



RESIDENTIAL INSPECTION

2706 Malcolm Ave
Los Angeles, CA 90064

Roozbeh Farahanipour

JUNE 2, 2022



Inspector

Frank Anarumo

Certified Master Inspector; NACHI14090311
(CPI); CREIA #166950; IAC2 Cert. #IAC2-03-
7334; CRT # 2019121114; CCPIA-000545

3109256664

anarumoinpection@gmail.com



Agent

Daniel Rangel

3107497092

daniel@theartistofrealestate.com

TABLE OF CONTENTS

1: Risk Management Section	7
2: InterNACHI Guarantee	11
3: General Information / Overview	14
4: Inspection Details	19
5: Utility Shutoff Locations	21
6: Exterior	22
7: Decks, Balconies, Porches, and Patios	33
8: Roof	35
9: Garage	42
10: Major Systems	47
11: Plumbing	57
12: Electrical	63
13: Kitchen	67
14: Laundry Room	71
15: Bathroom - Downstairs Hall	73
16: Bathroom - Downstairs Right	76
17: Bathroom - Master	79
18: Entry	83
19: Living Room & Dining Area	84
20: Family Room	86
21: Hall - Downstairs	87
22: Hall & Stairs - Upstairs	89
23: Bedroom - Downstairs Front	90
24: Bedroom - Downstairs Middle	92
25: Bedroom - Downstairs Rear	94
26: Bedroom - Upstairs Front	95
27: Bedroom - Master	96
28: Attic	97

29: Additions	99
30: Home Maintenance	100
Standard of Practice	112

SUMMARY



MINOR



MODERATE

HEALTH AND SAFETY /
MAJOR

The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

- 🔧 6.1.1 Exterior - Driveways: Driveway Cracking - Expansive
- 🔧 6.2.1 Exterior - Walkways : Walkway Cracking - Expansive cracks
- ⊖ 6.2.2 Exterior - Walkways : Walkway Trip Hazard
- 🔧 6.3.1 Exterior - Fence/Wall(s): Cracks Noted
- 🔧 6.3.2 Exterior - Fence/Wall(s): Earth to Wood Contact
- 🔧 6.3.3 Exterior - Fence/Wall(s): Excessive Vegetation
- ⊖ 6.3.4 Exterior - Fence/Wall(s): Loose and Leaning Fence
- 🔧 6.4.1 Exterior - Gates: Gate Rubs on Another Gate
- ⊖ 6.5.1 Exterior - Siding : Cracking
- ⊖ 6.5.2 Exterior - Siding : Damaged Stucco
- ⊖ 6.6.1 Exterior - Trim: Deteriorated Wood
- ⊖ 6.7.1 Exterior - Exterior Doors: Deteriorated Wood
- ⊖ 6.8.1 Exterior - Windows: Deteriorated Wood
- 🔧 6.10.1 Exterior - Sprinklers: Capped Sprinkler Lines
- ⊖ 6.10.2 Exterior - Sprinklers: Indoor Timer Installed Outside
- ⊖ 6.13.1 Exterior - Steps/Railings: Earth To Wood Contact
- ⊖ 6.15.1 Exterior - Foundation: Corrosion On Plumbing
- ⊖ 6.15.2 Exterior - Foundation: Vent Screens - Damaged
- ⊖ 6.17.1 Exterior - Exterior Comments: Water Damage Without Moisture Noted
- ⊖
- 7.1.1 Decks, Balconies, Porches, and Patios - Decks, Balconies, Porches & Steps: Deck - Damaged Waterproof Membrane

- ⊖ 7.1.2 Decks, Balconies, Porches, and Patios - Decks, Balconies, Porches & Steps: Deck - Deteriorated Boards
- ⊖ 7.1.3 Decks, Balconies, Porches, and Patios - Decks, Balconies, Porches & Steps: Deck - Little to No Ventilation
- ⊖ 7.1.4 Decks, Balconies, Porches, and Patios - Decks, Balconies, Porches & Steps: Electrical - Inoperable light(s)
- ⊖ 8.1.1 Roof - Material / Type - House: Damaged (General)
- ⊖ 8.1.2 Roof - Material / Type - House: Debris
- 🔧 8.1.3 Roof - Material / Type - House: Discoloration
- ⊖ 8.2.1 Roof - Material / Type - Garage: Damaged (General)
- ⊖ 8.2.2 Roof - Material / Type - Garage: Debris
- 🔧 8.2.3 Roof - Material / Type - Garage: Discoloration
- ⊖ 8.2.4 Roof - Material / Type - Garage: Exposed Nail Heads
- ⊖ 8.4.1 Roof - Flashings: Missing Flashing
- ⊖ 8.5.1 Roof - Chimneys / Skylights: Metal Chimney Rust
- ⊖ 9.1.1 Garage - Siding : Cracking
- ⊖ 9.1.2 Garage - Siding : Damaged Stucco
- 🔧 9.3.1 Garage - Garage Door: Damaged Weather Stripping
- ⊖ 9.3.2 Garage - Garage Door: Panel Damage
- ⊖ 9.5.1 Garage - Ceiling: Damaged
- ⊖ 9.7.1 Garage - Slab: Cracking
- ⊖ 9.12.1 Garage - Electrical: No GFI
- ⊖ 10.1.1 Major Systems - Heating Equipment: 2"(inch) Clearance Needed Around Flue Pipe
- ⊖ 10.1.2 Major Systems - Heating Equipment: No Sediment Trap
- ⊖ 10.1.3 Major Systems - Heating Equipment: Recommend Adding Secondary AC Line As A Safety Switch
- ⊖ 10.2.1 Major Systems - Cooling Equipment: AC Breaker Appears To Be Oversized
- 🔧 10.2.2 Major Systems - Cooling Equipment: AC Fins Are Dirty
- ⊖ 10.2.3 Major Systems - Cooling Equipment: Air Conditioners Should Be Controlled By A GFI For Safety
- ⊖ 10.2.4 Major Systems - Cooling Equipment: R22
- ⊖ 10.5.1 Major Systems - Chimneys and Fireplaces: C-Clamp
- ⊖ 10.5.2 Major Systems - Chimneys and Fireplaces: Chimney Flue Dirty
- ⊖ 10.5.3 Major Systems - Chimneys and Fireplaces: Cracks Noted
- ⊖ 10.5.4 Major Systems - Chimneys and Fireplaces: Suggest Cleaning Fireplace
- ⚠️ 10.7.1 Major Systems - Carbon Monoxide Detectors: No Carbon Monoxide
- 🔧 11.3.1 Plumbing - Water Heater, Controls, Flues & Vents: Annual Maintenance Flush Needed
- ⊖ 11.3.2 Plumbing - Water Heater, Controls, Flues & Vents: Corrosion on Supply Lines
- ⊖ 11.3.3 Plumbing - Water Heater, Controls, Flues & Vents: Corrosion on Tank
- ⊖ 11.3.4 Plumbing - Water Heater, Controls, Flues & Vents: No Drip Pan
- ⊖ 11.3.5 Plumbing - Water Heater, Controls, Flues & Vents: No Expansion Tank
- ⊖ 11.3.6 Plumbing - Water Heater, Controls, Flues & Vents: No Sediment Trap
- ⊖ 11.3.7 Plumbing - Water Heater, Controls, Flues & Vents: Suggest Extending Discharge Pipe

- ⊖ 12.1.1 Electrical - Service Entrance Conductors: Electrical Drip Loop Is Improperly Installed
- ⊖ 12.2.1 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Improper Screws For an Electrical Panel
- ⊖ 12.2.2 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Missing Labels on Panel
- ⊖ 12.3.1 Electrical - Branch Wiring Circuits: Cloth Branch Wiring Found
- ⊖ 13.8.1 Kitchen - Electrical: No GFIs
- ⊖ 13.9.1 Kitchen - Sink, Faucets, & Drains: Corrosion
- 🔧 14.2.1 Laundry Room - Walls: Missing Molding noted
- 🔧 15.9.1 Bathroom - Downstairs Hall - Shower: Loose Flange
- 🔧 15.10.1 Bathroom - Downstairs Hall - Sink/Faucet/Drains/Supply: Inoperable Stopper
- ⊖ 16.9.1 Bathroom - Downstairs Right - Shower: Shower Enclosure is Corroded
- 🔧 17.3.1 Bathroom - Master - Ceiling: Nail Pops
- ⊖ 17.5.1 Bathroom - Master - Window(s): Window Does Not Latch
- ⊖ 17.6.1 Bathroom - Master - Electrical: Loose Outlet
- ⊖ 17.8.1 Bathroom - Master - Tub: Tub Drain Slowly
- ⊖ 17.9.1 Bathroom - Master - Shower: Cracked Tiles Noted
- 🔧 18.6.1 Entry - Electrical: Unable to Determine Function of Switch
- ⊖ 19.3.1 Living Room & Dining Area - Ceilings: Cracks Noted
- ⊖ 19.3.2 Living Room & Dining Area - Ceilings: Stain(s) on Ceiling
- 🔧 21.1.1 Hall - Downstairs - Floors: High Spots Noted Unable to Determine Cause
- ⊖ 21.2.1 Hall - Downstairs - Walls: Cracks Noted
- ⊖ 21.2.2 Hall - Downstairs - Walls: Microbial Growth
- ⊖ 21.3.1 Hall - Downstairs - Ceilings: Cracks Noted
- 🔧 23.1.1 Bedroom - Downstairs Front - Floors: High Spots Noted in Flooring Unable to Determine Cause
- ⊖ 23.2.1 Bedroom - Downstairs Front - Walls: Cracks Noted
- ⊖ 23.3.1 Bedroom - Downstairs Front - Ceilings: Cracks Noted
- ⊖ 23.5.1 Bedroom - Downstairs Front - Windows: Window is Difficult to Open & Close
- 🔧 23.6.1 Bedroom - Downstairs Front - Electrical: Missing Dimmer Knob
- 🔧 24.1.1 Bedroom - Downstairs Middle - Floors: Squeak Noted, Unable to Determine Cause
- ⊖ 24.2.1 Bedroom - Downstairs Middle - Walls: Cracks Noted
- 🔧 24.2.2 Bedroom - Downstairs Middle - Walls: Minor Wall Damage
- 🔧 24.6.1 Bedroom - Downstairs Middle - Electrical: Missing Dimmer Knob
- 🔧 24.7.1 Bedroom - Downstairs Middle - Closet: Missing Handle To Closet Door
- ⊖ 26.6.1 Bedroom - Upstairs Front - Electrical: Light Inoperable
- 🔧 26.6.2 Bedroom - Upstairs Front - Electrical: Unable to Determine Function of One Switch
- ⊖ 27.4.1 Bedroom - Master - Doors: Deteriorated Wood
- 🔧 28.1.1 Attic - Access Location: Damaged Attic Access Cover
- ⊖ 28.4.1 Attic - Attic Insulation: Missing Insulation

1: RISK MANAGEMENT SECTION

Information

Information On Warranties

Home Insurance vs Home Warranties: What's The Difference?

Both home insurance and home warranties are vital products that help homeowners manage the inherent risk that comes with owning a home. Sometimes these two products can be mistaken to cover the same conditions, however, this is not the case. Click the link below to read a brief article that explains the difference between home insurance and home warranties.

Home Insurance vs Home Warranties

Free Warranty Coverage: Over \$100,000 Free Warranty Protection Included!

Your home inspection includes over \$100,000 in free warranty coverage from the leading home warranty provider in the United States, Residential Warranty Services. This is not meant to take the place of a full home warranty policy but is designed to protect our clients from unforeseen conditions that arise in the future.

You can view your free warranty policies or to make a warranty claim, [click here](#).

18-Month Home Warranty Offer: Exclusive 18-Month Home Warranty Offer!

We've already provided you with FREE warranty coverage that's included with your home inspection (See Above). However, this is not meant to replace the need for a full home warranty policy to protect your investment and your pocketbook from unforeseen failures in the future.

We've partnered with Residential Warranty Services to offer exclusively to our clients an 18-Month Home Warranty for the price of a 12-month policy (this offer is in effect for 6 months following the date of the home inspection).

What You Should Know About Residential Warranty Services (RWS)

RWS is a nationwide home warranty company that's been around for over 30 years and is known for providing the most comprehensive home warranty policy available in the United States. In fact, if you are ever denied coverage for a claim to RWS and you can prove that the claim would have been covered by another home warranty company's policy, RWS will either cover it or give 100% of your premiums back to you!

[Click Here To Order 18-Month Home Warranty](#)



90 DAY WARRANTY

Each inspection performed comes with a 90 Day Structural and Mechanical warranty that covers items that malfunction after the inspection and were confirmed to be in good working order by your inspector. It lasts for 90 Days or 22 Days after closing, whichever comes later, and carries a deductible of \$0. Many items covered are the same items covered by your one year warranty from closing, effectively making your deductible \$0 on most claims with your Inspection from us!



MOLD SAFE

If you spot visible mold within the home after inspection, MoldSafe will pay to remediate the issue! This coverage lasts for 90 Days and comes with a total aggregate limit of \$2000, which is automatically increased when you get a mold test with us. Make sure to address any known mold and moisture issues as noted in your inspection report as existing conditions or those stemming from a known issue are not covered.



SEWER GARD

Underground Sewer and Water lines are covered for 90 days from inspection from issues like collapse and tree roots. While your inspector may recommend a sewer camera inspection for some properties, on others where no drain backups or known issues are present this coverage will serve to protect against failures between your home and the municipal connection or well/septic systems. A sewer camera inspection with satisfactory results will automatically extend your coverage to 6 months.



RecallChek®

FREE Safety Recall Check on major appliances for life. Make and model numbers of major appliances are recorded and checked for active recalls with the CPSC. FREE on going monthly RecallChek service for life.



PLATINUM ROOF PROTECTION PLAN

Every single inspection we perform comes with a 5 Year Roof Leak Protection plan that covers the necessary repair for any new leak in your home's roof system.

NXT STRUCTURAL WARRANTY

Your Inspection comes with a full year of Structural Coverage for issues with Foundations, Framing, Load Bearing Walls, and Roof Systems. This policy includes coverage for Engineering when necessary and we will even come out to inspect work done at no cost to you.

See Policies For Terms and Conditions.



WWW.RWSWARRANTY.COM
800-544-8156

THE RESIDENTIAL WARRANTY SERVICES (RWS)
18 MONTH WARRANTY
 SOME COMPARISONS*:

	RWS 18 MONTH WARRANTY	HSA	AMERICAN HOME SHIELD COMPLETE	FIDELITY	OLD REPUBLIC BASE	2-10 BASE
1500 SF House	\$435	\$420* <small>*Varies per state</small>	\$680* <small>*Varies per state</small>	\$420	\$350	\$475
Washer/Dryer	Included	\$70	Included	\$80	Included	Included
Well Pump	Included	\$75	\$210	\$85	\$100	\$75
Sewage Pump (ejector)	Included	N/A	FOR BOTH	\$35	\$100	N/A
Septic Pumping	\$45	N/A	Included	\$60	N/A	\$45
Garage Door Springs	Included	\$149	Included	N/A	N/A	N/A
Roof Leak Repair	Included	\$45	N/A	\$165	\$100	N/A
Water Softener	Included	\$40	Included	N/A	N/A	\$80
Drain Line Stoppage	Included	N/A	Included	Included	Included	Included
Add'l Kitchen Appliances	Included	N/A	N/A	Additional	\$50	\$40
Add'l Water Heaters	Included	N/A	Included	N/A	N/A	N/A
Add'l HVAC	Included	N/A	\$50	Included	Included	Included
Underground Sewer Pipes	Included	N/A	N/A	N/A	\$100	N/A
Termite Treatment	Included	N/A	Available in Select States	N/A	N/A	N/A
Outside Hose Spigot	Included	N/A	Included	N/A	N/A	N/A
Refrigerator Icemakers	Included	N/A	Kitchen Icemaker Only	Included	Included	N/A
Extendable to 18 Months with Qualified Home Inspection	No Charge	N/A	N/A	N/A	N/A	N/A

*Information based on company warranty brochures as of 1/1/18. Revised 8/19/2019.
 *Data is deemed accurate, but should be verified. Thank you for your patience and understanding
 See policies for full details.

2: INTERNACHI GUARANTEE

Information

We'll Buy Your Home Back



**WE'LL BUY YOUR HOME
GUARANTEE**
FULL PURCHASE PRICE • BACKED BY INTERNACHI
★ IF WE MISS ANYTHING ★
WE'LL BUY YOUR HOME BACK

Certificate

Date of Inspection: _____

Address of House: _____

Inspector: _____

Inspector's Signature: _____

Important: If your participating InterNACHI® Certified Professional Inspector® misses something, InterNACHI® will pay you whatever price you paid for the home. The home must be listed with a licensed real estate agent. The Buy-Back Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.

For more information, visit www.nachi.org/buy

If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.
- For more information, please visit www.nachi.org/buy.

Joe Theismann for InterNACHI's Buy Back Guarant...



Watch on  YouTube

We'll Buy Your Home Guarantee



Watch on  YouTube

Honor Guarantee



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee.**

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

3: GENERAL INFORMATION / OVERVIEW

Information

How To Understand Your Inspection

Introduction:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs. Specialized evaluations by the appropriate trades contractors may reveal additional issues that are not able to be identified from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. Cosmetic deficiencies in the home will not be noted unless they affect the functionality of the home, are indicative of a larger problem, or are so severe that they may affect the value of the home. This inspection is intended to assist in an evaluation of the overall condition of the dwelling only. A home inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed, or non-permitted work prior to closing on the home. This inspection report is not a prediction of future conditions and property conditions are subject to change at any time.

