

# Confidential Inspection Report

123 Anywhere Ave  
Kansas City, MO 64133

October, 2015



Prepared for: Tom Thumb

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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October, 2015

Mr. Tom Thumb

RE: 123 Anywhere Ave  
Kansas City, MO 64133



Dear Mr. Thumb:

At your request, a visual inspection of the above referenced property was conducted on October 9, 2015 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## ITEMS NEEDING ACTION

### GENERAL INFORMATION

#### About Rated Items:

1. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details.

### GROUNDS

#### Decks / Balcony:

##### *Condition:*

2. Wood, General condition is serviceable, Spindle missing and broken. Repair for safety.

### ROOF SYSTEM

#### Roof:

##### *Roof Covering Condition:*

3. Hail Damage noted to roof surface. Consult qualified roofing contractor to evaluate and repair as needed.

#### Ventilation Provisions:

4. Attic fan its installed on the home. Adequate exhaust ventilation its needed. Contact qualified roofing contractor to review and add additional vents to accommodate fan exhaust needs.

### INTERIOR ROOMS

#### Smoke / Fire Detector:

##### *General:*

5. We suggest additional smoke detectors be installed in appropriate locations, Smoke Detector FYI: We recommend Smoke detectors in all sleeping rooms and one centrally located on each floor. Any Smoke detector 10 years or older is expired and should be replace. We further recommend carbon monoxide detectors for all homes with gas burning appliances.

## **GARAGE - CARPORT**

### Floor:

#### *Condition:*

6. Settled floor noted. The floor is settled in a way that will not allow water to drain properly. Mud jacking recommended.

## **ELECTRICAL SYSTEM**

### Electrical Distribution Panels:

#### *Main Panel Location:*

7. Bathroom. Electrical panel is in the bath room this is not allowed per current building practices. Shock and corrosion hazard noted.

#### *Main Panel Observations:*

8. Damage/defects noted, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Clearance its limited. Clearance requirements for panel is 36" in front and 30" width.

### Conductors:

#### *Branch Wiring:*

9. Unsafe conditions exist, Contact a licensed electrical contractor to evaluate, price and repair wiring as needed. Romex wire run on wall surface. This wire is to be protected by a conduit on all wall surfaces.

10. Romex wire run on wall surface. This wire is to be protected by a conduit on all wall surfaces.

### Switches & Fixtures:

#### *General:*

11. Switch cover is damaged, needs replacement.

#### *Garage Walls & Ceilings:*

12. Switch cover is damaged, needs replacement.

### Electrical Outlets:

#### *General:*

13. A representative sampling of outlets was tested. As a whole, outlets throughout the home are in serviceable condition. Alarm cabinet is falling off wall. Repair as needed.

#### *Exterior Walls:*

14. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.

#### *Master Bath:*

15. Missing or damaged cover plates viewed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

#### *Bath 2 :*

16. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. No outlet installed in this room. Add as desired.

#### *Kitchen Interior:*

17. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

#### *Garage Walls & Ceilings:*

18. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

## **PLUMBING SYSTEM**

### Main Line:

#### *Pressure:*

19. The water pressure is over 100 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.

### Water Heater:

#### *Condition:*

20. Unit is located in the basement, utility room, closet, FYI: Average Lifespan on a modern water heater is considered 8-12 years. Corrosion noted to water heater tank. No expansion tank installed on water heater unit. Installation recommended to reduce possible damage to plumbing system. Scorching noted to the tank. Have a qualified plumber evaluate and repair as needed. Limited lifespan. Budget for replacement. Limited Access noted.

Hose Bibs / Hookups/Sink Faucets:

*Laundry:*

21. Improper supply plumbing installed on exterior wall. This homeowner plumbing can fail at any time and is more susceptible to freezing. Consult qualified plumbing contactor to repair as needed.

