



# Inspection Report

## Sample Report

### Property Address:

456 Main St.  
Irvine CA



**Guaranteed Property and Mold Inspections.**

**Joseph Gutierrez  
2372 Morse Ave. Suite 257**

**Irvine, CA 92614  
949.230.6800**

## Table of Contents

<a href="#">Cover Page .....</a>	1
<a href="#">Table of Contents.....</a>	3
<a href="#">Intro Page .....</a>	4
<a href="#">1 Structural Components .....</a>	5
<a href="#">2 Exterior.....</a>	6
<a href="#">3 Electrical System .....</a>	28
<a href="#">4 Roofing / Chimneys / Roof Structure and Attic .....</a>	43
<a href="#">5 Plumbing System.....</a>	47
<a href="#">6 Garage .....</a>	49
<a href="#">7 Laundry .....</a>	52
<a href="#">8 Water Heater.....</a>	53
<a href="#">9 Kitchen Components and Appliances .....</a>	57
<a href="#">10 Heating / Central Air Conditioning.....</a>	61
<a href="#">11 Interior.....</a>	74
<a href="#">12 Bathroom and Components .....</a>	105
<a href="#">13 Indoor Air Quality .....</a>	113
<a href="#">14 Energy Conservation .....</a>	114
<a href="#">General Summary.....</a>	117
<a href="#">Attachments .....</a>	200

Date: 11/21/2019	Time: 10:00 AM	Report ID: MainStIrvine
Property: 456 Main St. Irvine CA	Customer: Sample Report	Real Estate Professional:

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace 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)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Evaluate/Service (ES)** = This item, component or unit needs further evaluation or service due to: wear, age, lack of maintenance, marginal functioning or requires further explanation.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Approximate age of building:** Over 10 Years      **Temperature:** Over 65      **Weather:** Clear

**Ground/Soil surface condition:** Damp      **Rain in last 3 days:** No      **Radon Test:** No

**Water Test:**

No

## **1. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### **Styles & Materials**

<b>Foundation:</b>	<b>Floor Structure:</b>	<b>Wall Structure:</b>
Poured concrete	Slab	Wood

### **Items**

#### **1.0 Foundations**

**Comments:** Inspected

#### **1.1 Walls (Structural)**

**Comments:** Inspected

#### **1.2 Floors (Structural)**

**Comments:** Inspected

#### **1.3 Ceilings (Structural)**

**Comments:** Inspected

#### **1.4 Seismic System(s)**

**Comments:** Not Inspected

Not fully visible, Houses built in California since 1942 have required seismic bolt installation.

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## **2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### **Styles & Materials**

<b>Siding Style:</b>	<b>Siding Material:</b>	<b>Exterior Entry Doors:</b>
Cement stucco	Stucco	Wood
<b>Appurtenance:</b>	<b>Driveway:</b>	
Patio	Concrete	

### **Items**

#### **2.0 Wall Cladding, Flashing and Trim**

**Comments:** Evaluation/Service

(1) Signs of stucco repairs observed at the left side of the structure; we recommend further inquiry of the seller.