This inspection does not include the evaluation of additional structures unless you notified us and purchased inspections of additional structures, whether they include living spaces or not. This inspection also does not include specialized evaluations of private water supply equipment (well pumps, flow tests, etc), private septic equipment (drain fields, tanks, alarms, etc), sprinkler/irrigation systems, solar energy equipment, hot tubs, pools, generators, or other systems not covered under the Standards of Practice as established by the International Association of Certified Home Inspectors. Additionally, a home inspection does not include a pest inspection. You are encouraged to seek these evaluations by the relevant professionals prior to the conclusion of your inspection response period.

IMPORTANT: How To Read and Use Your Report

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Health and Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Findings = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

These items listed in **BLUE**, **ORANGE**, or **RED** in the report should have a qualified professional provide you a cost to repair, replace, fix, or be maintained prior to release of your contingency period so you (Roozbeh Farahanipour) know the true cost of action.

The item, component, or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors for an insight into the scope of the inspection.

[Standards Of Practice](#)

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Anarumo Inspections and the Client(s) Roozbeh Farahanipour and is not transferable to any third parties or subsequent buyers. Our Inspection Company will gladly answer any questions on the report for a 3rd party with written permission from Roozbeh Farahanipour. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified as Roozbeh Farahanipour and no warranty or guarantee will be provide to anyone other than our client.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Note on Thermal Imaging: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold. An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Items Not Inspected and Other Limitations

EXCLUDED - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, Satellite TV or Cable TV, surface drains, solar systems, low voltage lighting systems (interior and/or exterior), interior fire sprinklers, audio system, CCTV, salt water pool / spa systems, security bars, electronic air cleaner at the furnace, fire pit, tool shed(s), telephone jacks, fountain(s), exterior barbecue, swing sets, boat docks or any type of dock / slip, kennel(s), children's play house, shutters/blinds, awnings, sump pump(s), condensation pump(s), security system(s), electronic gate(s), Elevator(s), circulating pump on water heater(s), sauna / steamer(s), wall / floor safe(s), Instantaneous hot water, humidifier, above ground pool, chair lift on stairs, septic system, chicken coop, swamp cooler(s), heat sensors, koi pond(s), well system, basketball court, putting green, tree house, tennis court, kegerator, air purifier, trampoline, electric pool cover, playground equipment, gas furnace heat exchangers, central vacuum systems, water softeners and water purifiers, alarm and intercom systems, and any item that is not a permanent attached component of the home or part of our standard inspection. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Systems Get Older And May Need Budgeting To Replace

During the inspection some systems could of appeared to be older and/or at the end of its service life. Reliability of one or more systems may possible. Ask the homeowner or occupant about any recent performance. Regular maintenance and monitoring of the homes systems and components condition is recommended. Budgeting for repairs and future replacement is always recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

4: INSPECTION DETAILS

Information

How Many Levels

2

In Attendance

Client, Client's Agent, Home Owner, Listing Agent

Standards of Practice Followed

InterNACHI

[Click Here To View Our Standards Of Practice](#)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Utilities: all utilities on

All utilities were on at the time of the inspection.

Clients Report

This report is for the person(s) named here in the report: Client(s) Roozbeh Farahanipour . Unauthorized use is prohibited with out said Client(s) Roozbeh Farahanipour and Anarumo Inspections Inc. permission. Liability under this report is limited to the party identified on the cover page of this report.

Exterior Photos - Left Side



Exterior Photos - Rear



Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

5: UTILITY SHUTOFF LOCATIONS

		IN	NI	NP
5.1	Electric Service	X		
5.2	Water	X		
5.3	Gas/LP	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electric Service: Main Disconnect Location & Photo

Left Side of Home



Water: Water Shutoff Valve Location

Front of Home

Gas/LP: Main Gas Shutoff Valve Location

Front of Home

Electric Service: Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.

Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.

Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.

6: EXTERIOR

		IN	NI	NP
6.1	Driveways	X		
6.2	Walkways	X		
6.3	Fence/Wall(s)	X		
6.4	Gates	X		
6.5	Siding	X		
6.6	Trim	X		
6.7	Exterior Doors	X		
6.8	Windows	X		
6.9	Window Screens	X		
6.10	Sprinklers	X		
6.11	Exterior Electrical	X		
6.12	Doorbell	X		
6.13	Steps/Railings	X		
6.14	Hose Bib(s)	X		
6.15	Foundation	X		
6.16	Grading and Drainage	X		
6.17	Exterior Comments			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Driveways: Driveway Material

Concrete

Walkways : Walkway Material

Brick, Concrete

Fence/Wall(s): Material

Block, Wood

Gates: Material

Wood

Siding : Siding Material

Stucco

Trim: Material

Wood

Windows: Windows

Wood

Sprinklers: Control Panel

Locations

Left

Sprinklers: Sprinkler System

Timed

Doorbell: Doorbell

Wireless / WiFi Door Bell

Hose Bib(s): Hose Bib(s)

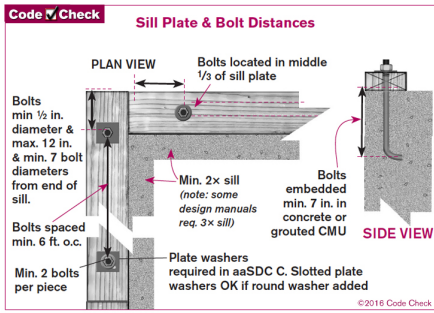
Yes

Foundation: Access Location

Accessible, Right side

Foundation: Bolted to Foundation

Yes,, Under Building



Foundation: Crippled Walls

No

Foundation: Material Raised

Raised

Foundation: Plumbing Leak in Crawl Space

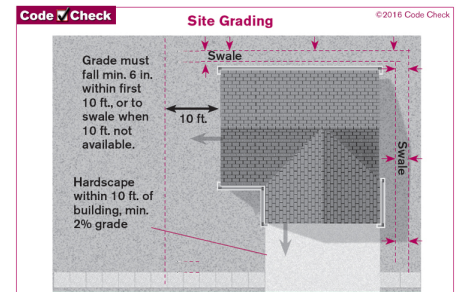
No

Foundation: Ventilation Adequate

Adequate

Grading and Drainage: Grade at Foundation

Grade at foundation appears to be adequate



Grading and Drainage: Lot Flat lot

Flat lot

Driveways: Addition

The driveway appear to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Walkways : Addition

The walks appear to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Windows: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Windows: Thermo-Pane Windows

House is equipped with one or more thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.

Sprinklers: A Sprinkler Head(s)

The sprinkler heads used for watering are a critical component of the system. Their positioning, pressure, and function via the manifold and its pipes all affect the health of the lawn. Recommend making sure that sprinkler heads remain clean, properly flowing, and directed away from the home and other structures. Maintenance required on this system.

Sprinklers: A Timed System

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Exterior Electrical: Sensor lights

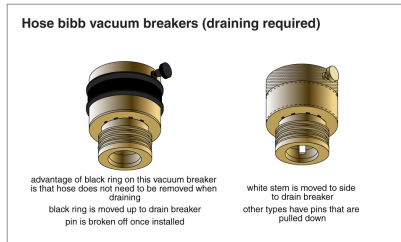
Unable to activate all exterior lighting at time of inspection. This may be due to sensors, motion detectors or timers which are beyond the scope of this inspection. We suggest activating all exterior lighting prior to close of escrow to ensure that these fixtures are in working order as one or lights may not be functional.

Doorbell: Doorbells

Doorbells are sometimes operating through specialty systems like Wi-Fi. These are also utilizing a battery or a power source that is low-voltage and is not with in the realm of the home inspection. Doorbells have several components that have a tendency to stop working and may need a specialist to repair or replace.

Hose Bib(s): No Anti-Siphon Valve(s)

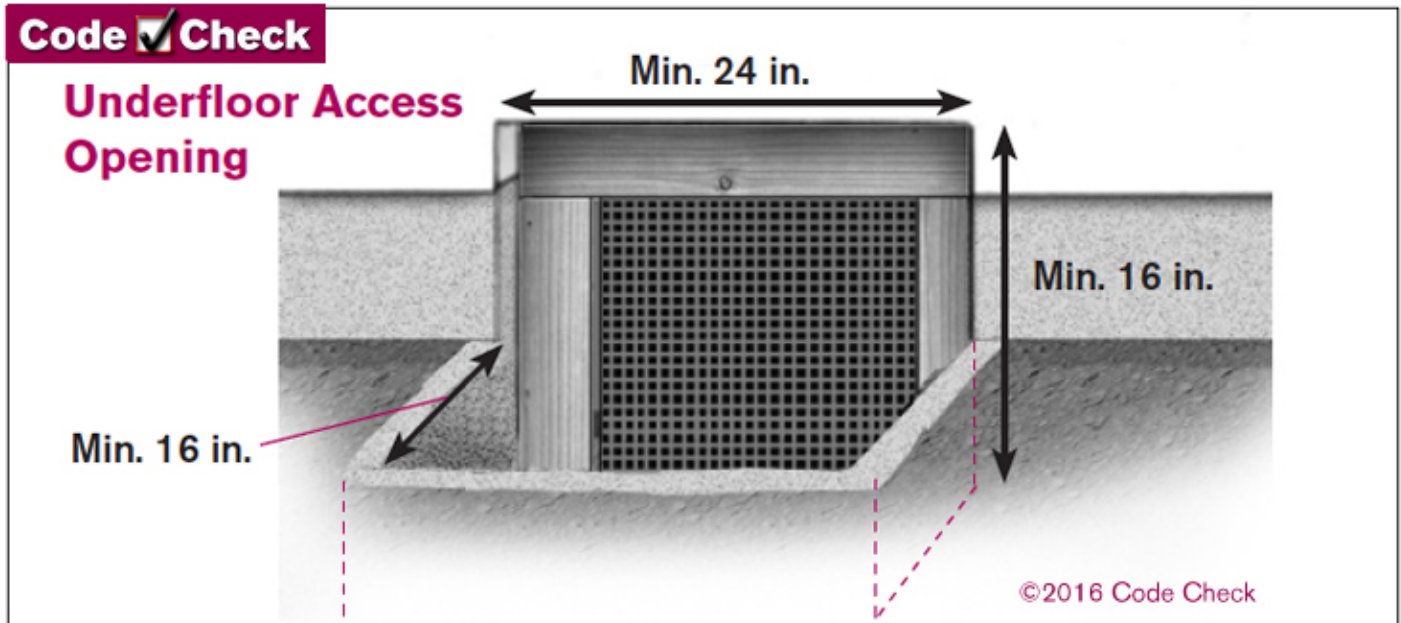
One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.



Foundation: Crawl Space Limitations

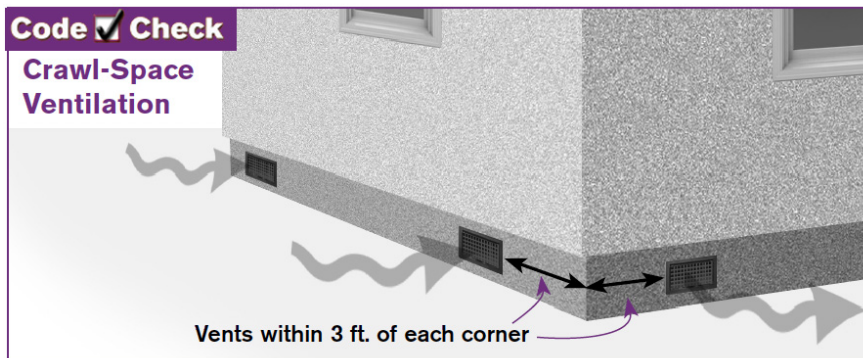
There are many things that can be obscured by under-floor insulation and are excluded from this inspection (Examples: Such things as, but not limited too: joists, beams, piping, wiring and/or ducting).

It is not with in the realm of the inspection to have the inspector determine if columns, beams, joists, support posts, studs, trusses, are of the proper dimensions, span, and\or the proper spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl space in the future. Gutters can help prevent this. There are several areas in our territory that have higher than normal water tables. These homes may need sump pumps, fans, and/or other means to keep the crawl as dry as possible. This is not part of our inspection as it is not always visible. Our inspectors will attempt to find and locate all crawl access points and areas, however we may not be able to find all access due to floor coverings, personal belongings, and other things. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. The crawlspace should be checked periodically for several things like plumbing leaks, water intrusion, pests, termites, and other problems.



Foundation: Raised Foundation Ventilation Diagram

This is today's standards. You may have a home with vent spread further apart because of the construction methods of the time.



© Code Check 2020

Exterior Comments: Modifications to Original Structure

There appears to be additions and/or modifications to this property. We do not determine if these additions or alterations were permitted; suggest consulting with local municipality for further review.

Findings

6.1.1 Driveways

DRIVEWAY CRACKING - EXPANSIVE

Expansive cracks observed.

Recommendation

Contact a qualified concrete contractor.



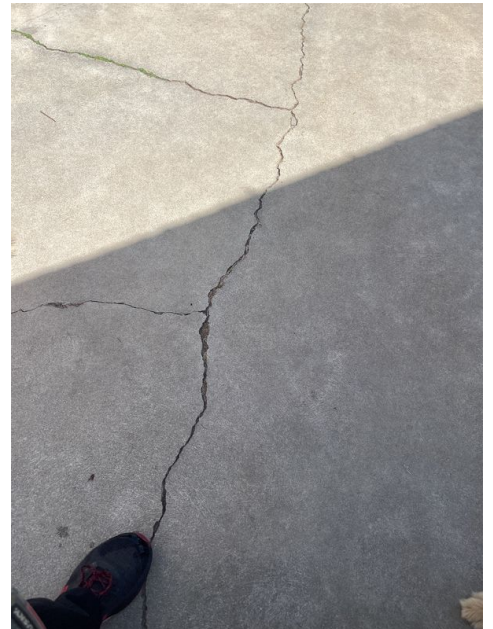
6.2.1 Walkways

WALKWAY CRACKING - EXPANSIVE CRACKS

Expansive cracks observed.

Recommendation

Contact a qualified concrete contractor.



6.2.2 Walkways

WALKWAY TRIP HAZARD

Trip hazards observed; due to uneven walks. Patch or repair recommended.

Recommendation

Contact a qualified professional.





6.3.1 Fence/Wall(s)

CRACKS NOTED

Recommendation

Contact a qualified professional.



6.3.2 Fence/Wall(s)

EARTH TO WOOD CONTACT

Earth to wood contact at various areas, which may allow wood to become susceptible to dry rot and/or termites.

Recommendation

Contact a handyman or DIY project



6.3.3 Fence/Wall(s)

EXCESSIVE VEGETATION



Excessive vegetation noted. Unable to fully evaluate. Recommend further evaluation.

Recommendation

Contact a qualified professional.



6.3.4 Fence/Wall(s)

LOOSE AND LEANING FENCE

 Moderate

Fence is loose and leaning fence. This can be an indication of settling. Suggest consulting with specialist for further review prior to close of escrow.

Recommendation

Contact a qualified professional.



6.4.1 Gates

GATE RUBS ON ANOTHER GATE

 Minor

One or more gates rubs on another gate. Adjustments maybe needed.

Recommendation

Contact a qualified professional.

6.5.1 Siding

CRACKING

 Moderate

Cracking was observed at one or more points on the exterior. This is common in settling of a home. Recommend sealing cracks to prevent any water intrusion.

Recommendation

Contact a qualified professional.



6.5.2 Siding

DAMAGED STUCCO

Moderate

Recommend repairs to prevent water intrusion

Recommendation

Contact a qualified professional.



6.6.1 Trim

DETERIORATED WOOD

Moderate

One or more sections of the trim are deteriorated. Recommend a Termite Company evaluate the whole home.

Recommendation

Contact a qualified pest control specialist.



6.7.1 Exterior Doors

DETERIORATED WOOD

Moderate

One or more doors are deteriorated. Recommend a Termite Company evaluate the whole home.

Recommendation

Contact a qualified professional.



6.8.1 Windows

DETERIORATED WOOD

Moderate

One or more sections of the window(s) are deteriorated. Recommend a Termite Company evaluate the whole home.

Recommendation

Contact a qualified professional.



6.10.1 Sprinklers

CAPPED SPRINKLER LINES

Minor

One or more sprinklers lines have been capped.

Recommendation

Contact a qualified professional.



6.10.2 Sprinklers

INDOOR TIMER INSTALLED OUTSIDE

Moderate

This does not appear to be a proper installation. Recommend correcting.

Recommendation

Contact a qualified professional.



6.13.1 Steps/Railings

EARTH TO WOOD CONTACT

Moderate

Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Recommendation

Contact a qualified professional.



6.15.1 Foundation

CORROSION ON PLUMBING

Moderate

Corrosion on plumbing lines and drain lines. No leak at time of inspection. This can decrease life expectancy.

Recommendation

Contact a qualified professional.

6.15.2 Foundation

VENT SCREENS - DAMAGED

Moderate

1 or more vent screens are torn, damaged, and/or missing. Recommend correcting.

Recommendation

Contact a qualified professional.



6.17.1 Exterior Comments

WATER DAMAGE WITHOUT MOISTURE NOTED

Moderate

No moisture noted at time of inspection. Recommend having source of water damage corrected if it has not been already.

Recommendation

Contact a qualified professional.



