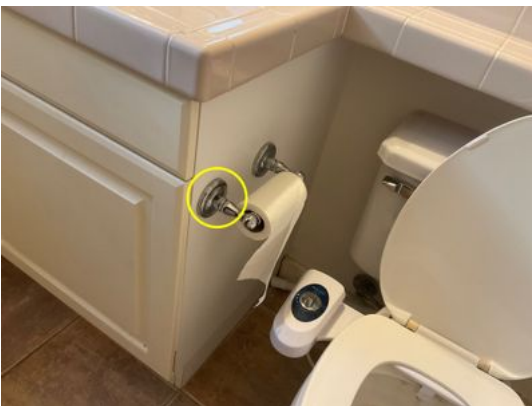
Towel rack is loose.



Comment 60

Defect

Toilet paper holder is loose.



Comment 61

Defect

Tub is rusty around overflow.



Comment 62

Defect

Tub drain stopper is missing.



Comment 63

Defect

Toilet floor bolt cap(s) are not installed.



Comment 64

Defect

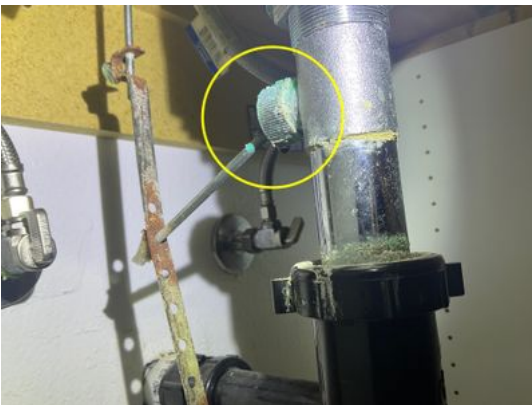
Water damage at baseboard behind toilet. Low levels of moisture detected with moisture meter.



Comment 65

Defect

Sink waste pipe retaining nut is corroded and leaks.



Comment 66

Defect

Lights do not turn on at fixture above sink.



Comment 67

Defect

Door stopper is missing.



Bathroom #3

Location

Master Bedroom

Tub

Recessed

Shower

Stall

Sink(s)

Double Vanity

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilator Fan

Yes

Bathroom #3 Comments

Comment 68

Defect

Window balance springs are damaged.



Comment 69

Defect

Toilet paper holder is detached.



Comment 70

Defect

Door to water closet does not latch.



Comment 71

Defect

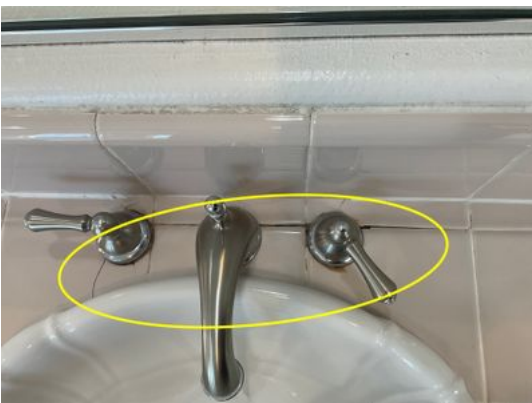
Window seals are loose.



Comment 72

Defect

Tile cracked at sinks.



Comment 73

Defect

Drawer catches at cabinet.



Comment 74

Defect

Drawer does not shut fully at cabinet.



Comment 75

Defect

Seal is damaged at bottom of shower door.



Comment 76

Defect

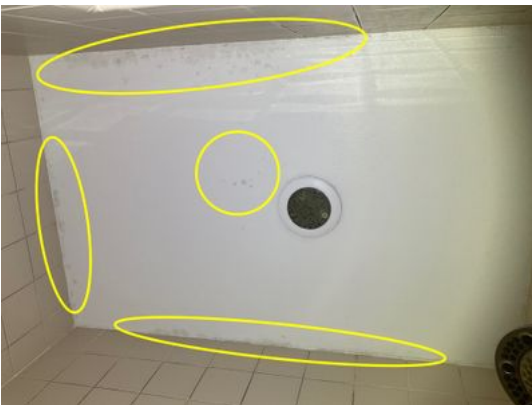
Light fixture does not turn on in shower.