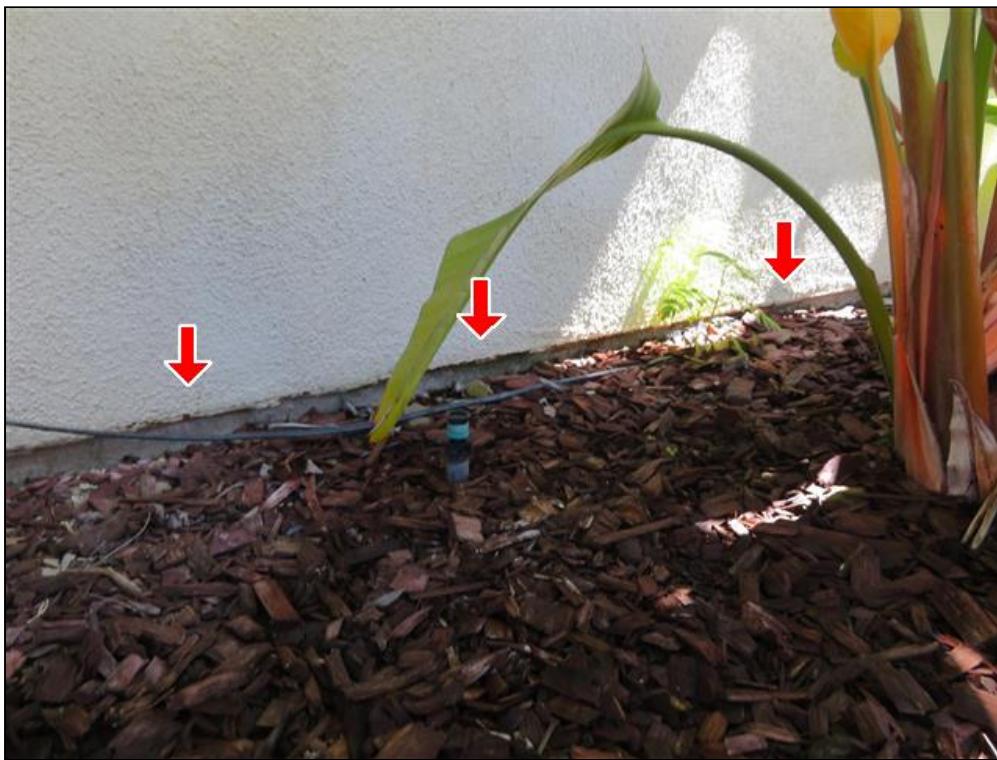


2.0 Item 1(Picture) Left side of the structure.



2.0 Item 2(Picture) Left side of the structure.

(2) Poor weep screed clearance (2" above paving; 4" above soil); this condition results in corrosion, and unwanted moisture intrusion into the wall and interior that may not be readily visible.



2.0 Item 3(Picture) Left side of the structure (planter)

(3) Stucco is susceptible to cracking. Cracks to not imply that the function has been degraded. Only cracks larger than 3/32" and excessive indicate a problem. We recommend however, that all cracks be sealed by a stucco professional.

## **2.1 Doors (Exterior)**

**Comments:** Repair or Replace

The front door handle appears to have been replaced; cracks exist around the handle; we recommend repairs.



2.1 Item 1(Picture) Front door.



2.1 Item 2(Picture) Front door.



2.1 Item 3(Picture) Front door.

## 2.2 Windows

**Comments:** Evaluation/Service

(1) The wood trim at the exterior window front of the structure are moisture damaged; we recommend further evaluation and repairs by a termite professional.



2.2 Item 1(Picture) Front of the structure.



2.2 Item 2(Picture) Front of the structure.



2.2 Item 3(Picture) Front of the structure.

(2) Caulking deterioration at the front of the structure, we recommend servicing.



2.2 Item 4(Picture) Front of the structure.



2.2 Item 5(Picture) Front of the structure.

**2.3 Decks, Balconies, Areaways, Porches, and Applicable Railings**

**Comments:** Inspected

**2.4 Eaves, Soffits, Fascias, Beam Ends and Rafters**

**Comments:** Evaluation/Service

Moisture damage; we recommend further evaluation by a termite professional, to determine the extent of moisture damage to the wood structure.



2.4 Item 1(Picture) Front of the structure.



2.4 Item 2(Picture) Front of the structure.



2.4 Item 3(Picture) Right side of the structure.



2.4 Item 4(Picture) Right side of the structure.

**2.5 Plumbing Water Faucets (hose bibs)**

**Comments:** Inspected

**2.6 Outlets and Wiring (Exterior)**

**Comments:** Inspected

**2.7 Grade and Slope**

**Comments:** Inspected

**2.8 Grade Clearance to Walls**

**Comments:** Inspected

**2.9 Retaining Walls**

**Comments:** Not Inspected

Present and beyond the scope of this inspection; walls with cracks or leaning should be evaluated by a structural engineer.