Water heater closet

7: DECKS, BALCONIES, PORCHES, AND PATIOS

		IN	NI	NP
7.1	Decks, Balconies, Porches & Steps	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Cover

None

Decks, Balconies, Porches & Steps: Decking Material

Composite

Decks, Balconies, Porches & Steps: Enclosure/Railing

Serviceable

Decks, Balconies, Porches & Steps: Location

Rear

Decks, Balconies, Porches & Steps: Type

Balcony

Decks, Balconies, Porches & Steps: Windows

Not Applicable

Decks, Balconies, Porches & Steps: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Findings

7.1.1 Decks, Balconies, Porches & Steps

 Moderate

DECK - DAMAGED WATERPROOF MEMBRANE

Damage noted in decking material. This material is designed to be watertight. This is a compromise in the integrity of the decking material. This may require repair/replacement of decking. Recommend further evaluation prior to the close of escrow.

Recommendation

Contact a qualified professional.



7.1.2 Decks, Balconies, Porches & Steps

 Moderate

DECK - DETERIORATED BOARDS

One or more sections of the deck are deteriorated. Recommend a Termite Company evaluate the whole home.

Recommendation

Contact a qualified deck contractor.



7.1.3 Decks, Balconies, Porches & Steps

Moderate

DECK - LITTLE TO NO VENTILATION

The underside of the balcony is enclosed. The installation does not have a means to ventilate and or drain the enclosed space. This type of installation is inherently problematic. Current construction standards require the enclosed area to be ventilated both to prevent condensation and to allow any leakage to drain out. No opinions are offered regarding the conditions in concealed areas. This can create conditions conducive to concealed damage. It is recommended that the area be made accessible and further evaluated. The installation of drainage/ventilation is recommended. Please consult with a qualified general contractor and or appropriate registered design professional for further evaluation. Any necessary service should be completed by a qualified general contractor in accordance with approved design. REF: CRC 317.1.6, 703.1.1, 730.7[i]

Recommendation

Contact a qualified professional.

7.1.4 Decks, Balconies, Porches & Steps

Moderate

ELECTRICAL - INOPERABLE LIGHT(S)

Light is inoperable, possibly due to the bulb. Suggest replacing bulb.

Recommendation

Contact a qualified professional.



8: ROOF

		IN	NI	NP
8.1	Material / Type - House	X		
8.2	Material / Type - Garage	X		
8.3	Gutters / Downspouts	X		
8.4	Flashings	X		
8.5	Chimneys / Skylights	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Inspection Method

Walked Roof

Material / Type - House: Material

Composition

Material / Type - House: Type

Pitched

Material / Type - Garage: Material

Composition

Material / Type - Garage: Type

Pitched

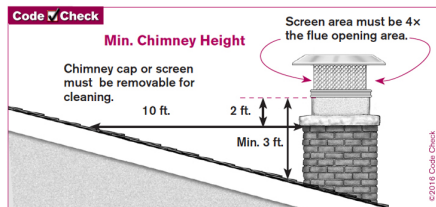
Gutters / Downspouts: Gutter

Material
Metal

Chimneys / Skylights: Spark

Arrester

A spark arrester is installed as a safety feature.



Roof Limitations

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Anarumo Inspection Services does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company like Anarumo Inspections or roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to preform regular maintenance on the gutter system.

Material / Type - House: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

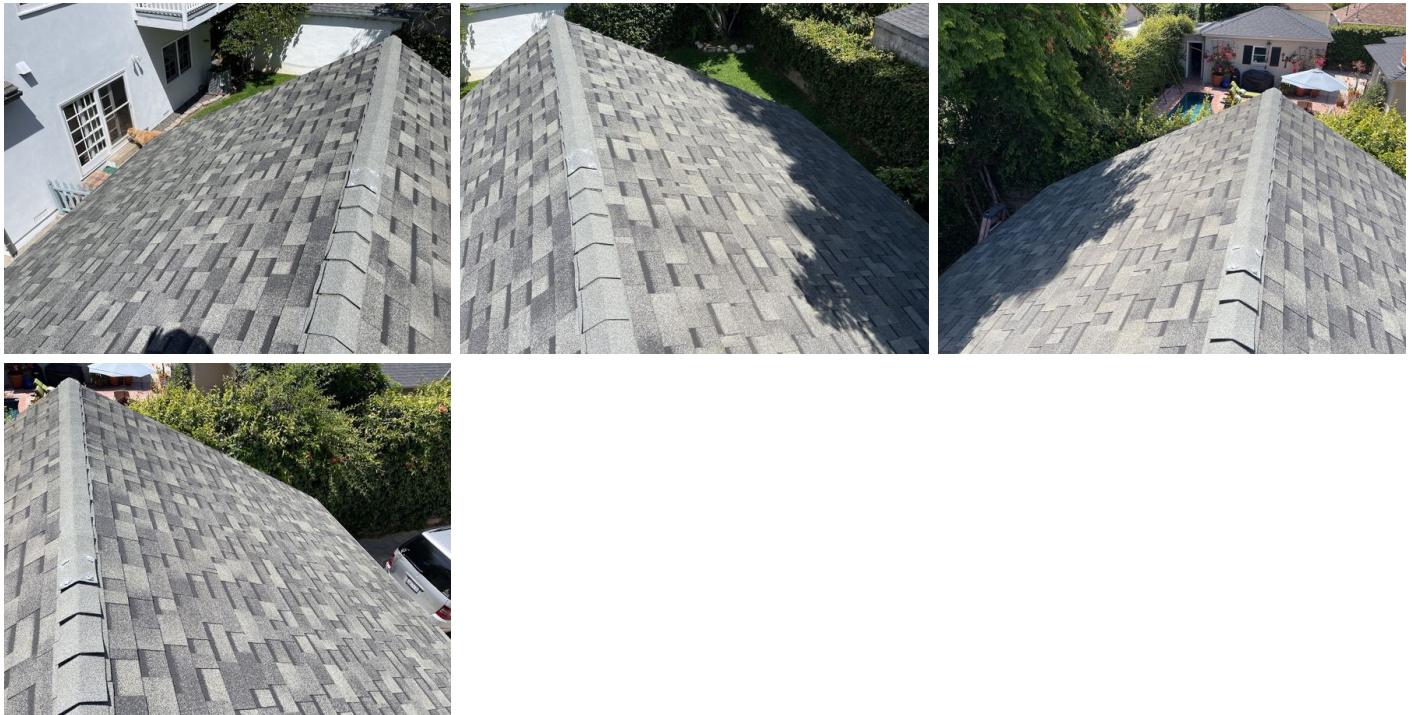
Material / Type - House: Photos / Videos



Material / Type - Garage: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Material / Type - Garage: Photos / Videos



Chimneys / Skylights: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Findings

8.1.1 Material / Type - House

DAMAGED (GENERAL)

Moderate

Roof shows normal wear for its age and type. We recommend repairs be made in the few areas where roofing materials are damaged or missing. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



8.1.2 Material / Type - House

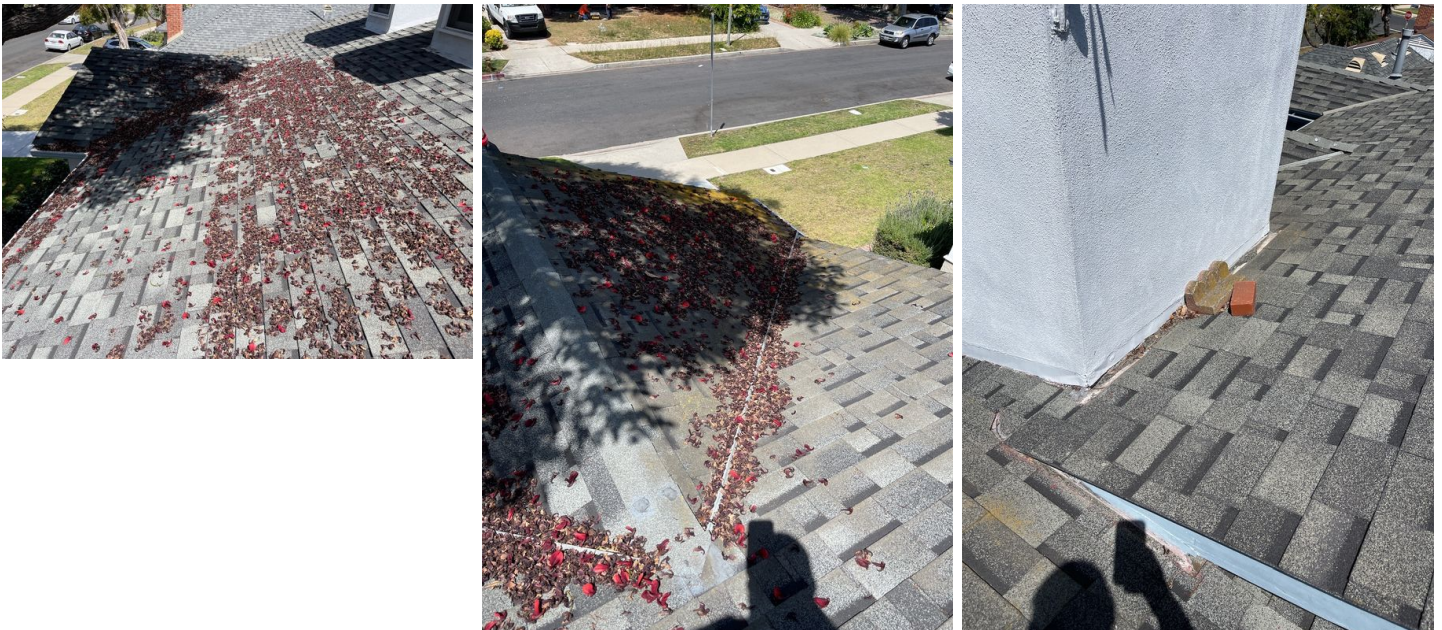
DEBRIS

Moderate

Suggest clearing all debris from roof. Debris left on roof may retain moisture and cause that section of roof to age prematurely.

Recommendation

Contact a qualified professional.



8.1.3 Material / Type - House

 Minor

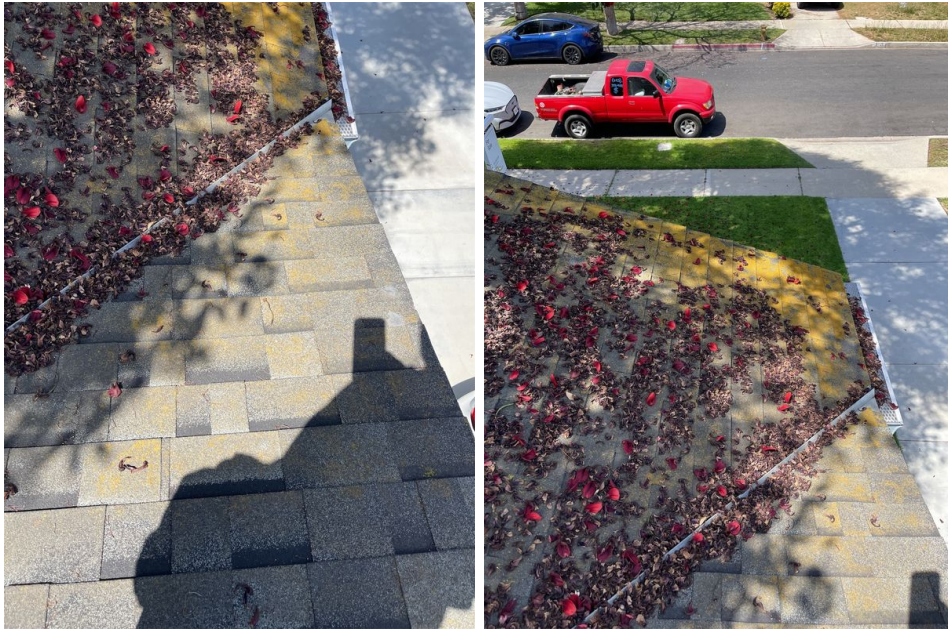
DISCOLORATION

Roofing is discolored, which can be caused by moisture, rust, or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



8.2.1 Material / Type - Garage

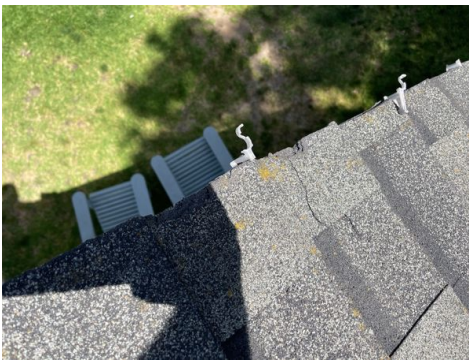
 Moderate

DAMAGED (GENERAL)

Roof shows normal wear for its age and type. We recommend repairs be made in the few areas where roofing materials are damaged or missing. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



8.2.2 Material / Type - Garage

DEBRIS

 Moderate

Suggest clearing all debris from roof. Debris left on roof may retain moisture and cause that section of roof to age prematurely.

Recommendation

Contact a qualified professional.



8.2.3 Material / Type - Garage

DISCOLORATION

 Minor

Roofing is discolored, which can be caused by moisture, rust, or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.

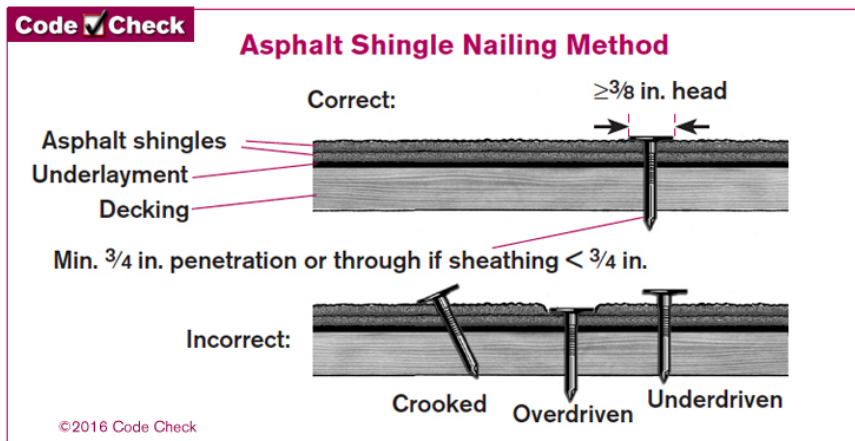


8.2.4 Material / Type - Garage

EXPOSED NAIL HEADS

Moderate

Observed one or more exposed / under-driven nails/fasteners. Suggest sealing exposed nail heads. Recommend a qualified roofing contractor evaluate and repair.



Recommendation

Contact a qualified roofing professional.

8.4.1 Flashings

MISSING FLASHING

Moderate

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



8.5.1 Chimneys / Skylights

METAL CHIMNEY RUST

Moderate

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified chimney contractor.



9: GARAGE

		IN	NI	NP
9.1	Siding	X		
9.2	Trim	X		
9.3	Garage Door	X		
9.4	Garage Door Opener			X
9.5	Ceiling	X		
9.6	Walls	X		
9.7	Slab	X		
9.8	Window(s)			X
9.9	Access door			X
9.10	Fire Door			X
9.11	Firewalls			X
9.12	Electrical	X		
9.13	Vent Screen(s)			X
9.14	Laundry Tub			X
9.15	Washer Hook Up			X
9.16	Dryer Hook Up			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Garage is:

Detached from home

Siding : Siding Material

Stucco

Trim: Material

Wood

Garage Door: Material

Metal, Non-insulated

Garage Door Opener: No Automatic Door Opener Noted

Garage vehicle door is manually-operated.

Dryer Hook Up: Fuel

None

Dryer Hook Up: Vent Intact

None

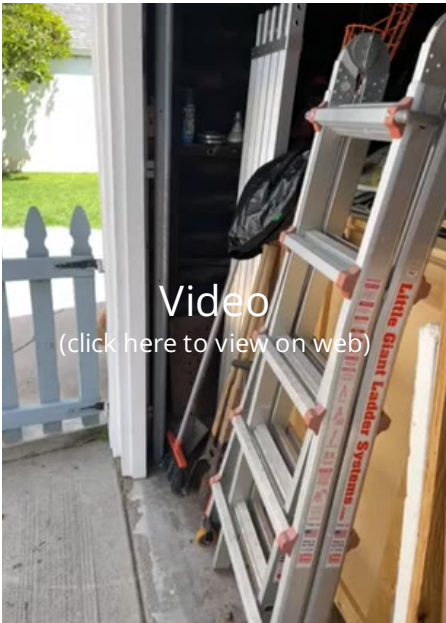
Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.



Limited

Limited sight due to personal belongings; we suggest client review this area prior to close of escrow.



Storage

storage area(s) appear(s) to be an addition. Unable to determine if permitted; we suggest consulting with the local municipality for further review.

Findings

9.1.1 Siding

CRACKING

 Moderate

Cracking was observed at one or more points on the exterior. This is common in settling of a home. Recommend sealing cracks to prevent any water intrusion.

Recommendation

Contact a qualified structural engineer.



9.1.2 Siding

DAMAGED STUCCO

Recommend repairs to prevent water intrusion

Recommendation

Contact a qualified professional.

 Moderate



9.3.1 Garage Door

DAMAGED WEATHER STRIPPING

Recommend replacing

Recommendation

Contact a qualified professional.

 Minor



9.3.2 Garage Door

PANEL DAMAGE

 Moderate

Garage door panel is damaged and may need repair/replacement.

Recommendation

Contact a qualified garage door contractor.



9.5.1 Ceiling

DAMAGED

Moderate

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair

Recommendation

Contact a qualified professional.