## ITEMS NEEDING ATTENTION

### EXTERIOR - FOUNDATION

Exterior Walls:

*Materials & Condition:*

1. Walls are constructed with Vinyl siding and Brick. Cracks minor noted, Seal as needed.

### GROUNDS

Paving Conditions:

*Driveway:*

2. Concrete, Observations- Surface raised/settled, Portions missing, Tripping hazards.

*Walks:*

3. Sidewalk type- Concrete, Sidewalk Observations- Surface raised/settled.

### BATHROOMS

Sink & Cabinetry:

*Master Bath:*

4. The following problems were noted at the drain: Stopper did not operate properly. Sink(s) and Fixtures appear serviceable without leaks or other problems.

*Bath 2 :*

5. Improper supply plumbing noted. Repair as needed.

Tub and Fixtures

*Master Bath:*

6. Tub drains slow, Seal fixture to wall.

Tub/Shower And Walls:

*Master Bath:*

7. Shower walls appear serviceable, Caulk and seal all tub and shower areas as a precaution.

Bath Ventilation:

*Master Bath:*

8. Window, Ventilation is minimal. Consider installing an exhaust fan to provide additional ventilation.

*Bath 2 :*

9. None or inadequate ventilation noted.

### INTERIOR ROOMS

GENERAL COMMENTS:

10. An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing. Improper improvements noted. These type of improvements generally are not permitted and or inspected. This can cause dangerous our inadequate function in these areas of the structure.

Ceilings:

*General Type & Condition:*

11. Drywall, Typical cracks noted, Popcorn ceilings noted in home. This type of ceiling materials can contain asbestos materials. The only way to verify is to send a sample to a qualified laboratory for analysis. Proper testing and personal protection precautions should be taken prior to disturbing this material.

### KITCHEN - APPLIANCES

Kitchen Sink:

*Sink Drain:*

12. Flex pipe installed. Although it is a popular seller at Home Depot, it is poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. It's also not as strong as solid pipe.

### GARAGE - CARPORT

Garage Door:

*Automatic Opener:*

13. Automatic Opener(s) is/are, operational, Outdated opener. This age units generally do not have modern safety devises. Replacement recommend for safety.

*Service Doors:*

14. Worn weather strip. Repair as needed. No fire rated door. Fire rated doors are recommended for house to garage doors.

## **ELECTRICAL SYSTEM**

Service:

*Type & Condition:*

15. Damage/Defects noted: Overhead conductors are contacting tree limbs. Have the power company trim as needed.

## **HEATING - AIR CONDITIONING**

Heating Equipment:

*Type & Location:*

16. Access to this equipment is restricted.

Air Conditioning:

*Primary Type:*

17. Central, Split System- Electric, Outside air temperature was below 65 degrees. Unable to test system at this time.

Auxiliary Equipment:

*Whole House Attic Fan:*

18. Fan is older and in need of general cleaning and lubrication, Lack of exhaust vent for fan. There is not enough exhaust venting to accommodate the fan out put. Consult a qualified insulation contractor to evaluate and add vents as needed.

## **PLUMBING SYSTEM**

Waste Lines:

*Material & Condition:*

19. Cast Iron. Lines not fully visible, Scope main drain line for viability prior to close. Due to age of home and type of drain line we recommend having the main drain line to the street scoped with a camera to insure the line is clear and structurally sound. Due to age and type of drain line material. We recommend participation in main drain line insurance. This coverage is generally available through public works departments at a reasonable cost. Appears a recent service has been performed on the main sewer line. Consult seller to the nature of the service/repairs.