**2.10 Driveway**

**Comments:** Inspected

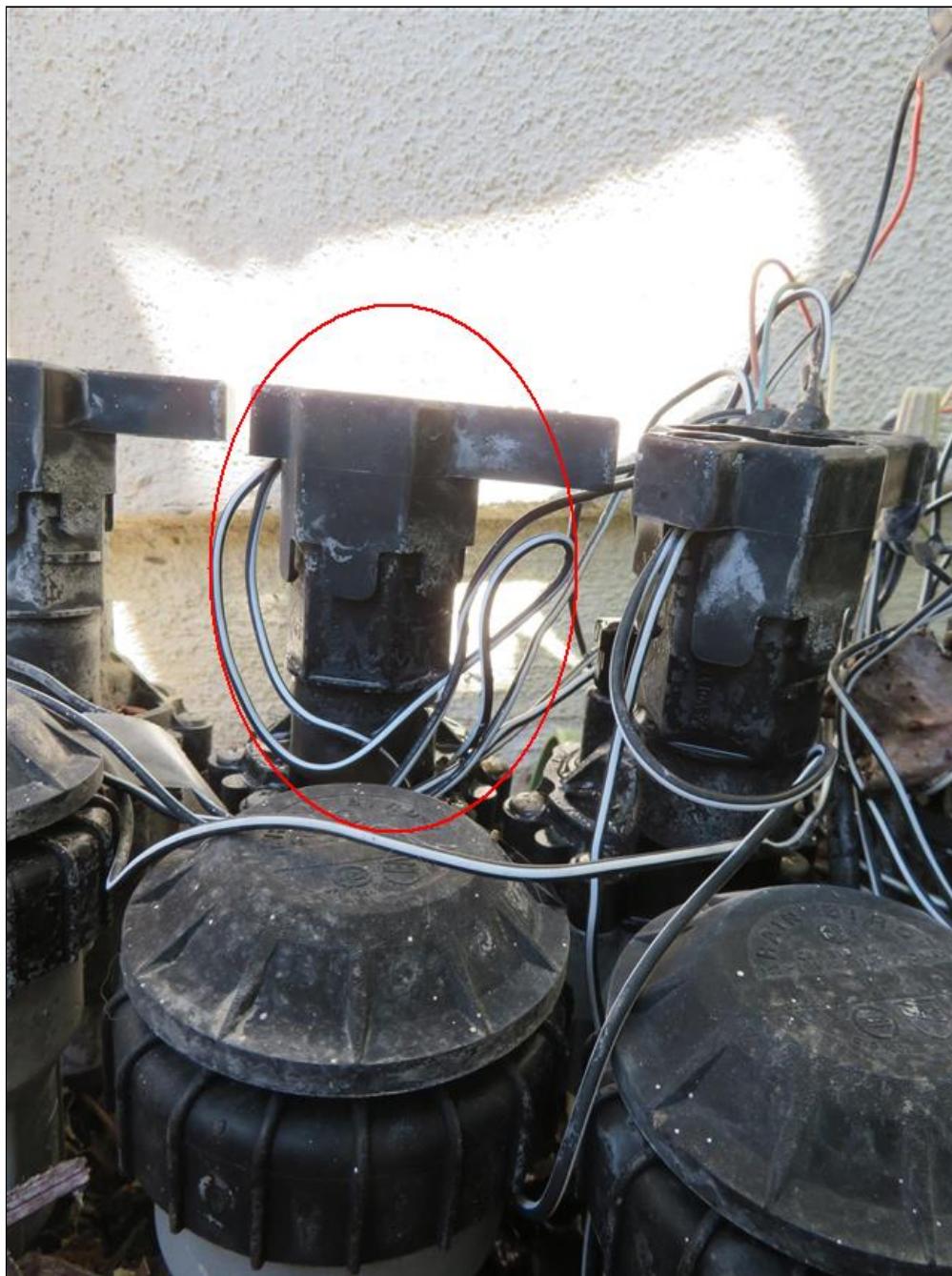
**2.11 Walkways**

**Comments:** Inspected

**2.12 Sprinklers**

**Comments:** Evaluation/Service

Sprinkler system leaking at the right side of the structure; we recommend corrections by a plumber.



2.12 Item 1(Picture) Right side of the structure.

**2.13 Door Bell**

**Comments:** Inspected

**2.14 Insects**

**Comments:** Inspected

**2.15 Trees and Plants**

**Comments:** Evaluation/Service

(1) Neighbor tree over roof area, we recommend trimming to protect the roof coverings.



2.15 Item 1(Picture) Roof.

(2) Touching the structure, we recommend trimming.