9.7.1 Slab

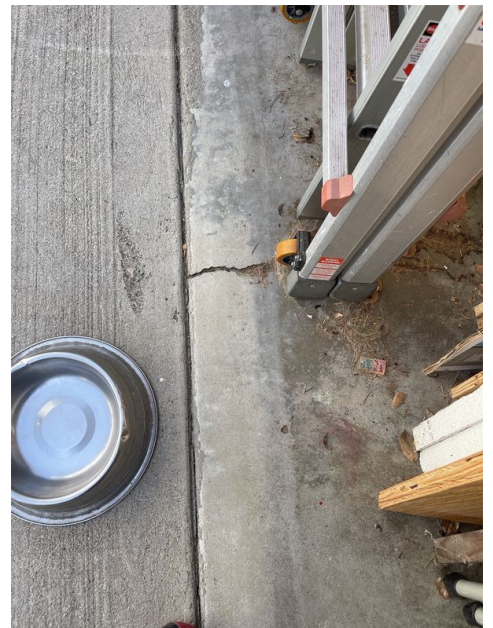
CRACKING

Moderate

Expansive cracking visible in garage slab. Evidence of settling noted.

Recommendation

Contact a qualified structural engineer.



9.12.1 Electrical

NO GFI

Moderate

There is no ground fault interrupter in this area which may not have been standard at the time of construction. However, todays standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. If it is connected to a GFI and NOT labeled this is still improper.

Recommendation

Contact a qualified electrical contractor.

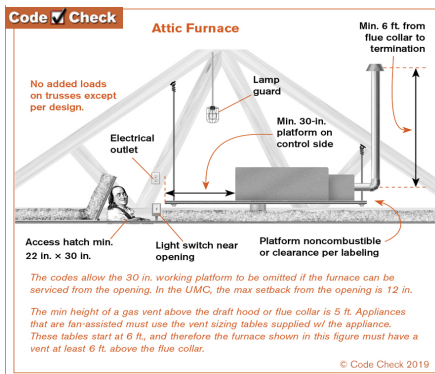
10: MAJOR SYSTEMS

		IN	NI	NP
10.1	Heating Equipment	X		
10.2	Cooling Equipment	X		
10.3	Thermostat	X		
10.4	Distribution System	X		
10.5	Chimneys and Fireplaces	X		
10.6	Smoke Detectors	X		
10.7	Carbon Monoxide Detectors			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating Equipment: Attic Forced Air Unit



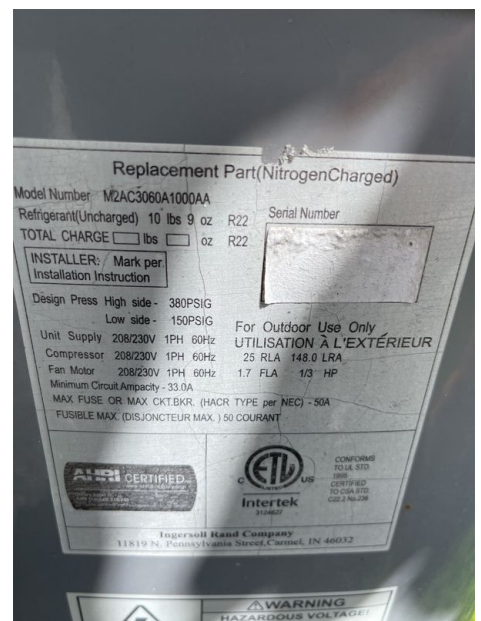
Heating Equipment: Disconnects Gas Shut Off, Electronic Disconnect

Heating Equipment: Energy Source Natural Gas

Heating Equipment: Heat Type Forced Air

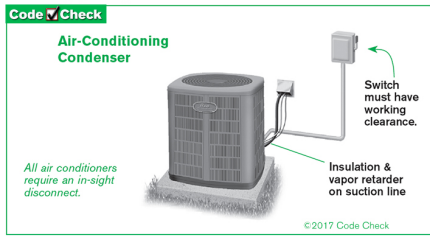
Heating Equipment: Location Attic

Cooling Equipment: Data Plate

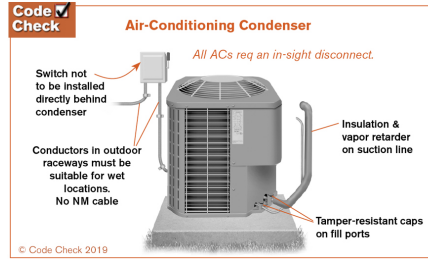


Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner



Cooling Equipment: Location Rear



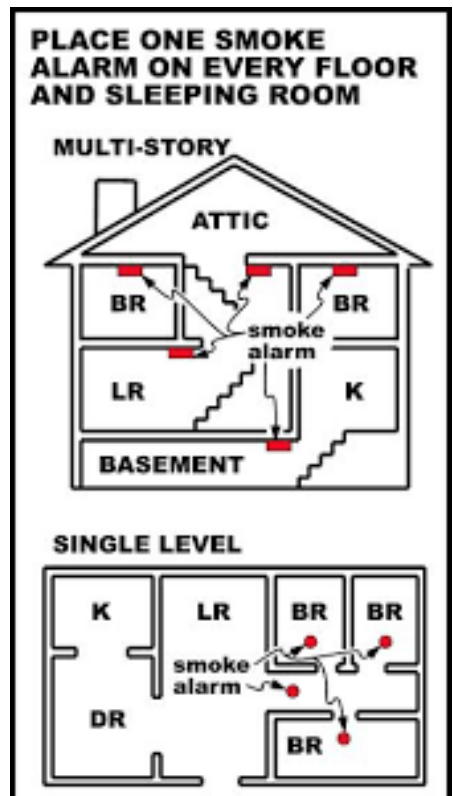
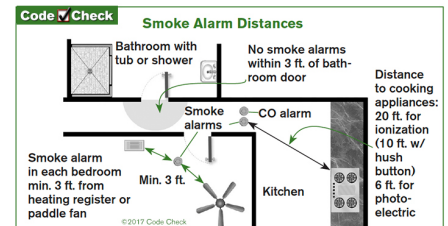
Thermostat: Location Living room



Distribution System: Ductwork Servicable

Chimneys and Fireplaces: Fireplace Type / Location Gas, Wood, Living Room

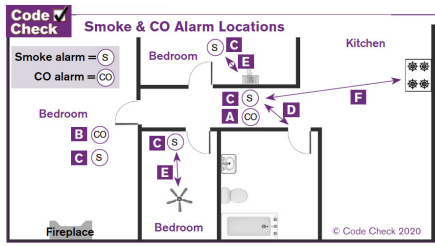
Smoke Detectors: Locations Upstairs hall, Downstairs hall, Each bedroom



Carbon Monoxide Detectors:

Locations

None



- Smoke & CO Alarm Locations 18 IRC**
- Req'd outside each separate sleeping area **A** 315.3
 - Req'd in bedroom or attached bath w/ fuel-burning device **B** 315.3
 - Alarms must comply w/ NFPA 72 & be listed to UL 217 314.1
 - Req'd in each sleeping room & outside in immediate vicinity **C** 314.3
 - Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above **D** 314.3
 - Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade **E** 314.1
 - Photoelectric min 6 ft. from permanently installed cooking appliance **F** 314.3.1
 - Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button **F** 314.3.1

Heating Equipment: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Heating Equipment: Infrared Photo Of Heater ON

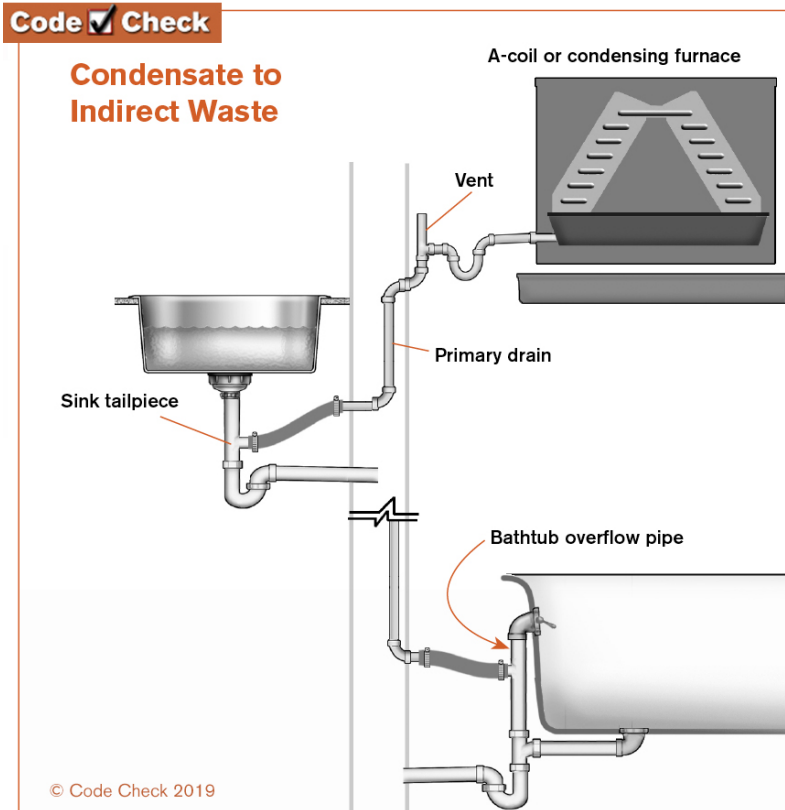


Cooling Equipment: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Cooling Equipment: Hidden AC Condensation Lines

Sometimes AC condensation lines connect inside walls and the pipe can not be viewed or found during an inspection. An Infrared Inspection may help find if there is a leak on one of these lines but its not guaranteed. The AC is ran for a brief time which may or may not produce enough water during the inspection time to find any leaks. Our inspectors can not be liable for and disconnected lines inside walls.



Cooling Equipment: Infrared Photo Of Air Conditioner ON



Thermostat: Thermostats / Remotes

Some thermostats and remotes state "COOL" or "HEAT", This can sometimes be believed to be a sign that there might be heating or cooling for the home. This does not mean that it does either one. Some may only be for "HEAT" or "COOL" only. Please refer to the report to verify that there was either or and its operating condition.

Distribution System: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Chimneys and Fireplaces: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Chimneys and Fireplaces: This Fireplace Inspection Is NOT Based On A NFPA 211 Level 1, 2, or 3 Inspection

This is a limited visual inspection, we may check some items based on a similar amount of items as a level 1 inspection. The National Fire Protection Agency or NFPA recommendation is a level 2 inspection on the sale or transfer of a home. A NFPA level 1, 2, or 3 inspection was not performed by Anarumo Inspection Services and a level 2 inspection is highly recommend. We can send an inspector back to perform a more in-depth inspection or Chimney Scan for an additional fee.

Disclosure

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. These materials were used prior to 1982, and should you be concerned, we suggest having an independent inspection performed prior to the close of escrow. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. Not all major systems started with gas drip legs / sediment traps; However today it is common practice we recommend adding them.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Findings

10.1.1 Heating Equipment

2"(INCH) CLEARANCE NEEDED AROUND FLUE PIPE

Moderate

Suggest implementing a two inch clearance around flue pipe of any combustible materials as a safety upgrade.

Recommendation

Contact a qualified professional.

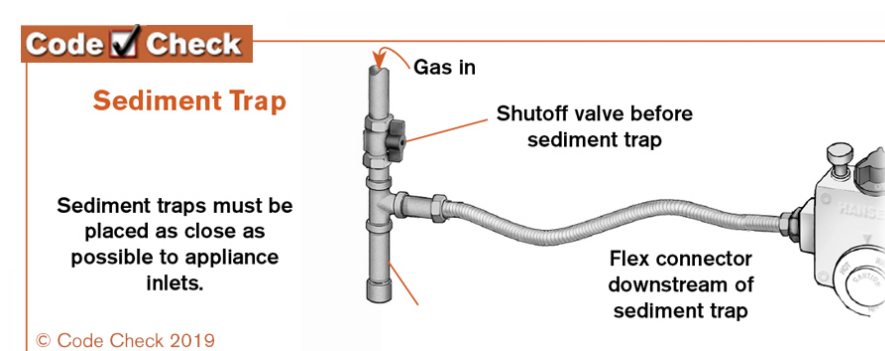


10.1.2 Heating Equipment

NO SEDIMENT TRAP

Moderate

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Recommendation

Contact a qualified professional.

10.1.3 Heating Equipment

RECOMMEND ADDING SECONDARY AC LINE AS A SAFETY SWITCH

Moderate

This switch will allow HVAC unit to shut down if water was to back out of 2nd drain line and prevent water damage inside home.

Recommendation

Contact a qualified professional.



10.2.1 Cooling Equipment

AC BREAKER APPEARS TO BE OVERSIZED

Moderate

AC is using a larger breaker than it is rated for. Recommend downsizing to proper breaker.

Recommendation

Contact a qualified professional.



10.2.2 Cooling Equipment

AC FINS ARE DIRTY

Minor

Recommend cleaning to allow proper cooling and functioning.

Recommendation

Contact a qualified professional.



10.2.3 Cooling Equipment

AIR CONDITIONERS SHOULD BE CONTROLLED BY A GFI FOR SAFETY

Moderate

Air conditioner breakers should be controlled by a GFI for safety, this may not be required by the local jurisdiction.

Recommendation

Contact a qualified professional.

10.2.4 Cooling Equipment

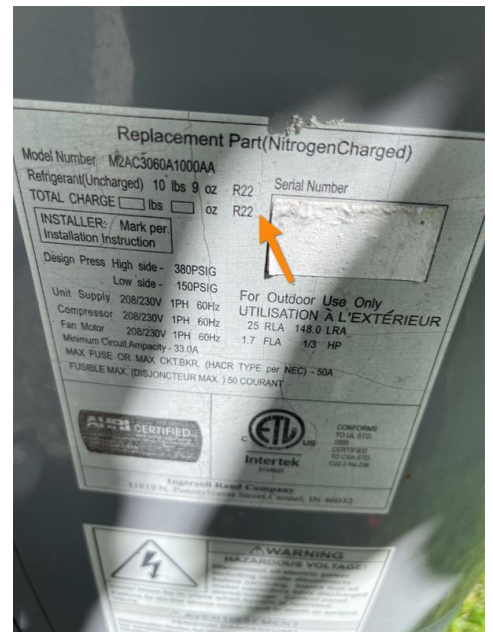
R22

Moderate

The refrigerant or coolant used in this system is known as R22. This material is no longer manufactured and will not be manufactured as of January 2020. Repair of the system may become more expensive or even eventually may require replacement after this date, if needed. Most units can be recharged with R407 - C , as long as the R22 has been fully depleted or emptied. We recommend consulting with a licensed heating and air conditioning contractor about this.

Recommendation

Contact a qualified HVAC professional.



10.5.1 Chimneys and Fireplaces

C-CLAMP

Moderate

Suggest adding a c-clamp to the fireplace damper as a safety upgrade, so that fireplace damper does not close completely during use.

Recommendation

Contact a qualified professional.

10.5.2 Chimneys and Fireplaces

Moderate

CHIMNEY FLUE DIRTY

Chimney flue was excessively dirty, which can pose as fire hazard. Recommend a qualified chimney contractor clean the build up in the flue.

Recommendation

Contact a qualified roofing professional.



10.5.3 Chimneys and Fireplaces

Moderate

CRACKS NOTED

Cracks noted in the firebox / chimney. This is typical in a home of this age. This appears to be normal settling.

Recommendation

Contact a qualified professional.



10.5.4 Chimneys and Fireplaces

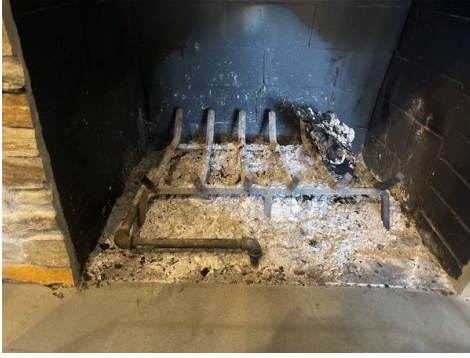
Moderate

SUGGEST CLEANING FIREPLACE

Suggest cleaning fireplace/chimney prior to first use. Possible creosote build-up noted in chimney from burning wood. We advise obtaining a professional cleaning.

Recommendation

Contact a qualified professional.



10.7.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE



Health and Safety / Major

Suggest adding carbon monoxide detectors to all areas required by law, as a safety upgrade.

Recommendation

Contact a qualified professional.

11: PLUMBING

		IN	NI	NP
11.1	Drain, Waste, & Vent Systems	X		
11.2	Main Water Shut-off Device & water supply lines	X		
11.3	Water Heater, Controls, Flues & Vents	X		
11.4	Gas Meter	X		

IN = Inspected NI = Not Inspected NP = Not Present

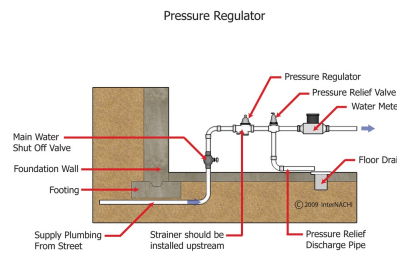
Information

Main Water Shut-off Device & water supply lines: Copper

Copper is preferred for durability and low maintenance.