Hose Bibs / Hookups:

*General:*

20. Leaks noted, Non frost proof. Replace to avoid freeze.

## **BASEMENT - CRAWLSPACE**

Walkout Basement:

*Walkout Drainage:*

21. There is evidence of water entry at the doorway. Action is needed in order to eliminate or minimize this condition.

*Outside Entry Doors:*

22. There is a wood walkout door installed. The outside entry door to the walkout basement needs some minor adjustment or repair. The weather strip around the door needs some repair.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Joe Kostelac*

Joe Kostelac

Assured Inspections



# GENERAL INFORMATION

## Client & Site Information:

**Inspection Date:**  
October, 2015

**Inspection Time:**  
9:00 AM.

**Client:**  
Mr. Tom Thumb

**Inspection Site:**  
123 Anywhere Ave  
Kansas City, MO 64133

## People Present:

Selling agent, Purchaser.

## Building Characteristics:

**Main Entry Faces:**  
South.

**Building Style & Type:**  
1 family, Ranch.

**Stories:**  
1

**Space Below Grade:**  
Basement.

**Water Source:**  
Public.

**Sewage Disposal:**  
Public.

**Utilities Status:**  
All utilities on.

## Climatic Conditions:

**Weather:**  
Overcast.

**Soil Conditions:**  
Damp.

**Outside Temperature (F):**  
50-60.

## About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Exterior Walls:

Materials & Condition:

Walls are constructed with Vinyl siding and Brick. Cracks minor noted, Seal as needed.



Trim:

Metal materials. Vinyl materials. Appears Serviceable.

Utility Connections:

Wiring Other than Power- Overhead.

## Exterior fixtures

Appears serviceable.

## Exterior Doors:

Main Entry Door:

Metal, with glass. Hardware is operational, A storm door is present, made of Aluminum.



*Rear Entry Door:* Hardware is operational, Vinyl, Slider.



*Other Entry Doors:* Wood, panel type door, with glass. **Observations-** Weather-stripping is only fair and needs renewal. Gaps are noted.



### **Exterior Windows:**

*Predominant Type:* Vinyl.

*Overall Condition:* Satisfactory overall.

*Type and Condition of Sills:* Satisfactory overall, Metal Wrapped over wood.

### **Chimney:**

*Please Note:* There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

### **Foundation:**

*Materials & Condition:* Typical cracks are noted. The exterior view of the foundation is limited to the portions visible above grade.



*Recent Movement:*

There is no evidence of any recent movement.

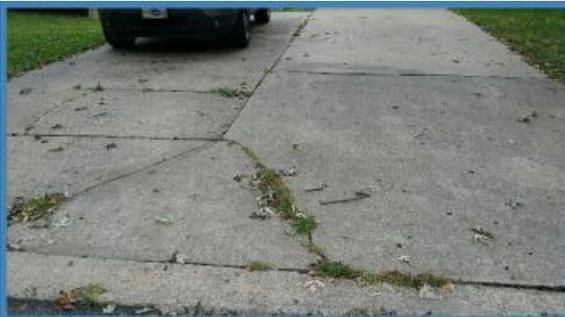
# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Paving Conditions:

Driveway:

Concrete, Observations- Surface raised/settled, Portions missing, Tripping hazards.



Trip hazard



Seal cracks

Walks:

Sidewalk type- Concrete, Sidewalk Observations- Surface raised/settled.



Exterior Steps / Stoops:

Steps are constructed primarily of concrete, appears serviceable.



**Decks / Balcony:**

*Condition:*

Wood, General condition is serviceable, Spindle missing and broken. Repair for safety.



No spindles /Broken spindles

**Fences & Gates:**

*Condition:*

Type: Chain link, Not part of the home inspection.

**Grading:**

*Site:*

The building site is sloping gently, Grade at foundation appears serviceable.

**Landscaping:**

*Condition:*

Not Inspected.

# ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Roof:

Style:

Hip.

Roof Access:

Walked on roof.

Roof Covering:

Composition shingles, Architectural heavy duty design.



Roof Covering Condition:

Hail Damage noted to roof surface. Consult qualified roofing contractor to evaluate and repair as needed.



Hail damage



Hail damage



Hail Damage



Hail dents in roof vents



**Flashings:**

Metal, Satisfactory - The flashings appear to be in satisfactory condition.