2.15 Item 2(Picture) Right side of the structure.

**2.16 Grounds Lighting**

**Comments:** Inspected

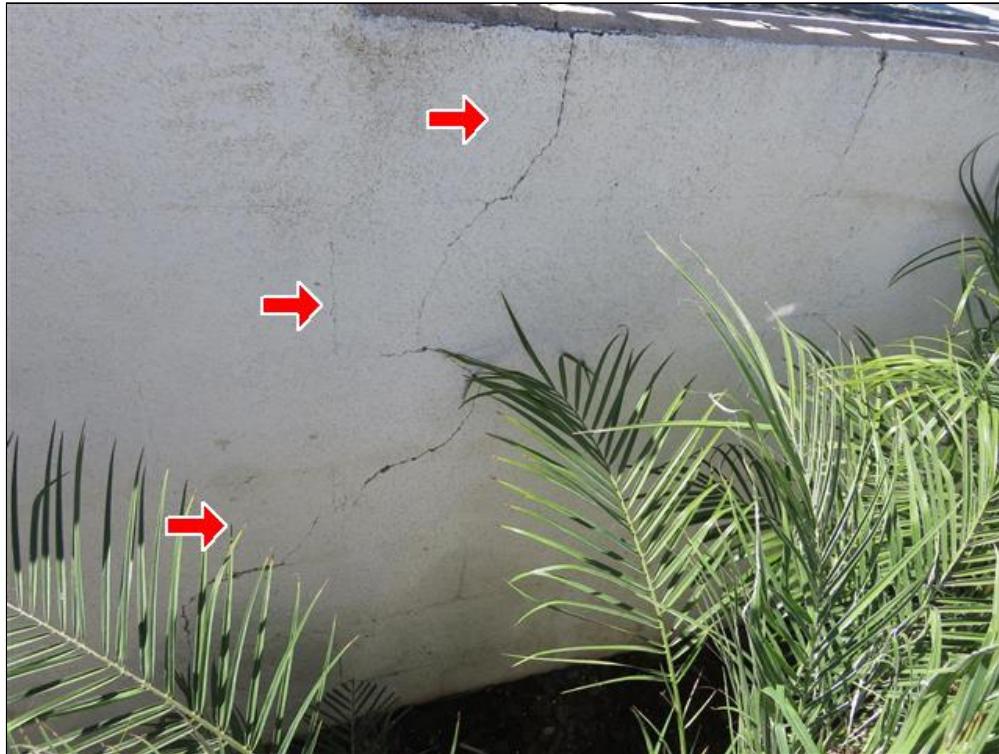
**2.17 Fences, Walls and Gates**

**Comments:** Evaluation/Service

It appears that sprinkler water is spraying the perimeter fence; this can allow deterioration of the wall and stucco damage; we recommend switching to a drip system and repairs by a stucco professional.



2.17 Item 1(Picture) Right side of the structure.



2.17 Item 2(Picture) Rear of the structure.



2.17 Item 3(Picture) Rear of the structure.



2.17 Item 4(Picture) Rear of the structure.



2.17 Item 5(Picture) Rear of the structure.

**2.18 Steps and Railings**

**Comments:** Inspected

**2.19 Patio Cover**

**Comments:** Inspected



2.19 Item 1(Picture) Patio cover.

#### **2.20 Patio**

**Comments:** Inspected

#### **2.21 Drainage**

**Comments:** Inspected

#### **2.22 Guardrails**

**Comments:** Inspected

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### **3. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