Main Water Shut-off Device & water supply lines: Location

Front



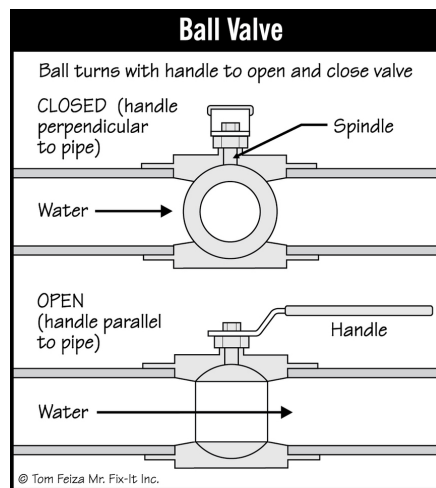
Main Water Shut-off Device & water supply lines: Material Visible

Copper

Main Water Shut-off Device & water supply lines: PSI

70

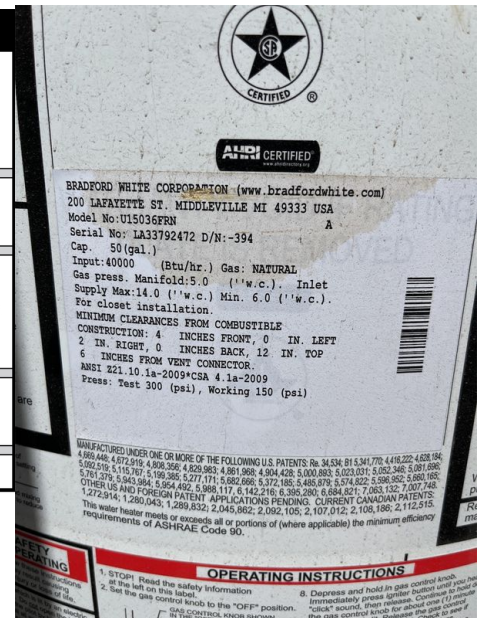
Main Water Shut-off Device & water supply lines: Water Shut Off Valve Type - Ball Valve



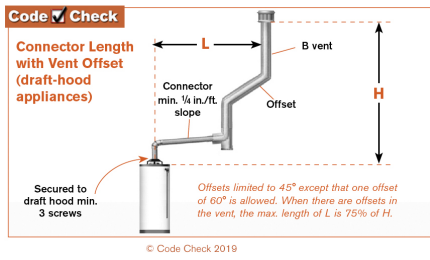
PO07

Water Heater, Controls, Flues & Vents: Capacity

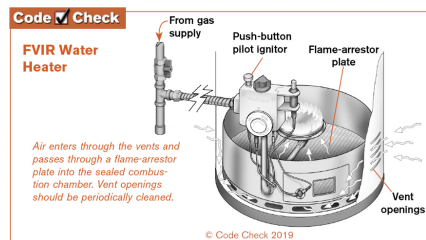
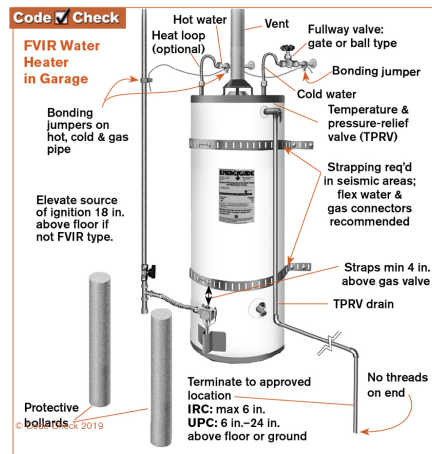
50 gallons



Water Heater, Controls, Flues & Vents: Flue/Vent Serviceable



Water Heater, Controls, Flues & Vents: Gas Tanked Water Heater



Water Heater, Controls, Flues & Vents: Location Exterior Closet

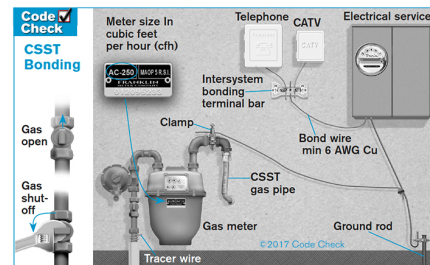
Water Heater, Controls, Flues & Vents: Safety Requirements

Earthquake straps, Cold water shut off, Temperature and pressure relief valve

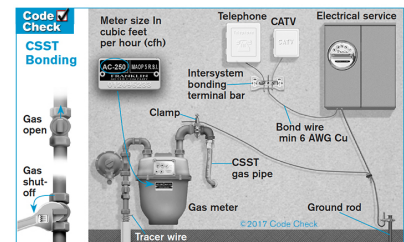


Gas Meter: Bonding Connection Observed

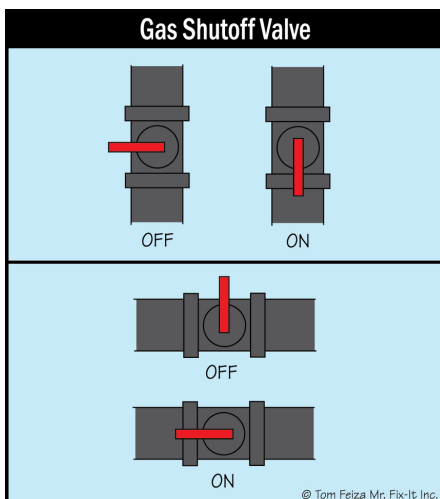
Unknown/Not visible



Gas Meter: Gas Meter Location Curb/Street



Gas Meter: Gas Shut Off Valve Diagram



Gas Meter: Material Observed Iron

Gas Meter: Seismic shut off valve installed



Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

During the inspection we attempt to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Ask the homeowner about water and sewer leaks or blockages in the past. The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls or below ground.

Drain, Waste, & Vent Systems: Sewer Line

Suggest having a sewer camera inspection done on all single family homes. As we can not determine if there is any obstructions in the lines. Back ups normally will not present during an inspection.

Main Water Shut-off Device & water supply lines: Bonding Interior Piping

This may not have been required at the time this home was built. It is a good upgrade.

Code Check

Bonding Interior Piping

All interior piping systems capable of becoming energized must be bonded, & connecting them at a gas water heater provides an easy way to check for compliance.

©2017 Code Check

Main Water Shut-off Device & water supply lines: Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Water Heater, Controls, Flues & Vents: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Disclosure

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Pressure regulators are beyond the inspectors scope of practice.

Findings

11.3.1 Water Heater, Controls, Flues & Vents



ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

11.3.2 Water Heater, Controls, Flues & Vents



CORROSION ON SUPPLY LINES

Corrosion was noted at supply lines. One or more lines may need replacement. No leak at time of inspection.

Recommendation

Contact a qualified plumbing contractor.



11.3.3 Water Heater, Controls, Flues & Vents



CORROSION ON TANK

Corrosion was noted tank. No leak at time of inspection. Repairs or replacement maybe needed in the future.

Recommendation

Contact a qualified professional.



11.3.4 Water Heater, Controls, Flues & Vents

Moderate

NO DRIP PAN

No drip pan was present. Recommend installation of a metal pan with drain to exterior by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



11.3.5 Water Heater, Controls, Flues & Vents

Moderate

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.

Recommendation

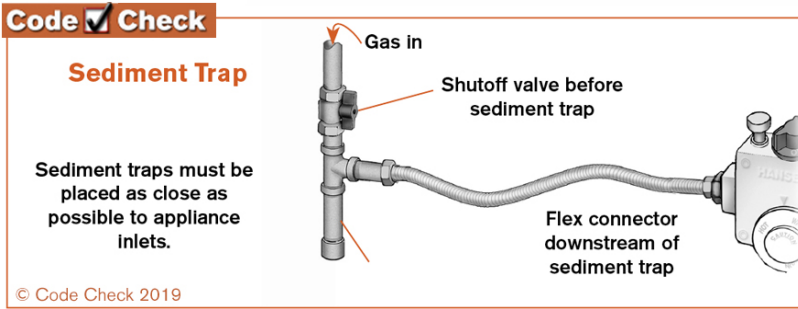
Contact a qualified plumbing contractor.

11.3.6 Water Heater, Controls, Flues & Vents

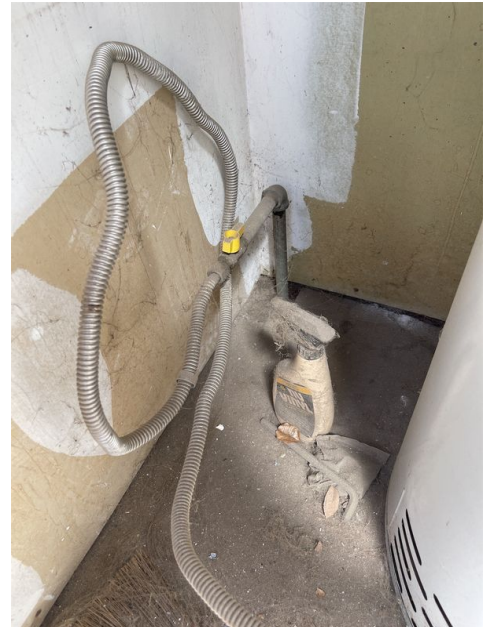
Moderate

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Recommendation
Contact a qualified professional.



11.3.7 Water Heater, Controls, Flues & Vents
SUGGEST EXTENDING DISCHARGE PIPE

Moderate

Suggest extending temperature and pressure relief valve discharge pipe to within six inches of floor and to exterior as a safety upgrade, as required by local municipality. Or changing temperature pressure relief valve to a gas shut off valve on the TPR.

Recommendation
Contact a qualified professional.



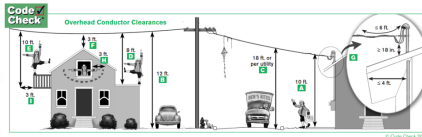
12: ELECTRICAL

		IN	NI	NP
12.1	Service Entrance Conductors	X		
12.2	Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices	X		
12.3	Branch Wiring Circuits	X		

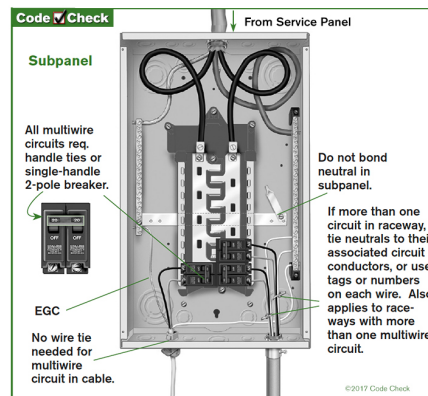
IN = Inspected NI = Not Inspected NP = Not Present

Information

Service Entrance Conductors: Electrical Service Overhead



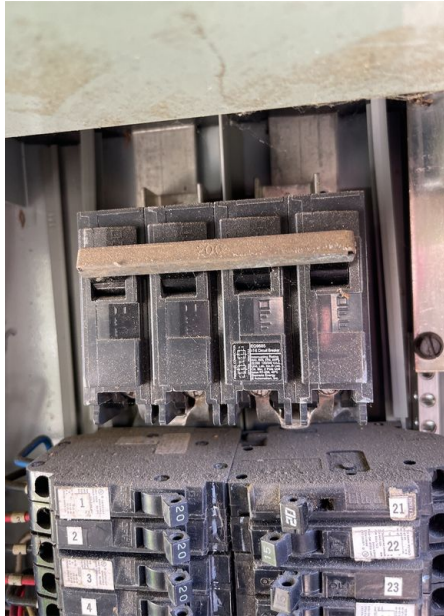
Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Distribution (Sub) Panel Location(s) AC(s)



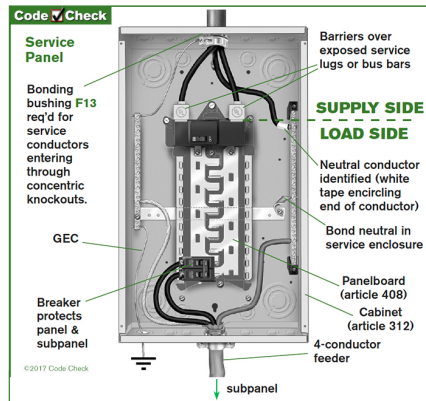
Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Infrared Photo Of Interior Of Electrical Panels



Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Main Disconnect
 Yes



Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Main Panel Location
 Left

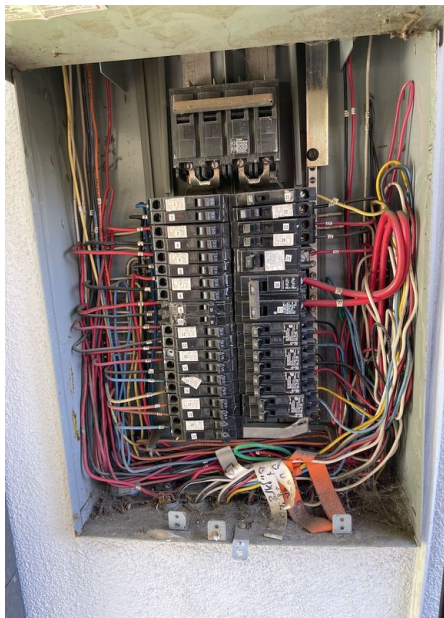


Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Overload Protection / Futures
 Circuit Breaker, Futures to add more circuits

Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Panel Capacity
 200 AMP

Branch Wiring Circuits: Copper Branch Circuit
 Copper branch circuits are preferred for durability and low maintenance.

Branch Wiring Circuits: Wiring Copper



Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Findings

12.1.1 Service Entrance Conductors

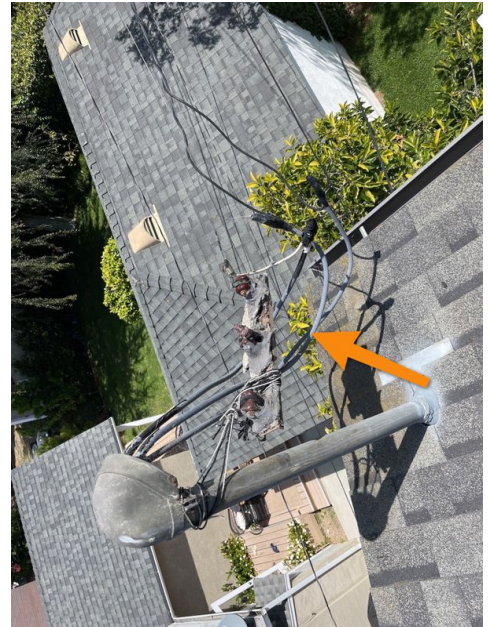
Moderate

ELECTRICAL DRIP LOOP IS IMPROPERLY INSTALLED

Recommend contacting local municipality on having corrected.

Recommendation

Contact a qualified professional.



12.2.1 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices

Moderate

IMPROPER SCREWS FOR AN ELECTRICAL PANEL

Improper screws for an electrical panel Noted. Recommend using proper screws.

Recommendation

Contact a qualified professional.



12.2.2 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices

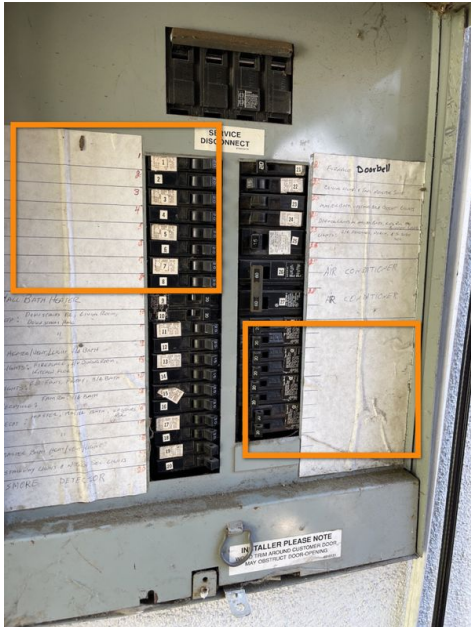
Moderate

MISSING LABELS ON PANEL

At the time of inspection, panel was missing permanent labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



12.3.1 Branch Wiring Circuits

CLOTH BRANCH WIRING FOUND

Moderate

Cloth wiring is considered an obsolete wiring material and some insurance companies are not insuring homes with it. Cloth wiring uses cloth for insulation where as today we use plastic. Cloth wiring may require, Cloth wiring in the past has used certain products in it which make it more prone to animals trying to eat it.

Recommendation

Contact a qualified electrical contractor.



13: KITCHEN

		IN	NI	NP
13.1	Floors	X		
13.2	Walls	X		
13.3	Ceiling	X		
13.4	Doors	X		
13.5	Windows			X
13.6	Cabinets	X		
13.7	Countertops	X		
13.8	Electrical	X		
13.9	Sink, Faucets, & Drains	X		
13.10	Garbage Disposal	X		
13.11	Dishwasher	X		
13.12	Vent	X		
13.13	Range/Cooktop	X		
13.14	Oven	X		
13.15	Built-in Microwave			X
13.16	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Countertops: Material
Granite

Sink, Faucets, & Drains: Under Sink Photo

Garbage Disposal: Brand
ISE



Vent: Exhaust Hood Type
Vented

Range/Cooktop: Range Brand
Viking

Range/Cooktop: Range Fuel**Source**

Gas

**Oven: Oven Brand**

Viking

Built-in Microwave: Microwave

Brand

None

Sink, Faucets, & Drains: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.