**Valleys:**

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are open with metal valleys.

**Eaves - Soffits - Fascias:**

*Type & Condition:*

Soffits and overhang materials are aluminum and vinyl. Satisfactory - The soffits appear to be in satisfactory condition.

**Gutters & Downspouts:**

*Type & Condition:*

Gutters and downspout materials are aluminum. Building is fully guttered, Debris in gutter. Clean gutters are the essential to keep water flow around the home under control. Neglect of the gutters will result in damage to the soffits and or foundation of the home. Clean regularly as needed. Gutters and Downspouts appears serviceable.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

*Access:*

Attic is full size, Accessible.

*Structure:*

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.



*Insulation:* Blown in cellulose.



*Depth & R-factor:* Not determined.

**Ventilation Provisions:**

Attic fan its installed on the home. Adequate exhaust ventilation its needed. Contact qualified roofing contractor to review and add additional vents to accommodate fan exhaust needs.

# BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Sink & Cabinetry:

*Master Bath:*

Counters/cabinets appear serviceable, Sink(s) and Fixtures appear serviceable without leaks or other problems.

The following problems were noted at the drain: Stopper did not operate properly. Sink(s) and Fixtures appear serviceable without leaks or other problems.



*Bath 2 :*

Improper supply plumbing noted. Repair as needed.



## Toilet:

*Master Bath:*

Appears Serviceable.

*Bath 2 :*

Appears Serviceable.

## Shower and Fixtures:

*Master Bath:*

Appears Serviceable.

*Bath 2 :*

Appears Serviceable.

## Tub and Fixtures

*Master Bath:*

Tub drains slow, Seal fixture to wall.



Seal fixtures

**Tub/Shower And Walls:**

*Master Bath:*

Shower walls appear serviceable, Caulk and seal all tub and shower areas as a precaution.



Seal window trim

*Bath 2 :*

Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.

**Bath Ventilation:**

*Master Bath:*

Window, Ventilation is minimal. Consider installing an exhaust fan to provide additional ventilation.

*Bath 2 :*

None or inadequate ventilation noted.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### GENERAL COMMENTS:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing. Improper improvements noted. These type of improvements generally are not permitted and or inspected. This can cause dangerous or inadequate function in these areas of the structure.

### Doors:

*Overall Interior Door Condition:* General condition appears serviceable, Some doors rub/stick/won't latch.  
*Master Bath:* Hardware operational.  
*Bath 2 :* Hardware operational.  
*Laundry:* General condition appears serviceable.

### Windows:

*General Type & Condition:* Vinyl, Insulated glass, Double hung, A representative sampling was taken. Windows as a grouping are generally operational.



*Master Bath:*

Appears Serviceable.

*Kitchen Interior:*

General condition appears serviceable.

**Walls:**

*General Material & Condition:*

Drywall, Typical cracks noted.

*Master Bath:*

Appears Serviceable.

*Bath 2 :*

Appears Serviceable.

*Laundry:*

General condition appears serviceable.

**Ceilings:**

*General Type & Condition:*

Drywall, Typical cracks noted, Popcorn ceilings noted in home. This type of ceiling materials can contain asbestos materials. The only way to verify is to send a sample to a qualified laboratory for analysis. Proper testing and personal protection precautions should be taken prior to disturbing this material.



*Master Bath:* Appears Serviceable.  
*Bath 2 :* Appears Serviceable.  
*Kitchen Interior:* General condition appears serviceable.  
*Laundry:* General condition appears serviceable.

**Floors:**

*General:* General condition appears serviceable.  
*Master Bath:* Appears Serviceable.  
*Bath 2 :* Appears Serviceable.  
*Kitchen Interior:* General condition appears serviceable.  
*Laundry:* General condition appears serviceable.

**Closets:**

*General:* General condition appears serviceable, Due to stored items in closets, it is not possible to determine the condition of the walls and the ceiling that are not visible.