#### **Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

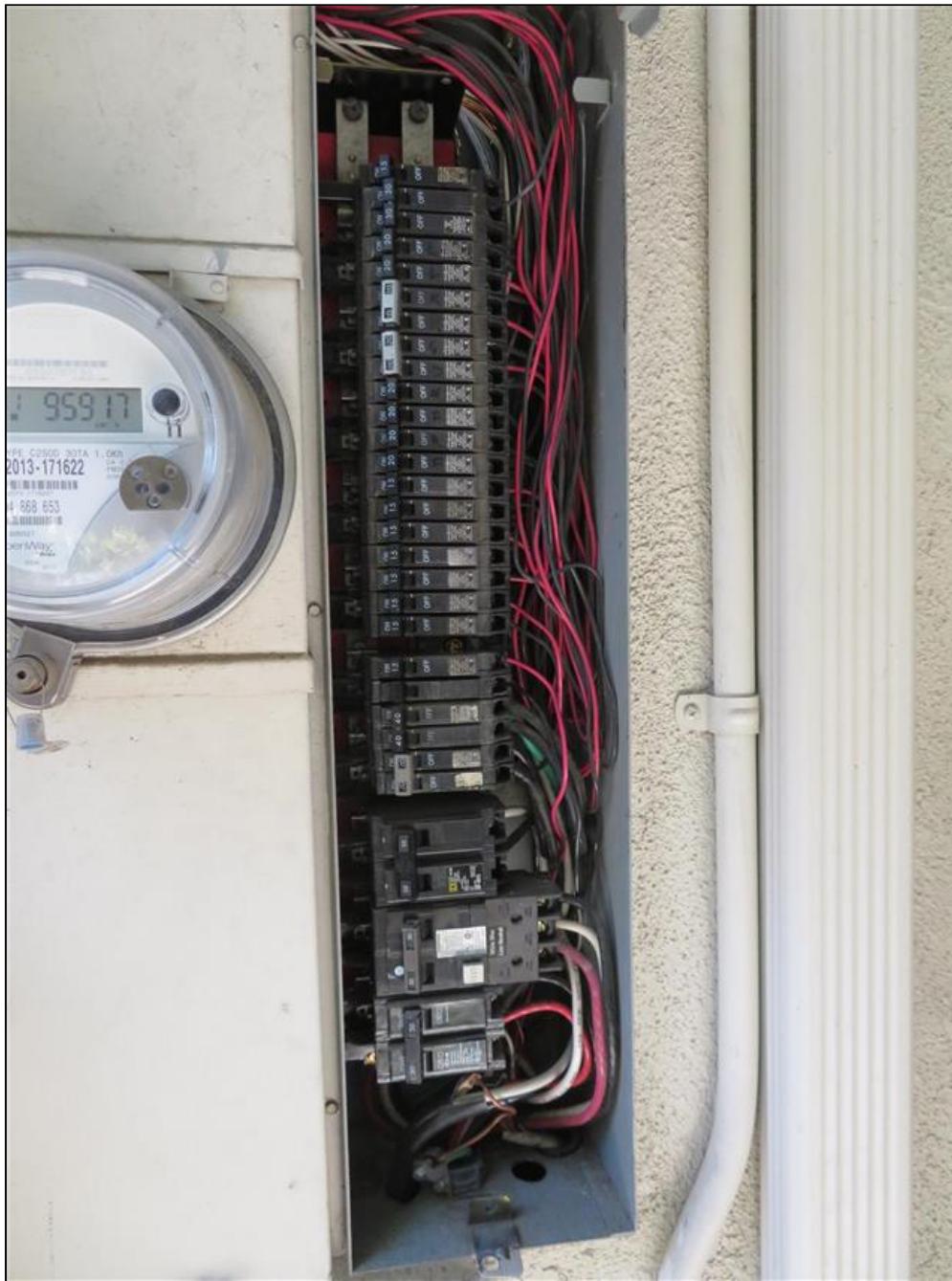
Conduit

#### **Items**

**3.0 Service Entrance Conductors****Comments:** Inspected**3.1 Panel Access****Comments:** Inspected**3.2 Service Main and Distribution Panels****Comments:** Inspected