**Dishwasher: Brand**

Kitchenaid

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

Oven: Oven Fuel Source

Gas



Disclosure : Disclosure

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Findings

13.8.1 Electrical

NO GFIS

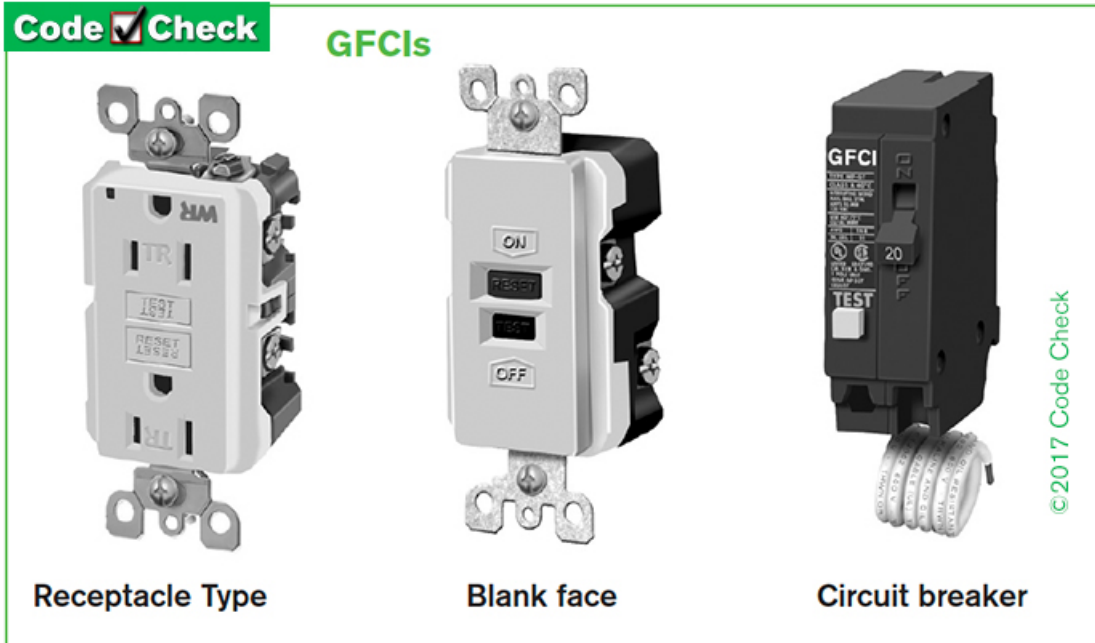
 Moderate

There is no ground fault interrupter in this area (which should be the entire counter) which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within six feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. If it is connected to a GFI and NOT labeled this is still improper.

Recommendation

Contact a qualified professional.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



13.9.1 Sink, Faucets, & Drains

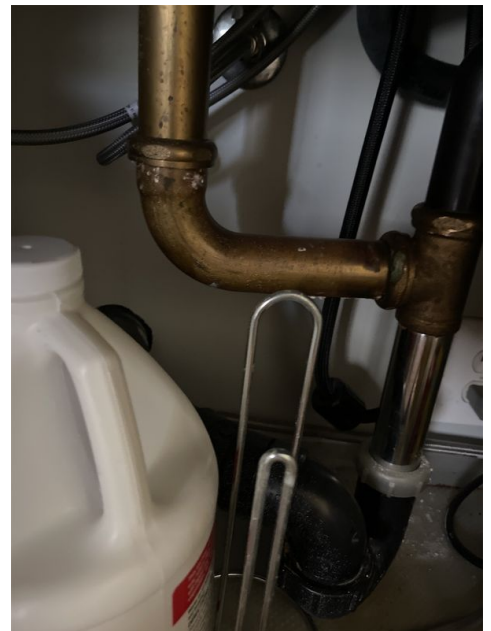
CORROSION

Corrosion noted; no evidence leak at time of inspection. Repairs or replacement maybe needed in the future.

Recommendation

Contact a qualified professional.

Moderate



14: LAUNDRY ROOM

		IN	NI	NP
14.1	Floor	X		
14.2	Walls	X		
14.3	Ceiling	X		
14.4	Doors			X
14.5	Windows			X
14.6	Cabinets	X		
14.7	Electrical	X		
14.8	Exhaust Fan			X
14.9	Laundry Tub			X
14.10	Washer Hook up	X		
14.11	Dryer Hook Up	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Dryer Hook Up: Fuel Source Gas



Dryer Hook Up: Vent Yes

Code Check

Dryer Exhaust
 Dryers are a leading cause of U.S. home fires. The Consumer Product Safety Commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers. Common causes are lint buildup from improperly installed or maintained exhaust ducts. Screens should not penetrate the interior of the duct as they accumulate lint and lead to blockage.

If duct length based on MFR instructions, copy must be provided to AHJ & duct must be inspected.

NOTICE
 Concealed duct length 59 ft.

UMC: Max 14 ft. plus connector, up to 2 90° bends, deduct 2 ft. for each additional 90°

IRC max length 35 ft. counting connector or AMI

Code Check
 IRC: Deduct for bends T38
 Transition ducts metal, L&L, and not concealed

Backdraft Damper
 No screens

Dryers w/ specific MFR instructions are allowed longer lengths than otherwise permitted by code.

Disclosure

In the Laundry area, we do not test clothes dryers, nor washing machines And their water connections and drainpipes. However, you should be Aware that water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, We recommend using modern braided stainless steel type water hoses that are more dependable as an upgrade when you take possession of this property.

Findings

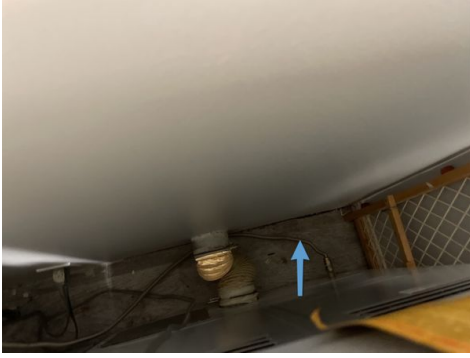
14.2.1 Walls

MISSING MOLDING NOTED

Recommendation

Contact a qualified professional.





15: BATHROOM - DOWNSTAIRS HALL

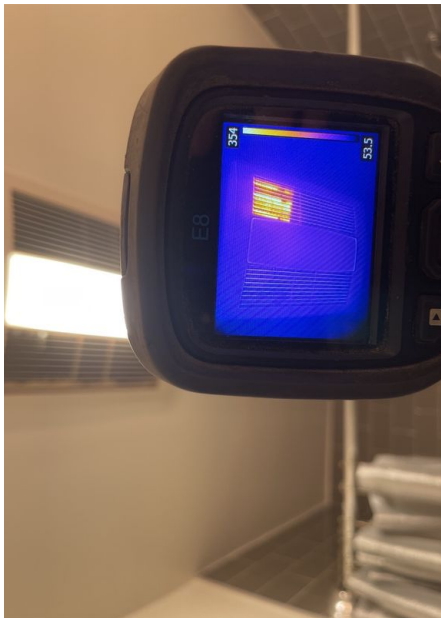
		IN	NI	NP
15.1	Floors	X		
15.2	Walls	X		
15.3	Ceiling	X		
15.4	Doors	X		
15.5	Window(s)			X
15.6	Electrical	X		
15.7	Exhaust Fan / Electric Heater	X		
15.8	Tub	X		
15.9	Shower	X		
15.10	Sink/Faucet/Drains/Supply	X		
15.11	Toilet	X		
15.12	Counter/Cabinets	X		
15.13	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

**Exhaust Fan / Electric Heater:
Electric Heater - Operable**

**Exhaust Fan / Electric Heater:
Exhaust Fan - Operable**



Tub: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater or valves may need adjustments, maintenance, or replacement.



Sink/Faucet/Drains/Supply: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Disclosure : Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Findings

15.9.1 Shower

LOOSE FLANGE



Minor

Recommend re-caulking

Recommendation

Contact a qualified professional.



15.10.1 Sink/Faucet/Drains/Supply

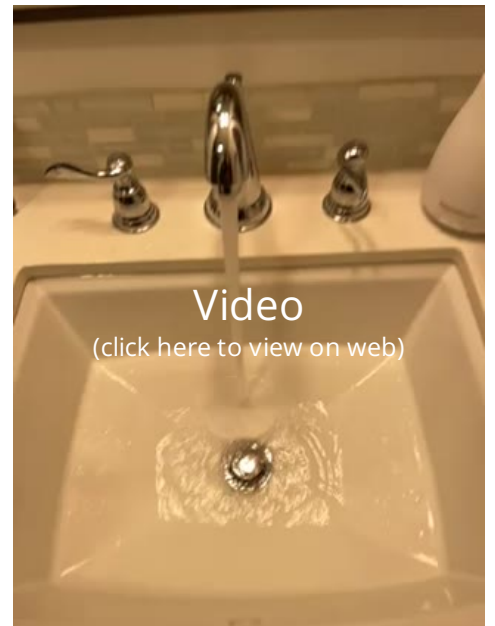
INOPERABLE STOPPER



Stopper to sink is not working as intended. Recommend adjusting as needed.

Recommendation

Contact a qualified professional.



16: BATHROOM - DOWNSTAIRS RIGHT

		IN	NI	NP
16.1	Floors	X		
16.2	Walls	X		
16.3	Ceiling	X		
16.4	Doors	X		
16.5	Window(s)	X		
16.6	Electrical	X		
16.7	Exhaust Fan / Electric Heater	X		
16.8	Tub			X
16.9	Shower	X		
16.10	Sink/Faucet/Drains/Supply	X		
16.11	Toilet	X		
16.12	Counter/Cabinets	X		
16.13	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

**Exhaust Fan / Electric Heater:
Electric Heater - Operable**

**Exhaust Fan / Electric Heater:
Exhaust Fan - Operable**



Shower: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater or valves may need adjustments, maintenance, or replacement.

**Sink/Faucet/Drains/Supply: Hot Water Temperature (114F or Below and/or 126F or Higher)**

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Disclosure : Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Findings

16.9.1 Shower

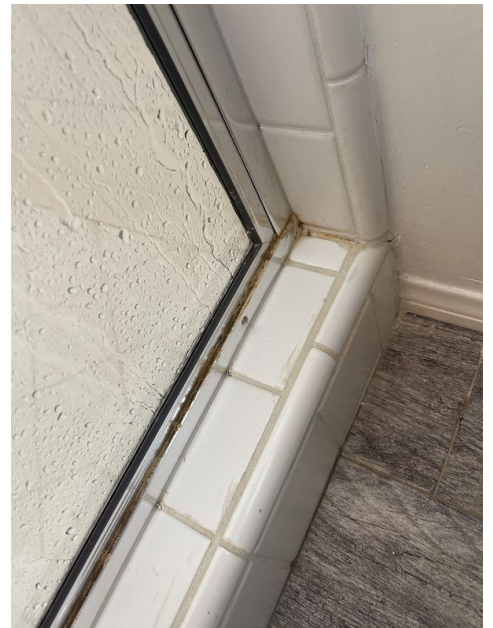
SHOWER ENCLOSURE IS CORRODED

 Moderate

Shower enclosure is corroded. No leak at time of inspection.

Recommendation

Contact a qualified professional.



17: BATHROOM - MASTER

		IN	NI	NP
17.1	Floors	X		
17.2	Walls	X		
17.3	Ceiling	X		
17.4	Doors	X		
17.5	Window(s)	X		
17.6	Electrical	X		
17.7	Exhaust Fan / Electric Heater	X		
17.8	Tub	X		
17.9	Shower	X		
17.10	Sink/Faucet/Drains/Supply	X		
17.11	Toilet	X		
17.12	Counter/Cabinets	X		
17.13	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

**Exhaust Fan / Electric Heater:
Electric Heater - Operable**

**Exhaust Fan / Electric Heater:
Exhaust Fan - Operable**



Tub: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater or valves may need adjustments, maintenance, or replacement.

**Shower: Hot Water Temperature (114F or Below and/or 126F or Higher)**

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater or valves may need adjustments, maintenance, or replacement.



Sink/Faucet/Drains/Supply: Hot Water Temperature (114F or Below and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Disclosure : Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Findings

17.3.1 Ceiling

NAIL POPS



Protruding nail heads visible at the time of the inspection, unable to determine cause

Recommendation

Contact a qualified professional.

17.5.1 Window(s)

WINDOW DOES NOT LATCH



One or more Windows may need to be adjusted in order to function properly. Recommend repairing or replacement as needed.

Recommendation

Contact a qualified professional.

17.6.1 Electrical

LOOSE OUTLET

Moderate

One or more outlets are loose. Recommend securing.

Recommendation

Contact a qualified professional.



17.8.1 Tub

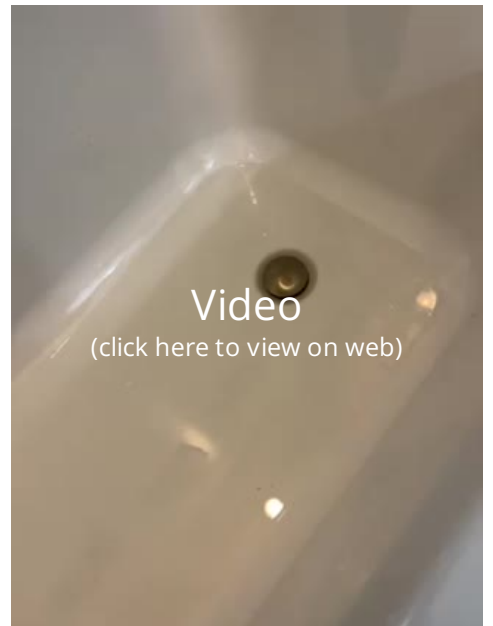
TUB DRAIN SLOWLY

Moderate

Tub drain slowly. Unable to determine cause.

Recommendation

Contact a qualified plumbing contractor.



17.9.1 Shower

CRACKED TILES NOTED

Moderate

Shower has one or more cracked tiles. No leak noted at time of inspection

Recommendation

Contact a qualified professional.



18: ENTRY

		IN	NI	NP
18.1	Floors	X		
18.2	Walls	X		
18.3	Ceilings	X		
18.4	Doors	X		
18.5	Windows	X		
18.6	Electrical	X		
18.7	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in your home please contact a specialist for those items as we do not specialize in those areas.

Findings

18.6.1 Electrical

UNABLE TO DETERMINE FUNCTION OF SWITCH



Unable to determine the function of one or more switches.

Recommendation

Contact a qualified professional.

19: LIVING ROOM & DINING AREA

		IN	NI	NP
19.1	Floors	X		
19.2	Walls	X		
19.3	Ceilings	X		
19.4	Doors			X
19.5	Windows	X		
19.6	Electrical	X		
19.7	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in your home please contact a specialist for those items as we do not specialize in those areas.

Findings

19.3.1 Ceilings

CRACKS NOTED

 Moderate

Cracks in ceiling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.

19.3.2 Ceilings

STAIN(S) ON CEILING

 Moderate

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



20: FAMILY ROOM

		IN	NI	NP
20.1	Floors	X		
20.2	Walls	X		
20.3	Ceilings	X		
20.4	Doors			X
20.5	Windows	X		
20.6	Electrical	X		
20.7	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in your home please contact a specialist for those items as we do not specialize in those areas.

21: HALL - DOWNSTAIRS

		IN	NI	NP
21.1	Floors	X		
21.2	Walls	X		
21.3	Ceilings	X		
21.4	Doors	X		
21.5	Windows			X
21.6	Electrical	X		
21.7	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in your home please contact a specialist for those items as we do not specialize in those areas.

Findings

21.1.1 Floors

HIGH SPOTS NOTED UNABLE TO DETERMINE CAUSE



Recommendation

Contact a qualified professional.

21.2.1 Walls

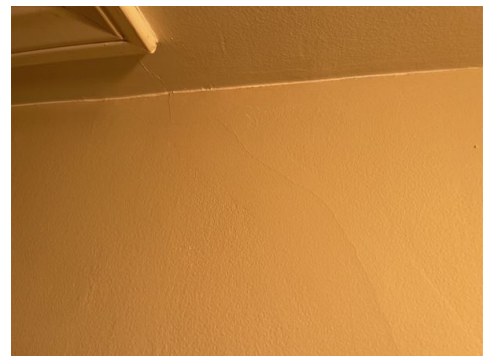
CRACKS NOTED



Cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



21.2.2 Walls

MICROBIAL GROWTH



Evidence of Microbial growth noted . This is a health and safety concern. We advise obtaining further evaluation form a qualified expert to determine the extent of the necessary corrective measures required.

Recommendation

Contact a qualified professional.



21.3.1 Ceilings

CRACKS NOTED

 Moderate

Cracks in ceiling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



22: HALL & STAIRS - UPSTAIRS

		IN	NI	NP
22.1	Floors	X		
22.2	Walls	X		
22.3	Ceilings	X		
22.4	Doors			X
22.5	Windows	X		
22.6	Electrical	X		
22.7	Stairs and Railing	X		
22.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in your home please contact a specialist for those items as we do not specialize in those areas.

23: BEDROOM - DOWNSTAIRS FRONT

		IN	NI	NP
23.1	Floors	X		
23.2	Walls	X		
23.3	Ceilings	X		
23.4	Doors	X		
23.5	Windows	X		
23.6	Electrical	X		
23.7	Closet	X		
23.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Findings

23.1.1 Floors



HIGH SPOTS NOTED IN FLOORING UNABLE TO DETERMINE CAUSE

Recommendation

Contact a qualified professional.

23.2.1 Walls



CRACKS NOTED

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



23.3.1 Ceilings

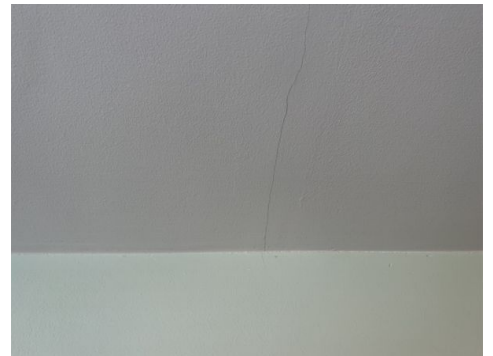


CRACKS NOTED

Cracks in ceiling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



23.5.1 Windows



WINDOW IS DIFFICULT TO OPEN & CLOSE

One or more windows are difficult to open and close. Recommend a window tech adjust window. Repairs maybe needed.