**Stairs & Handrails:**

*Condition:* Interior stairs serviceable, Stair handrail serviceable.

**Smoke / Fire Detector:**

*General:* We suggest additional smoke detectors be installed in appropriate locations, Smoke Detector FYI: We recommend Smoke detectors in all sleeping rooms and one centrally located on each floor. Any Smoke detector 10 years or older is expired and should be replace. We further recommend carbon monoxide detectors for all homes with gas burning appliances.



*Kitchen Interior:* There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen Sink:

*Sink:* Stainless Steel, General condition appears serviceable.



*Sink Fixture:* General condition appears serviceable.

*Sink Drain:*

Flex pipe installed. Although it is a popular seller at Home Depot, it is poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. It's also not as strong as solid pipe.



*Flex drain line*

*Sink Cabinet:* View was blocked by stored items.



**Range/ Cooktop / Oven:**

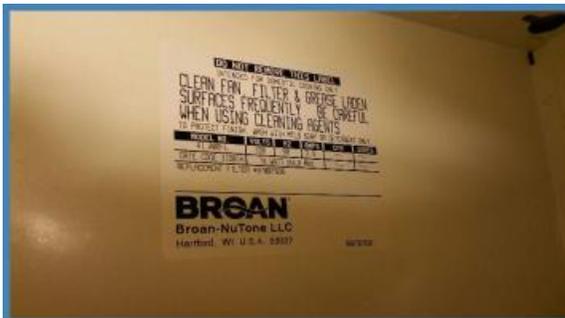
*Type & Condition:*

Gas, Appears serviceable.



**Ventilation:**

Type & Condition: Internal.



**Refrigerator:**

Type & Condition: Electric, General condition appears serviceable.

**Dishwasher:**

Condition: General condition appears serviceable.

**Garbage Disposal:**

Condition: General condition appears serviceable.

**Kitchen Interior:**

*Counters & Cabinets:*

Counters are Formica (plastic laminate) with minor wear or cracking, Cabinets appear serviceable with minor wear noted.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### **Laundry:**

*Location:* Laundry is located at the basement on the utility room.



*Fuel System:* No gas service viewed.

*Clothes Washer:* Washer was not operated at the time of inspection.

*Clothes Dryer:* Dryer was not operated at the time of inspection.

*Dryer Vent:* A dryer vent is provided.

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

### Type:

The house has a one car garage that is attached.

### Roof:

*Condition:*

Same as house, See house roof report.

### Garage Door:

*Material - Condition:*

Metal, Minor damage is noted.



*Automatic Opener:*

Automatic Opener(s) is/are, operational, Outdated opener. This age units generally do not have modern safety devices. Replacement recommend for safety.



*Service Doors:*

Worn weather strip. Repair as needed. No fire rated door. Fire rated doors are recommended for house to garage doors.



**Garage Walls & Ceilings:**

*Walls:* Drywall, Typical cracks noted, Stored items limit visibility.

*Ceilings:* Drywall, General condition appears serviceable, Typical cracks noted.

**Floor:**

*Condition:* Settled floor noted. The floor is settled in a way that will not allow water to drain properly. Mud jacking recommended.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Service:

Type & Condition:

Overhead, 110/220 Volt, Circuit breakers. **Damage/Defects noted: Overhead conductors are contacting tree limbs. Have the power company trim as needed.**



Grounding Equipment: Grounding provided by both the plumbing and rod in the ground.

**Electrical Distribution Panels:**

Main Panel Location: Bathroom. Electrical panel is in the bath room this is not allowed per current building practices. Shock and corrosion hazard noted.



Panel in bathroom. Limited access

Main Circuit Rating: 100 amps.

Entrance Cable Size: 2/0 Aluminum.

Service Disconnect Switch: Located at the top of main panel.

Main Panel Observations: Damage/defects noted, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Clearance its limited. Clearance requirements for panel is 36" in front and 30" width.