3.2 Item 1(Picture) Service panel.



3.2 Item 2(Picture) Service panel.

### **3.3 Location of Main and Distribution Panels**

**Comments:** Inspected

### **3.4 Grounding and Bonding**

**Comments:** Inspected

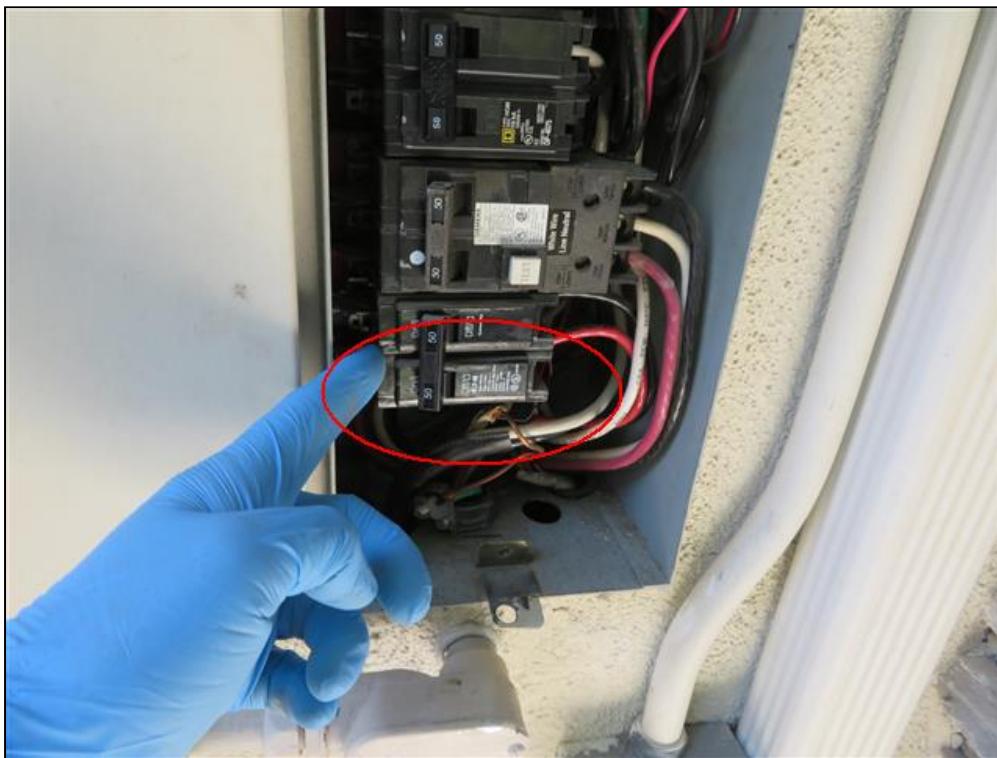
### **3.5 Main Panel Disconnect**

**Comments:** Inspected

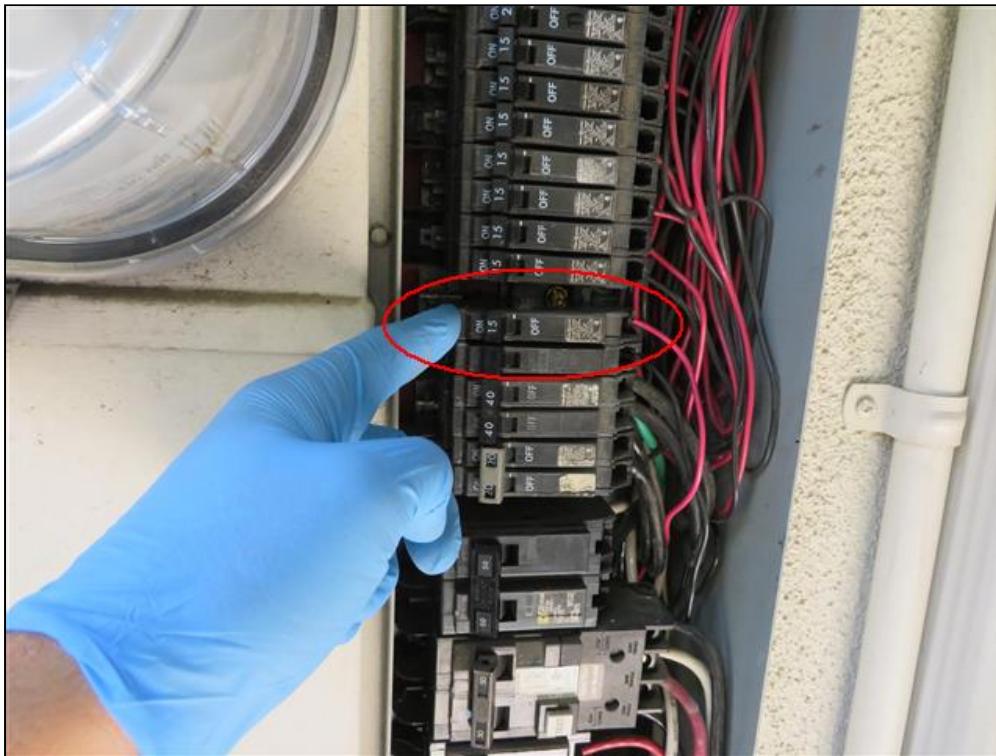
### **3.6 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Evaluation/Service

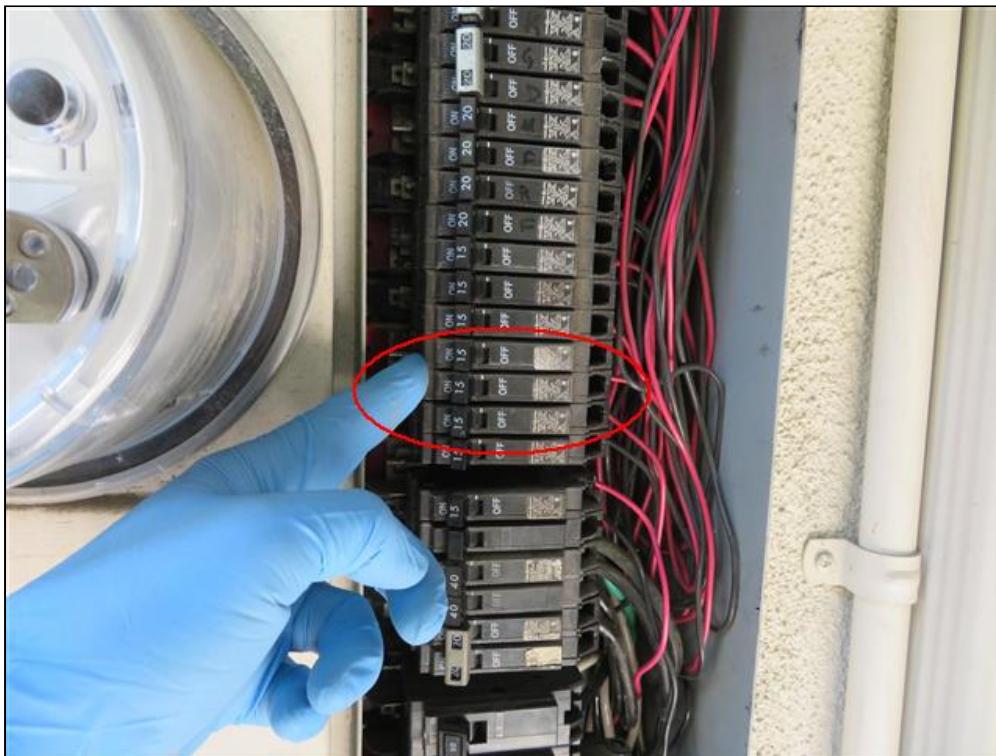
Loose breakers we recommend evaluation by a licensed electrician for enhanced safety.