Recommendation

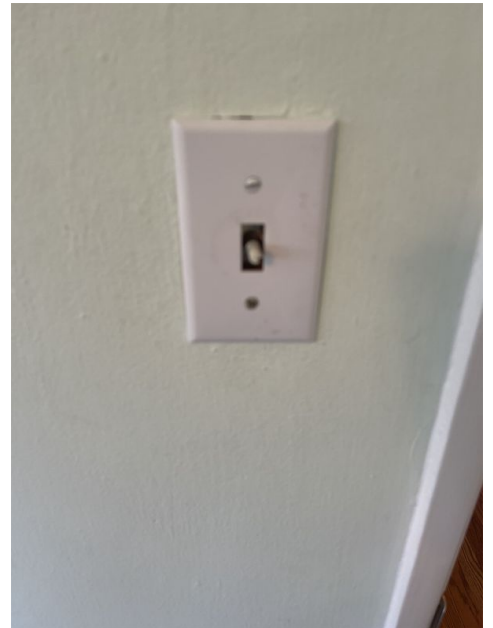
Contact a qualified professional.

23.6.1 Electrical

MISSING DIMMER KNOB

Recommendation

Contact a qualified professional.



24: BEDROOM - DOWNSTAIRS MIDDLE

		IN	NI	NP
24.1	Floors	X		
24.2	Walls	X		
24.3	Ceilings	X		
24.4	Doors	X		
24.5	Windows	X		
24.6	Electrical	X		
24.7	Closet	X		
24.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Findings

24.1.1 Floors

SQUEAK NOTED, UNABLE TO DETERMINE CAUSE



Recommendation

Contact a qualified professional.

24.2.1 Walls

CRACKS NOTED



Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



24.2.2 Walls

MINOR WALL DAMAGE



Recommendation

Contact a qualified professional.



24.6.1 Electrical

MISSING DIMMER KNOB



Recommendation

Contact a qualified professional.



24.7.1 Closet

MISSING HANDLE TO CLOSET DOOR

Recommendation

Contact a qualified professional.



25: BEDROOM - DOWNSTAIRS REAR

		IN	NI	NP
25.1	Floors	X		
25.2	Walls	X		
25.3	Ceilings	X		
25.4	Doors	X		
25.5	Windows	X		
25.6	Electrical	X		
25.7	Closet	X		
25.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

26: BEDROOM - UPSTAIRS FRONT

		IN	NI	NP
26.1	Floors	X		
26.2	Walls	X		
26.3	Ceilings	X		
26.4	Doors	X		
26.5	Windows	X		
26.6	Electrical	X		
26.7	Closet	X		
26.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Findings

26.6.1 Electrical

LIGHT INOPERABLE



CLOSET

One or more lights are not operating. Light bulb may possibly need replacement.

Recommendation

Contact a qualified electrical contractor.

26.6.2 Electrical

UNABLE TO DETERMINE FUNCTION OF ONE SWITCH



Unable to determine the function of one or more switches.

Recommendation

Contact a qualified professional.

27: BEDROOM - MASTER

		IN	NI	NP
27.1	Floors	X		
27.2	Walls	X		
27.3	Ceilings	X		
27.4	Doors	X		
27.5	Windows	X		
27.6	Electrical	X		
27.7	Closet	X		
27.8	Disclosure			

IN = Inspected NI = Not Inspected NP = Not Present

Findings

27.4.1 Doors

 Moderate

DETERIORATED WOOD

One or more sections of the door are deteriorated. Recommend a Termite Company evaluate the whole home.

Recommendation

Contact a qualified professional.



28: ATTIC

		IN	NI	NP
28.1	Access Location	X		
28.2	Sheathing	X		
28.3	Evidence of leakage	X		
28.4	Attic Insulation	X		
28.5	Ventilation	X		
28.6	Attic Comments			

IN = Inspected NI = Not Inspected NP = Not Present

Information

Access Location: Attic
Downstairs Hall
Limited

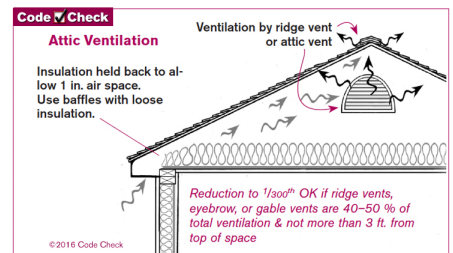
Sheathing: Material
Plywood

Evidence of leakage: Leaking
No

Attic Insulation: Approximate Average Thickness
6

Attic Insulation: Insulation
Yes

Ventilation: Ventilation
Adequate



Findings

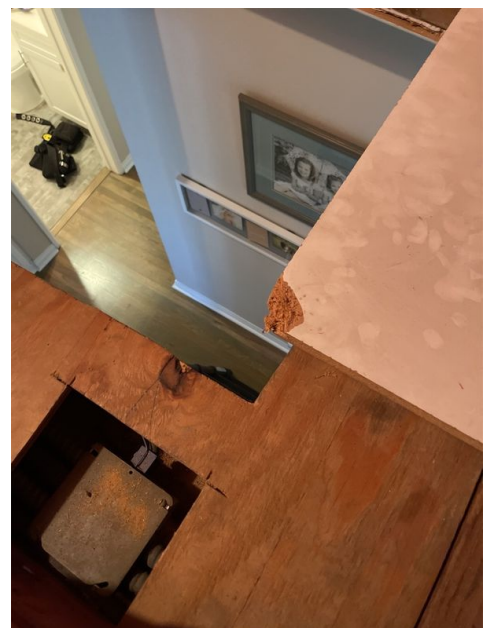
28.1.1 Access Location

DAMAGED ATTIC ACCESS COVER

Recommendation

Contact a qualified professional.

Minor



28.4.1 Attic Insulation

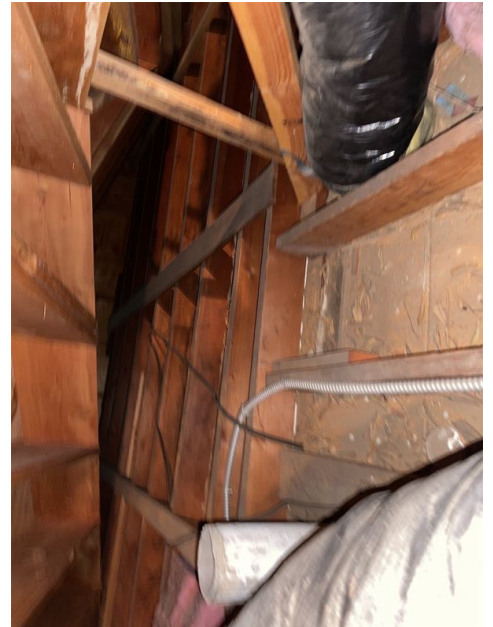
MISSING INSULATION

 Moderate

Insulation is missing in one or more areas, recommend replacing.

Recommendation

Contact a qualified professional.



29: ADDITIONS

		IN	NI	NP
29.1	General			

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Additions

This home appears to have addition (s) to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits for any and all modifications to the structure and its components before the close of escrow. We are not able to verify if these were all done with permits.

30: HOME MAINTENANCE

Information

Easy Seasonal Maintenance

FALL HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM SUMMER TO FALL:



- Check your home for water leaks.
- Have a certified chimney sweep inspect and clean the flues and check your fireplace damper.
- Clean off the covers and change the batteries in the smoke and carbon monoxide detectors/alarms.
- Blow out your lawn irrigation system.
- Clean the gutters and downspouts.
- Replace window screens with storm windows.
- Have a heating professional check your heating system every year.
- Remove any birds' nests from chimney flues and outdoor electrical fixtures.
- Protect your home from frozen pipes.
- Run all gas-powered lawn equipment until the fuel is gone.
- Test your emergency generator.



WINTER HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM FALL TO WINTER:



- Make sure any firewood stored outdoors is at least 20 feet away from your home's foundation.
- Familiarize responsible family members with the location and operation of the main gas valve and other appliance valves.
- Clean the clothes dryer exhaust duct, damper, and the space under the dryer.
- Make sure that the caulking or weatherstripping around the windows and doors is adequate in order to keep down your heating and cooling costs.
- Make sure all electrical holiday decorations have tight connections.
- Clean the kitchen exhaust hood and air filter.
- Test all GFCI devices.
- Make sure that the caulking around your bathroom fixtures is adequate to prevent water from seeping into the sub-flooring.



SPRING HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM WINTER TO SPRING:



- Check for damage to your roof.
- Check all the fascia and trim for deterioration.
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer.
- Check your water heater for rust, leaks, and other issues.
- Check your home for water leaks.
- Replace all extension cords that have become brittle, worn or damaged.
- Check your fire extinguishers and replace, if necessary.



SUMMER HOME MAINTENANCE CHECKLIST

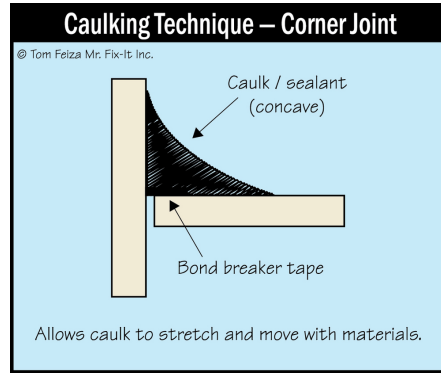
INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM SPRING TO SUMMER:



- Check your children's backyard play equipment for safety issues.
- Check your wood deck or concrete patio for deterioration.
- Check the nightlights at the top and bottom of all stairways.
- Check the exterior siding.
- Check all window and door locks.
- Check the water hoses on the washing machine, refrigerator, icemaker, and dishwasher for cracks and bubbles.
- Devise and practice an emergency escape plan with your family.

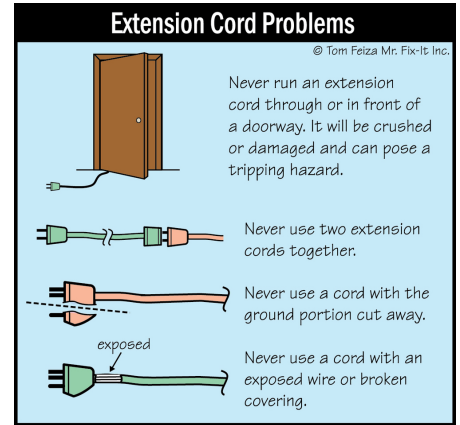


Example Of Caulked Corner - Diagram



M010C

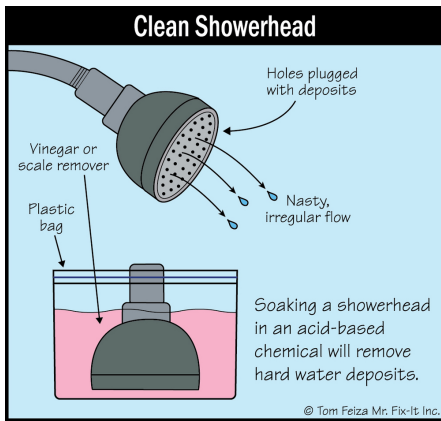
How Not To Use An Extension Cord



E086C

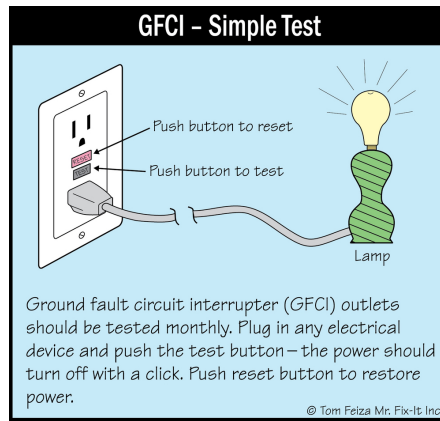
How To Adjust A Bi-Folding Door

How To Clean Your Showerhead



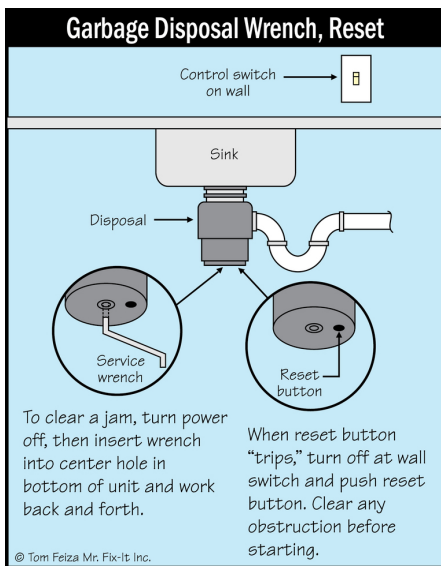
MO75C

How To Do Your Required Monthly Check Of Your GFI or GFCI



E119C

How To Potentially Fix A Non-Functioning Garbage Disposal

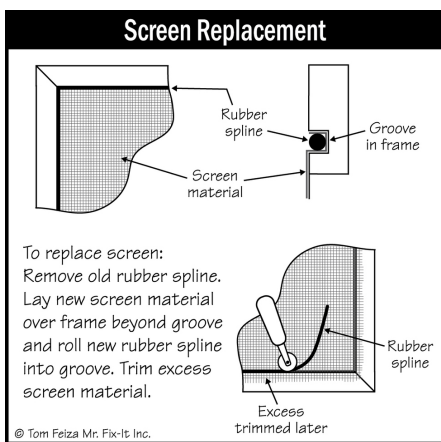


P118C

How To Potentially Fix Low Water Flow At A Faucet

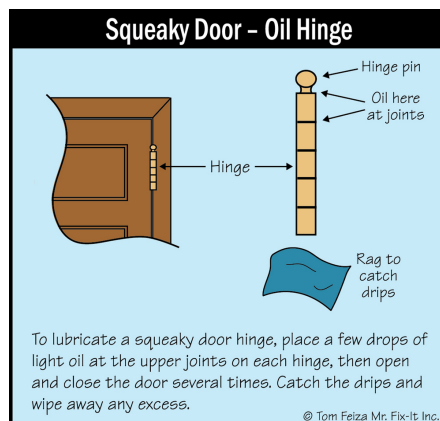
How To Remove Sliding Closet Doors

How To Replace Screens



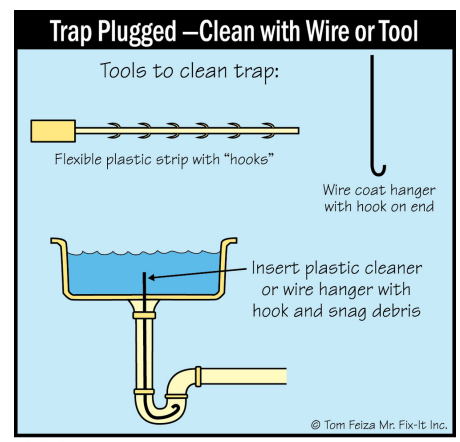
DO41

How To Stop A Squeaky Door Hinge



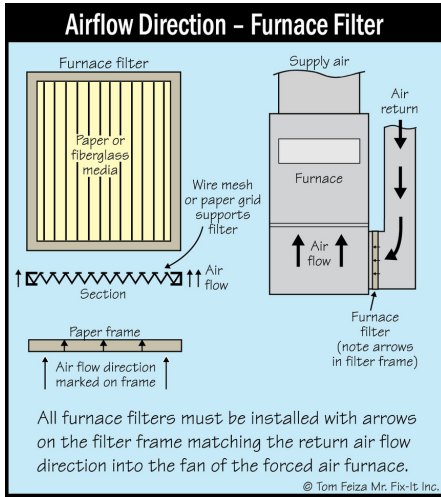
MO76C

How To Unplug A Sink Trap

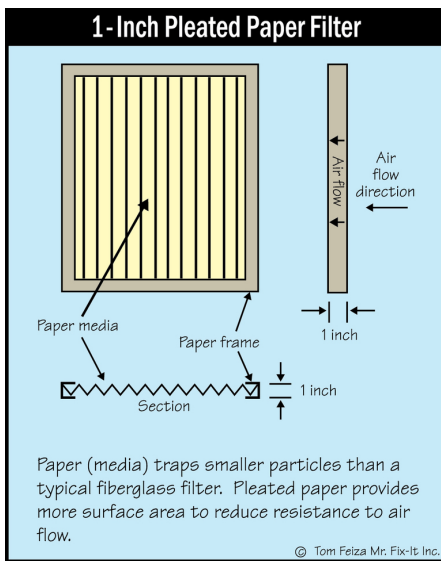


P101C

HVAC Filter Information



H098C


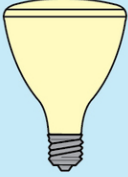
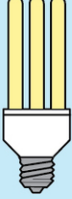

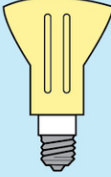


H063C

Changing Light Bulbs?

When changing light bulbs consider LED or Compact Fluorescents to conserve energy and save money. With a life expectancy typically 6X longer than that of a regular bulb and a lower energy consumption.