Comment 77

Defect

Visible apparent mold at ceiling in shower.



Bathroom #4

Location

Upstairs Hallway

Tub

Recessed

Shower

In Tub

Sink(s)

Double Vanity

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilator Fan

Yes

Bathroom #4 Comments

Comment 78

Defect

Door does not latch.



Comment 79

Defect

Tub finish is damaged.



Comment 80

Defect

Water damage at baseboard behind toilet. Low levels of moisture detected with moisture meter.



Comment 81

Defect

Water damage at cabinet under left sink. Hardware above is rusty. Low levels of moisture detected with moisture meter.



Comment 82

Defect

Stop is broken on cold valve at right sink.



Comment 83

Defect

Lights do not turn on at fixtures above sinks.



Comment 84

Defect

Faucet is corroded at left sink.



Bathroom #5

Location

Upstairs Bedroom

Tub

Recessed

Shower

In Tub

Sink(s)

Single Vanity

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilator Fan

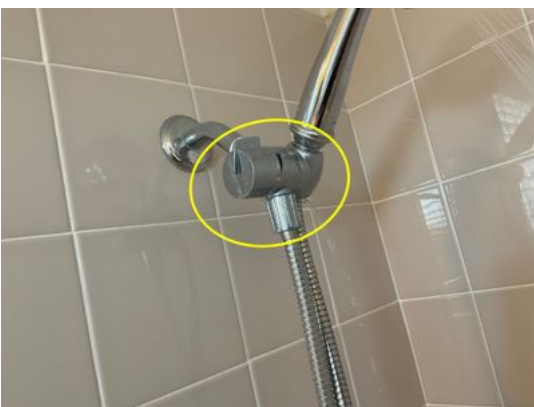
Yes

Bathroom #5 Comments

Comment 85

Defect

Shower head leaks.



Comment 86

Defect

Window balance springs are damaged.



Comment 87

Defect

Toilet floor bolt cap(s) are not installed.



Comment 88

Defect

Medicine cabinet is rusty.



Comment 89

Defect

Light fixture is rusty.



Comment 90

Defect

Ventilator fan is dirty.



Comment 91

Defect

Light fixture does not turn on at ceiling.



The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies 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 made as a courtesy only.

Window Types

Single Hung, Fixed

Entry Door Types

Hinged

Railings

Yes

Stairway Guard

Yes

Smoke Alarm Outside Sleeping Areas

Yes

Smoke Alarms In All Bedrooms

Yes

CO Alarm On All Floors

Yes

Interior Comments

Comment 92

Defect

Front door does not open, hardware is broken.



Comment 93

Defect

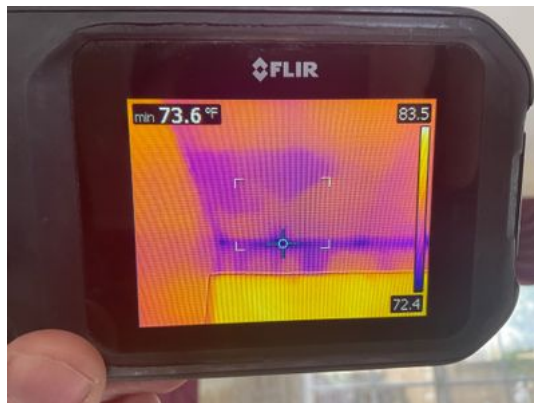
Window balance springs are damaged in entryway.



Comment 94

Further Evaluation

Water damage at ceiling and wall in dining room. High levels of moisture detected with infrared scan. Water has come down through wall at top of window. Roof is covered in leaves above this area. Recommend further evaluation by a qualified and licensed roofer.