Double taps

**Conductors:**

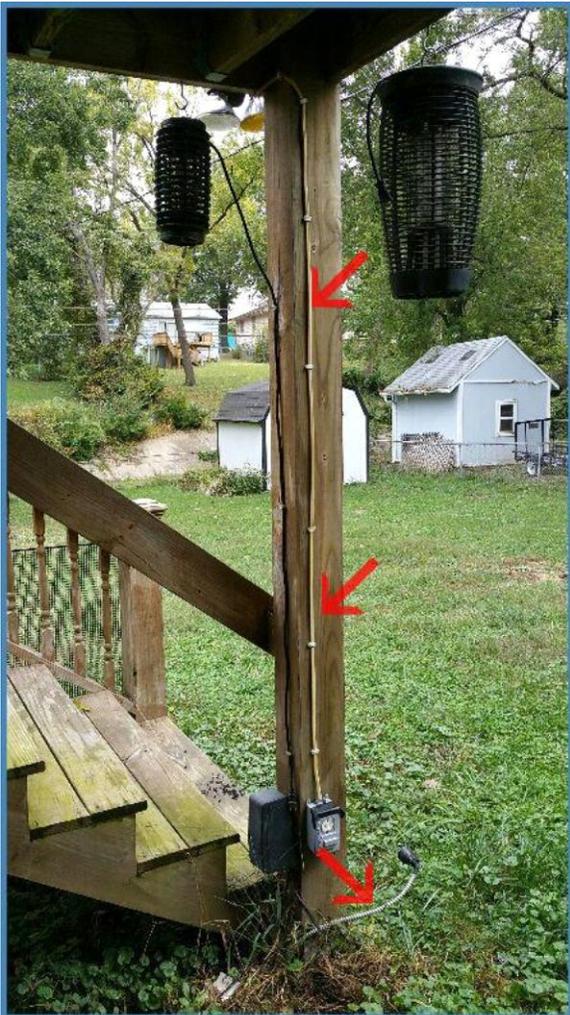
Entrance Cables:

Aluminum- OK.

Branch Wiring:

Unsafe conditions exist, Contact a licensed electrical contractor to evaluate, price and repair wiring as needed. Romex wire run on wall surface. This wire is to be protected by a conduit on all wall surfaces.

Romex wire run on wall surface. This wire is to be protected by a conduit on all wall surfaces.



Improper wiring



No GFCI



**Improper wiring**

**Switches & Fixtures:**

*General:*

Switch cover is damaged, needs replacement.



**Damaged cover**

*Master Bath:*

Switches and Fixtures appears serviceable.

*Bath 2 :*

Switches and Fixtures appears serviceable.

*Kitchen Interior:*

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

*Laundry:*

Switches and Fixtures appear serviceable.

*Garage Walls & Ceilings:*

Switch cover is damaged, needs replacement.



Basement:

Appear Serviceable.

### Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the home are in serviceable condition. Alarm cabinet is falling off wall. Repair as needed.



Exterior Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.



**improper wiring**

*Master Bath:*

Missing or damaged cover plates viewed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



**No GFCI or cover**

*Bath 2 :*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. No outlet installed in this room. Add as desired.



*Kitchen Interior:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



*Laundry:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Garage Walls & Ceilings:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Basement:*

A representative sampling of outlets was tested. As a whole, outlets in the basement are in serviceable condition.

**Attic Wiring:**

*Attic & Insulation:*

Appears serviceable, Attic wiring not visible due to insulation.

**Ceiling Fans:**

*Kitchen Interior:*

There is a ceiling fan installed in this room. It appears to be functional.

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### **Heating Equipment:**

*Type & Location:*

Forced Air. The furnace is a modern high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Location- Basement, Closet,  
*Access to this equipment is restricted.*



Brand: Air Flo  
Manufacture Date- Air Flo, 2013.



Fuel Source: Natural Gas.