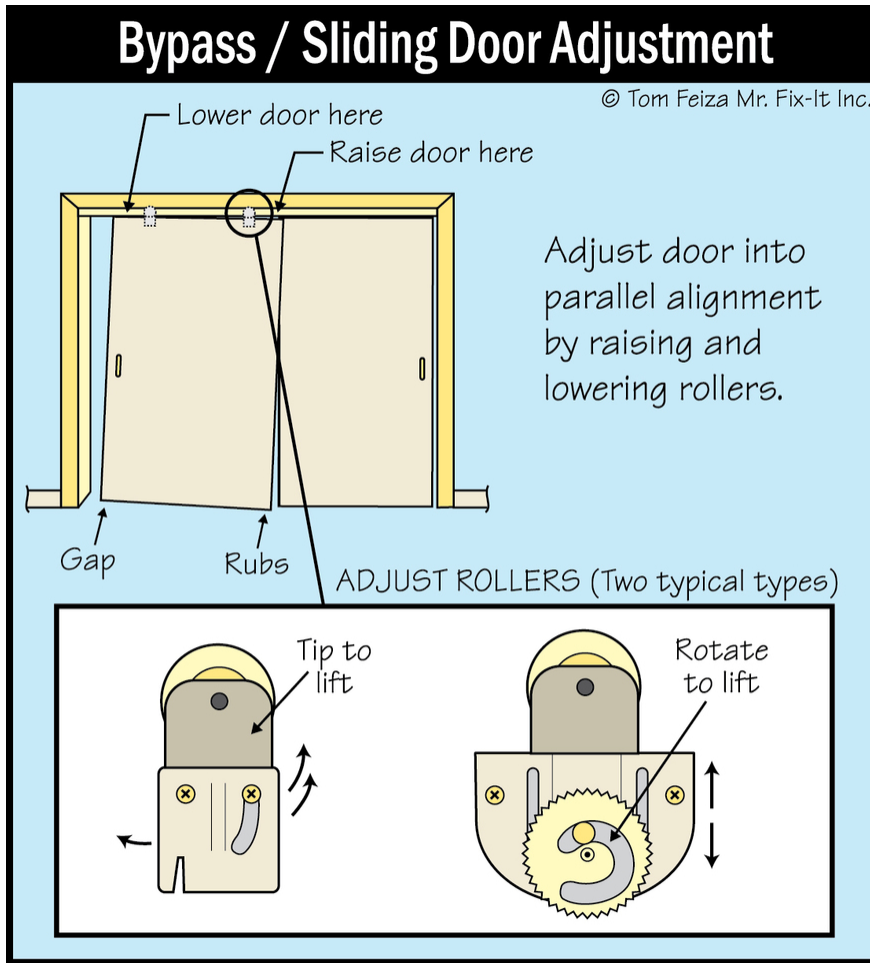
Compact Fluorescent Lamps

<u>"A" bulb</u>	<u>Spot lamp</u>	<u>Compact fluorescent lamps</u>		
				
<u>Typical values - Incandescent</u>		<u>Typical values - Fluorescent</u>		
100 watts		28 watts		
1750 lumens		1750 lumens		
1000 hours of life		12,000 hours of life		
<p>Compact fluorescent lamps (bulbs) have improved dramatically. They provide light (lumens) at much less cost than incandescent bulbs and last six to 12 times longer. They can be color corrected, and they start quickly.</p>				
© Tom Feiza Mr. Fix-It Inc.				

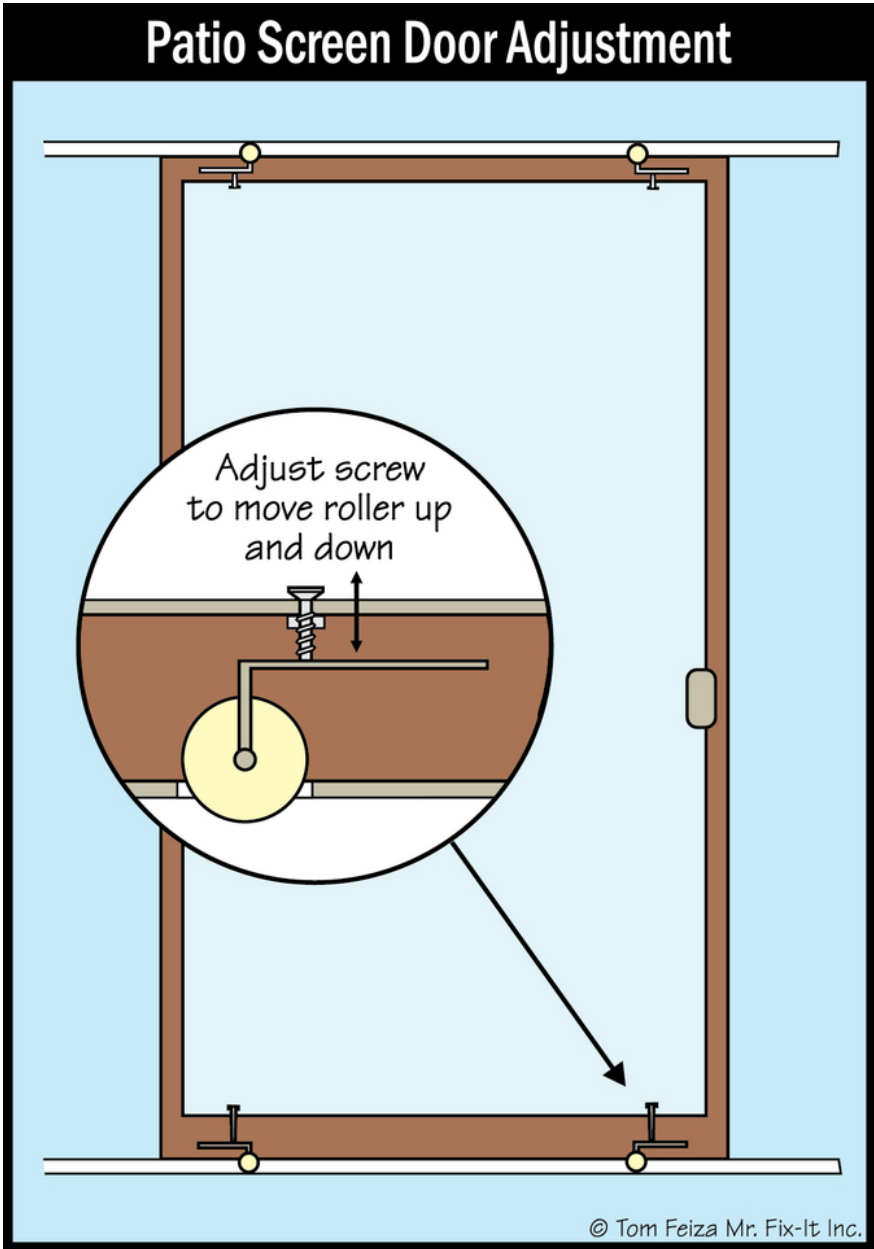
E124C

How To Adjust Your Typical Sliding Screen Doors or Rolling Closet Style Doors

Diagrams to help make adjustments on sliding screen doors and rolling closet style doors.



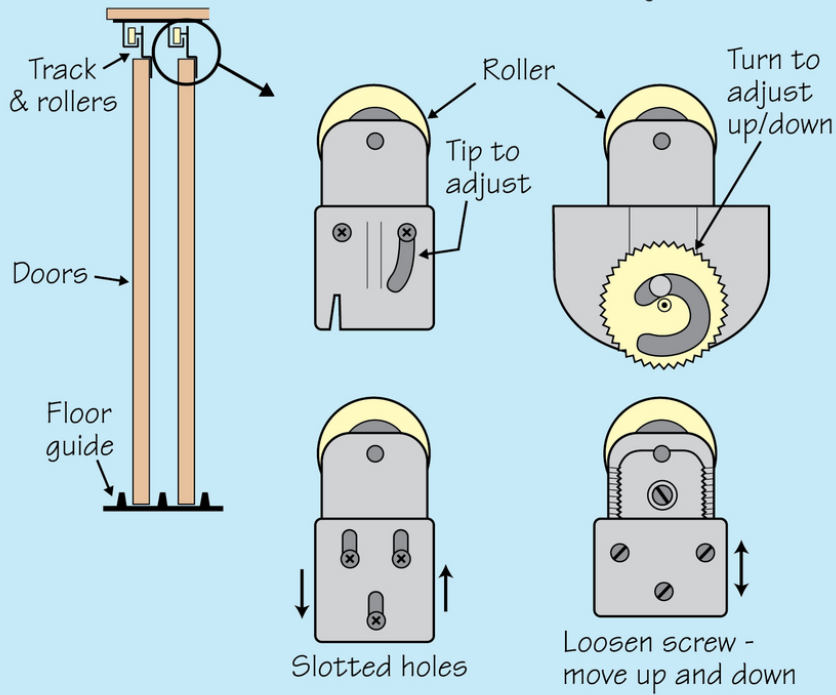
D031C



D004C

Bypass / Sliding Door Adjustment #1

Various roller bracket adjustments:



If door rubs on top or bottom, adjust the roller bracket or height of door.

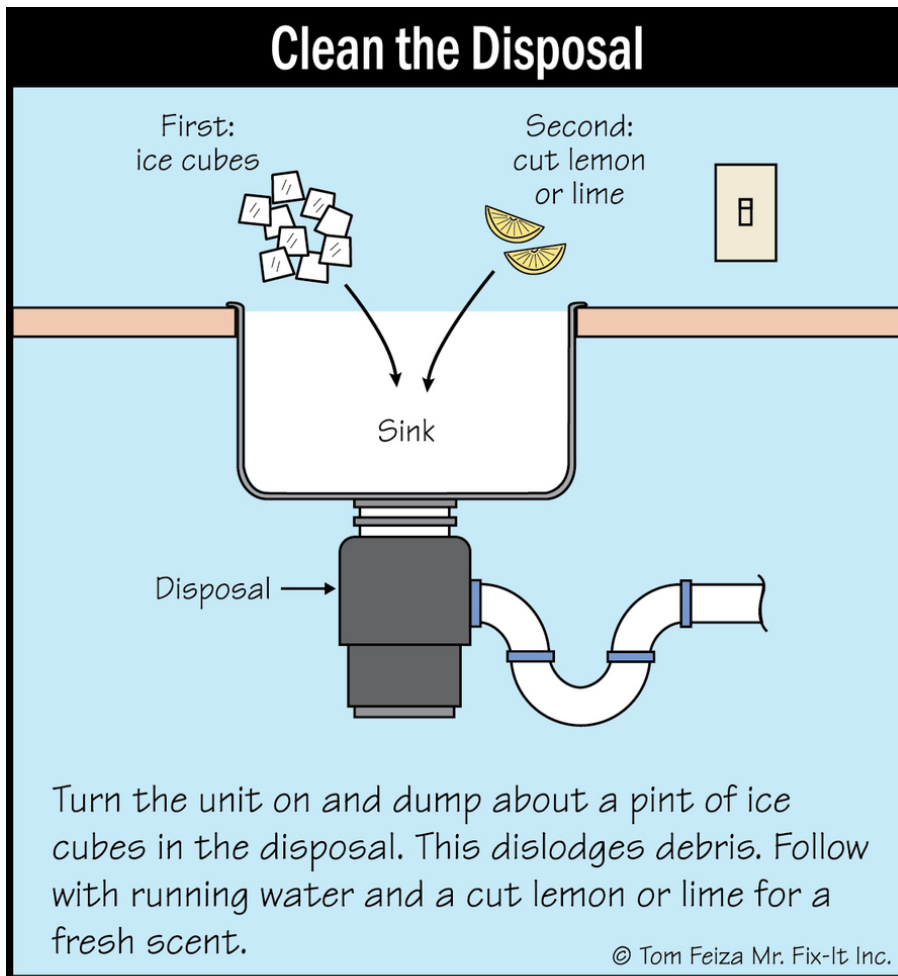
© Tom Feiza Mr. Fix-It Inc.

D030C

How To Clean Your Garbage Disposal

*WE DO NOT RECOMMEND USING LEMONS OR LIMES; AS THIS CAN PROMOTE CLOGGING.

**We recommend just ice cubes

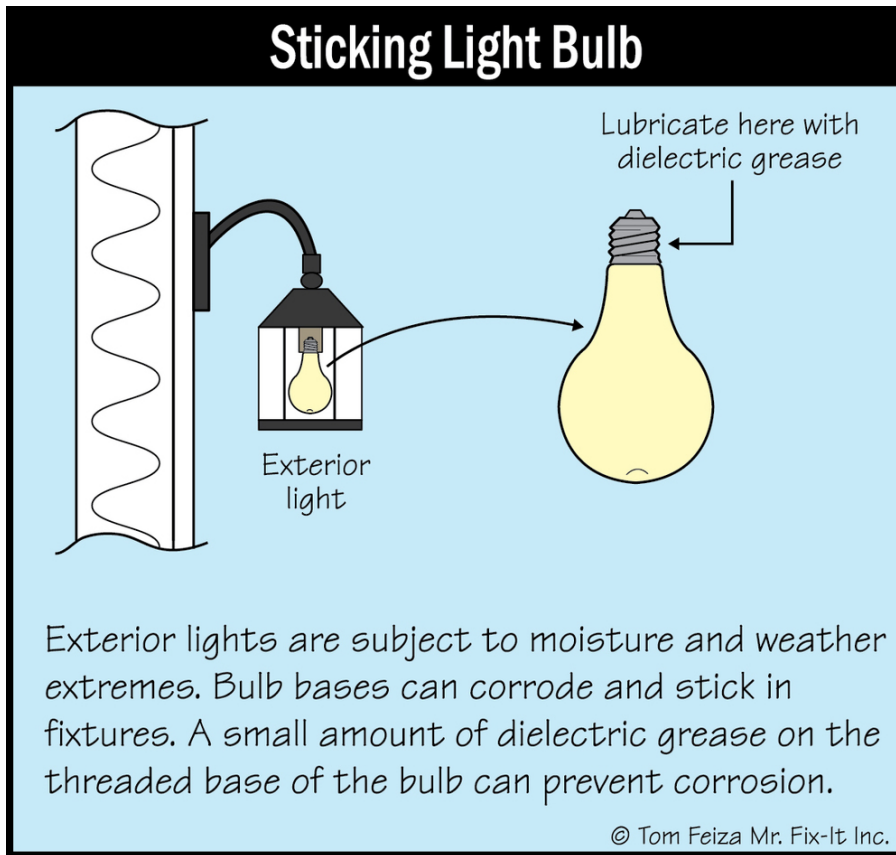


M069C

How To Prevent Twist Based Bulbs On Exterior Lights From Sticking

*Pro tip to prevent exterior bulbs from sticking in the light fixture.

*Helpful for coastal, high desert, and mountain properties.



E138C

Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection



Share



Watch on  YouTube

What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters



Share



Watch on  YouTube

STANDARDS OF PRACTICE

Risk Management Section

This supplemental Advanced Standards of Practice is designed to be utilized in conjunction with the applicable Referenced Standard as defined in the Inspection Agreement. Unless explicitly noted within this standard, all limitations of the Referenced Standard shall apply.

I. Purpose The Purpose of the Certified Inspection Expert Advanced Inspection SOP (Standards of Practice) Supplement (Advanced Standard(s)) is to establish a higher minimum standard for performing a residential home inspection and ensure the best possible outcome for property owners and home buyers alike while delivering the very best value available. A Certified Inspection Expert (CIE) who adheres to these Advanced Standards has committed to delivering on an inspection with a higher level of detail than any and all other standards in the marketplace.

II. Additional Required Items to be Inspected beyond the Referenced Standard a. All accessible outlets, free of obstructions and within reach, shall be checked with a standard outlet testing device. i. Testing shall include any GFCI outlets meeting the same criteria. b. All accessible doors and windows, free of obstructions and within reach, shall be checked for functionality, rot, and other damage. c. Evaluate the basic functionality of main kitchen appliances to include; i. Cycle the dishwasher to check for leaks and basic functionality. ii. Ensure Refrigerator is cooling, lights are functional, and dispensers operate as intended. iii. Run disposal to ensure operation. iv. Ensure all oven/stove elements and burners turn on. v. Check exhaust fans for functionality. d. Note visible apparent or suspected mold in excess of two (2) square feet within the finished living areas where free of obstructions and within view. e. Note rodents and/or evidence of rodents where free of obstructions and within view within the finished living areas where accessed by the inspector. f. Check for manufacturer recalls on basic appliances and deliver a RecallChek Report. g. Issue a warranty against roof leaks on any home where no visible moisture or leaking issues were observed from a duly authorized Warranty or Service Contract Provider. h. Note the current water pressure at one plumbing fixture drawing from the primary source of water delivery for the home. i. Test the pressure-activated auto reverse and related safety mechanisms of garage doors, where applicable.

III. Additional Required Deliverables to Client beyond the Referenced Standard a. Each client shall receive, from a duly authorized Warranty or Service Contract Provider the following: i. A 90 Day Limited Warranty for Mechanical and Structural Failures. ii. A 90 Day Limited (extendable) Warranty for underground sewer and water line issues. iii. A 90 Day Limited Warranty for visible mold issues within the living spaces. iv. All warranties have terms and conditions and are serviced and underwritten by a third party.

IV. Required Guarantee a. At least a 100% satisfaction money back guarantee, solely applied to any funds paid for the inspection service itself (excluding any ancillary services). This guarantee shall be good for a minimum of 15 days following the inspection.

This Advanced Standards, combined with the Referenced Standards, shall encompass all obligations to the Client without exception. By accepting such standards as referenced in the accompanying Inspection Agreement, Client agrees to pursue any and all issues via the various Warranties and Guarantees as enumerated herein.

Exterior

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

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the

roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

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

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Attic

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