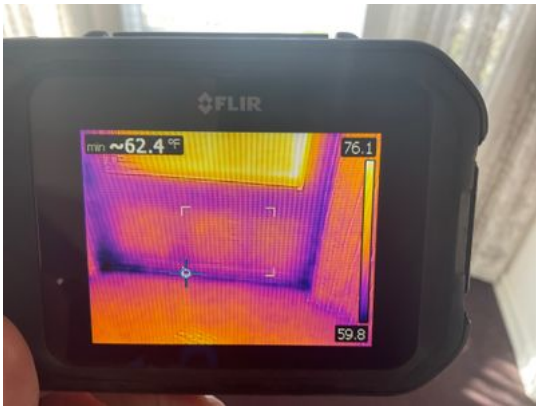




Comment 95
Defect

Water damage at wall below window in living room. High levels of moisture detected with moisture meter.





Comment 96

Defect

Window balance springs are damaged in living room.



Comment 97

Defect

Window balance springs are damaged in hallway.



Comment 98

Defect

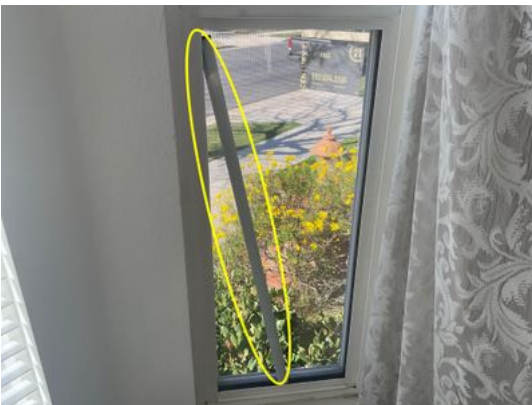
Window does not fully close and latch in dining room.



Comment 99

Defect

Muntin detached inside window living room.



Comment 100

Defect

Flooring is cracked in hallway.



Comment 101

Defect

Knob is missing at light switch in dining room.



Comment 102

Defect

Window balance spring is damaged in family room.



Comment 103

Defect

Water damage at baseboard inside back door. Elevated levels of moisture detected with moisture meter.



Comment 104

Defect

Lens is missing at light fixture in bedroom closet.



Comment 105

Defect

Window balance spring is damaged in downstairs bedroom.



Comment 106

Defect

Water damage at baseboard inside side door. High levels of moisture detected with moisture meter.



Comment 107

Defect

Switch is bent and knob is missing in stairwell.



Comment 108

Defect

Drywall damaged in stairwell.



Comment 109

Safety

Light fixtures do not turn on above stairs.



Comment 110

Defect

Subfloor creaks at landing top of stairs.



Comment 111

Defect

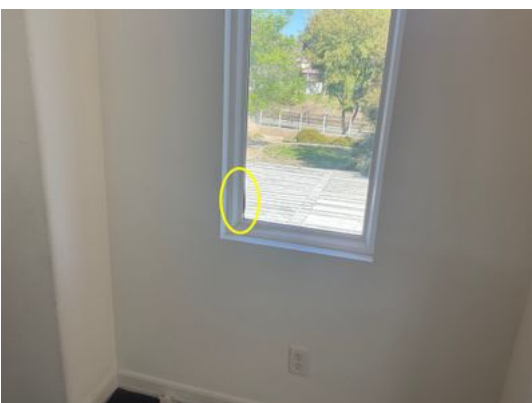
Light does not turn on at ceiling in family room.



Comment 112

Defect

Window seal is loose in loft area.



Comment 113

Defect

Drywall crack at ceiling upstairs.



Comment 114

Defect

Light fixture does not turn on at ceiling in upstairs hallway.



Comment 115

Defect

Battery dead could not turn on ceiling fan in bedroom.



Comment 116

Defect

Window balance spring is damaged in bedroom.



Comment 117

Defect

Closet door is off track in bedroom.



Comment 118

Defect

Mirror is cracked at closet door in bedroom.



Comment 119

Defect

Battery dead could not turn on ceiling fan in bedroom.



Comment 120

Defect

Window balance springs are damaged in bedroom.