Capacity / Approx. Age: High efficiency furnace.

General Operation & Cabinet: Unit was operational at the time of inspection. General condition appears serviceable.

Burners / Heat Exchangers: Burner Flame(s) appear typical.



*Pump / Blower Fan:*

General condition appears serviceable.

*Combustion Air:*

Adequate.

*Flues, Vents, Plenum:*

The flue pipe is metal General condition appears serviceable.

*Air Filters:*

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

*Normal Controls:*

Thermostat is located in the Hallway, Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

### **Air Conditioning:**

*Primary Type:*

Central, Split System- Electric, Outside air temperature was below 65 degrees. Unable to test system at this time.



Brand and Approx. Age:

Carrier/ Payne brand, Manufacture Date- 1997.



Fuel Source: 220 Volt, Electrical disconnect present.

Capacity 3.0 Tons.

System Condition: Unit is older and has a limited life remaining.

Condensate Line: A condensate drain line is installed.

Normal Controls: General condition appears serviceable.

**Ductwork / Distribution:**

Ducts / Air Supply: General condition appears serviceable.

Kitchen Interior: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Auxiliary Equipment:**

Whole House Attic Fan: Fan is older and in need of general cleaning and lubrication, Lack of exhaust vent for fan. There is not enough exhaust venting to accommodate the fan out put. Consult a qualified insulation contractor to evaluate and add vents as needed.

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### **Main Line:**

*Shut Off:*

Main shutoff valve is located basement.



*Material:*

Copper.

*Pressure:*

The water pressure is over 100 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.



118 PSI



Pressure Regulator

**Supply Lines:**

*Material:*

Supply lines are copper, Unable to fully determine.

*Condition:*

Visible water lines appear serviceable.

**Waste Lines:**

*Material & Condition:*

Cast Iron. Lines not fully visible, Scope main drain line for viability prior to close. Due to age of home and type of drain line we recommend having the main drain line to the street scoped with a camera to insure the line is clear and structurally sound. Due to age and type of drain line material. We recommend participation in main drain line insurance. This coverage is generally available through public works departments at a reasonable cost. Appears a recent service has been performed on the main sewer line. Consult seller to the nature of the service/repairs.



## Hose Bibs / Hookups:

General:

Leaks noted, Non frost proof. Replace to avoid freeze.



Leaking faucet

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## Water Heater:

Power Source:

Gas.



Capacity:

30 Gallons, 1993 model.





**Sump Pump:**

No sump pump present.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Hose Bibs / Hookups/Sink Faucets:**

*Laundry:*

Improper supply plumbing installed on exterior wall. This homeowner plumbing can fail at any time and is more susceptible to freezing. Consult qualified plumbing contractor to repair as needed.



**Waste Lines/Sink Drains:**

*Laundry:*

Not tested.

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

### Basement:

Access:

Basement is fully accessible.

Basement is fully accessible. More than 75% finished. Due to the extensive level of finished walls and ceilings only the visible areas of the interior foundation walls are part of this inspection. Any non visible areas of the foundation walls are not included in the inspection.



Walls:

Wall Materials are poured concrete, wood framing, and drywall.

*Moisture:*

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

*Beams/Underfloor:*

Beams are not fully visible.

*Floor:*

Concrete, Carpet at finished areas.

*Posts/Piers & Columns:*

Area is not fully visible.

*Windows:*

The windows as installed appear to be satisfactory.

*Other Observations:*

Limited visibility of areas of the lower level due to stored items. Areas not visible are not part of this inspection.

### Walkout Basement:

*Exposed Walls:*

One basement wall is exposed to daylight.

*Walkout Drainage:*

There is evidence of water entry at the doorway. Action is needed in order to eliminate or minimize this condition.

*Outside Entry Doors:*

There is a wood walkout door installed. The outside entry door to the walkout basement needs some minor adjustment or repair. The weather strip around the door needs some repair.