3.6 Item 1(Picture) Service panel.



3.6 Item 2(Picture) Service panel.



3.6 Item 3(Picture) Service panel.

### **3.7 Panel Labels**

**Comments:** Inspected

### **3.8 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

**3.9 Grounding (and or GFCI) of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls****Comments:** Repair or Replace

We recommend that all outlets within 6' of wet areas be upgraded to GFCI for enhanced safety.



3.9 Item 1(Picture) Kitchen island.



3.9 Item 2(Picture) Kitchen island.



3.9 Item 3(Picture) Kitchen island.



3.9 Item 4(Picture) Laundry room.



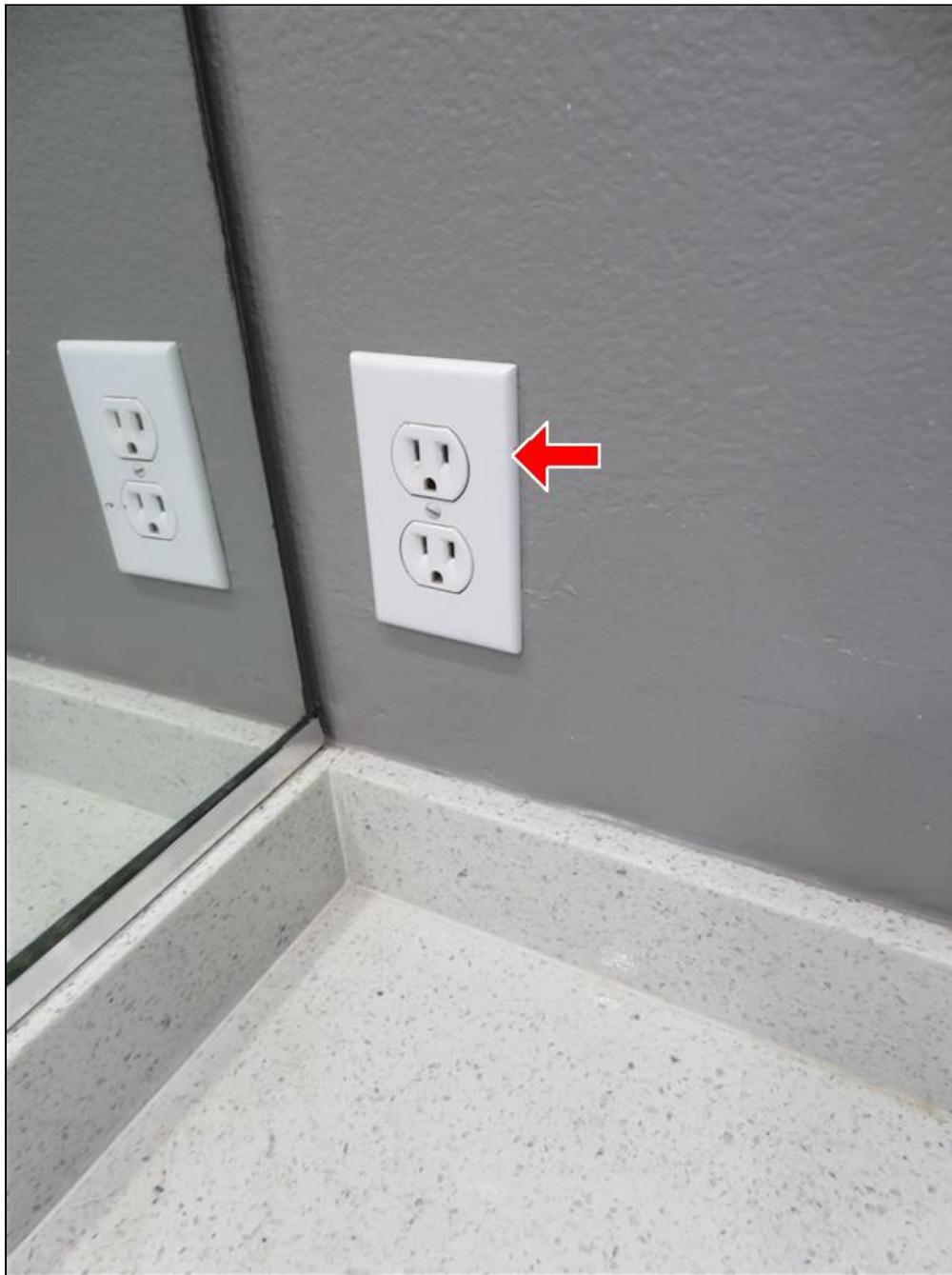
3.9 Item 5(Picture) Laundry room.