Comment 121

Defect

Drywall crack at ceiling upstairs bedroom.



Comment 122

Defect

Light switch is broken in master closet.



Comment 123

Defect

Light fixtures do not turn on at ceiling in master closet.



The testing of smoke and carbon monoxide alarms was not included in this inspection. Prior to taking occupancy it is recommended that all of these alarms are replaced with 10-year ion battery type alarms and that installation dates are recorded on them. The National Fire Protection Association recommends testing these alarms at least once a month.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms>

Fireplace

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.

Type

Manufactured, Gas Burning

Damper

Operable

Damper Clamp

No

Door/Screen

Yes

Fireplace Comments

**Comment 124
Information**

Fireplace.



Comment 125

Defect

Gas is capped.



Comment 126

Safety

Damper clamp is not installed.



Fireplace #2

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.

Type

Manufactured, Gas Burning

Damper

Operable

Damper Clamp

No

Door/Screen

Yes

Fireplace #2 Comments

Comment 127

Information

Fireplace.



Comment 128

Defect

Gas pipe is capped.



Comment 129

Safety

Damper clamp is not installed.



Fireplace #3

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.

Type

Manufactured, Gas Burning

Damper

Operable

Damper Clamp

No

Door/Screen

Yes

Fireplace #3 Comments

Comment 130
Information

Fireplace.



Comment 131
Safety

Damper clamp is not installed.



Kitchen

The inspector will make an effort to make sure major appliances operate as expected. 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. Items such as ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy are not included in this inspection. Any comments made regarding these items are as a courtesy only. The inspector does not note 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.

Sink

Double

Electrical Outlets Protected

Yes

Exhaust System Installed

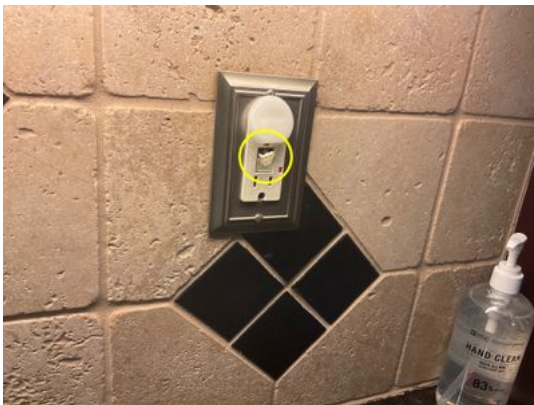
Yes

Kitchen Comments

Comment 132

Safety

Electrical outlet reset button is broken.



Comment 133

Defect

Paint peeling at wall inside pantry. Low levels of moisture detected with moisture meter.



Comment 134

Defect

Gap in caulking at sink.



Comment 135

Defect

Water damage and visible apparent mold at wall and cabinet under sink. Drywall has been cut open. Low levels of moisture detected with moisture meter.





Comment 136

Defect

Light fixtures do not turn on at ceiling.



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

General Electric

Cooktop

General Electric

Range Hood

General Electric

Refrigerator

General Electric

Dishwasher

General Electric

Microwave

General Electric

Disposal

Badger

Appliances Comments

Comment 137

Defect

Visible apparent mold inside freezer.



Laundry Sink

Yes

Electrical Outlets Protected

Yes

Laundry Hook Ups

Yes

Dryer Venting

To Exterior

Dryer Fuel Sources

Gas

Ventilator Fan

Yes

Washer

Not Present

Dryer

Not Present

Laundry Comments

Comment 138

Defect

Window balance spring is damaged.



Comment 139

Defect

Water damage at ceiling and wall above door. Low levels of moisture detected with moisture meter.



Comment 140

Defect

Sink faucet leaks.



Comment 141

Defect

Trim is detached at hookups.



Comment 142

Defect

Knob is broken at cabinet door.



Comment 143

Defect

Countertop tile is cracked.



The state of California (CA Resources Code 25401.7) requires the inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or

www.consumerenergycenter.org.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov.

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.