3.9 Item 6(Picture) Lower hallway bathroom.



3.9 Item 7(Picture) Master bathroom.



3.9 Item 8(Picture) Master bathroom.



3.9 Item 9(Picture) Master bathroom.

### **3.10 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

### **3.11 Smoke Detectors**

**Comments:** Inspected

The seller is required to provide written certification that smoke detector are in compliance. NOTE that newer photoelectric alarms are considered more reliable than older ionization types; Kiddie has a dual alarm for about \$18, we recommend you upgrade for enhanced safety.e

### **3.12 Carbon Monoxide Detectors**

**Comments:** Inspected

Required at each level of the home that has a gas appliance or attached garage; placed outside and near of sleeping areas; at any height. Carbon monoxide is the leading cause of poisoning death in the U.S.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## **4. Roofing / Chimneys / Roof Structure and Attic**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### **Styles & Materials**

<b>Viewed roof covering from:</b>	<b>Roof-Type:</b>	<b>Roof Covering:</b>
Ground	Gable	Concrete
Ladder		
<b>Chimney (exterior):</b>	<b>Roof Ventilation:</b>	<b>Method used to observe attic:</b>
EIFS/Stucco	Gable vents	Walked
<b>Roof Structure:</b>	<b>Ceiling Structure:</b>	<b>Attic info:</b>
Lateral bracing	2X4	Attic access
<b>Attic Insulation:</b>		
Fiberglass		

### **Items**

#### **4.0 Roof Coverings**

**Comments:** Inspected

(1) Roofs are evaluated by ladder, binocular, attic observation, and eaves. When possible we will also use a drone for higher level roofs. We do not walk roofs due to requirements of our insurance carrier, and to avoid damage to the roof material.

(2) Life expectancy: 30-50 years.

#### **4.1 Flashings**

**Comments:** Inspected

#### **4.2 Skylights and Roof Penetrations**

**Comments:** Inspected

#### **4.3 Roof Ventilation**

**Comments:** Inspected

#### **4.4 Roof Drainage Systems (gutters and downspouts)**

**Comments:** Evaluation/Service

The downspout at the front of the structure is not mounted to the wall; we recommend repairs.



4.4 Item 1(Picture) Front of the structure.



4.4 Item 2(Picture) Front of the structure.

**4.5 Chimney(s)**

**Comments:** Inspected

We recommend a level 2 safety inspection by a certified chimney sweep for all chimneys.

**4.6 Roof Structure and Attic**

**Comments:** Inspected

**4.7 Ventilation Fans and Thermostatic Controls (Attic)**

**Comments:** Inspected

**4.8 Insulation in Attic**

**Comments:** Inspected

**4.9 Insects/Rodents Attic**

**Comments:** Inspected

**4.10 Visible Electric Wiring in Attic****Comments:** Evaluation/Service

Exposed splices, we recommend a complete evaluation of the electrical system in the attic since this is an indication that work was not completed by a licensed electrician; this is a safety hazard.



4.10 Item 1(Picture) Attic.

**4.11 Access Cover Attic****Comments:** Inspected

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste Line:</b> ABS
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 75 Gallon	<b>Waste Water System:</b> Public
<b>Fuel Source:</b> Natural Gas		

### Items

#### 5.0 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

Some ABS pipes installed between 1984 and 1990 cracked at pipe joints due to improper glue.

#### 5.1 Plumbing Water Supply and Distribution Systems

**Comments:** Inspected

#### 5.2 Main Water Shut-off Device

**Comments:** Inspected

#### 5.3 Water Pressure

**Comments:** Inspected

#### 5.4 Functional Flow

**Comments:** Inspected

#### 5.5 Fuels Storage and Distribution Systems

**Comments:** Inspected

#### 5.6 Main Fuel Shut-off

**Comments:** Repair or Replace

Gas meter lacks seismic shut off device, we recommend installation for enhanced safety.



5.6 Item 1(Picture) Gas meter.

**5.7 Gas Sediment Trap(s)**

**Comments:** Inspected

**5.8 Sump Pump**

**Comments:** Not Present

**5.9 Wet Bar**

**Comments:** Not Present

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## **6. Garage**

All garage doors should be equipped with an optical safety reverse. ATTACHED GARAGES should not have stored flammable materials, door entering sleeping rooms, and a self closing firedoor. Occupant belongings limit inspection observations.

### **Styles & Materials**

---

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Fiberglass

### **Items**

---

**6.0 Garage Ceiling**

**Comments:** Inspected

**6.1 Garage Walls (Including Firewall Separation)**

**Comments:** Inspected

**6.2 Foundation**

**Comments:** Inspected

**6.3 Garage Floor**

**Comments:** Inspected

**6.4 Garage Vehicle Door (s)**

**Comments:** Inspected

**6.5 Garage Door Controls and Auto Reverse**

**Comments:** Repair or Replace

Optical sensors are more than 6" above the ground, recommend corrections for child and pet safety.

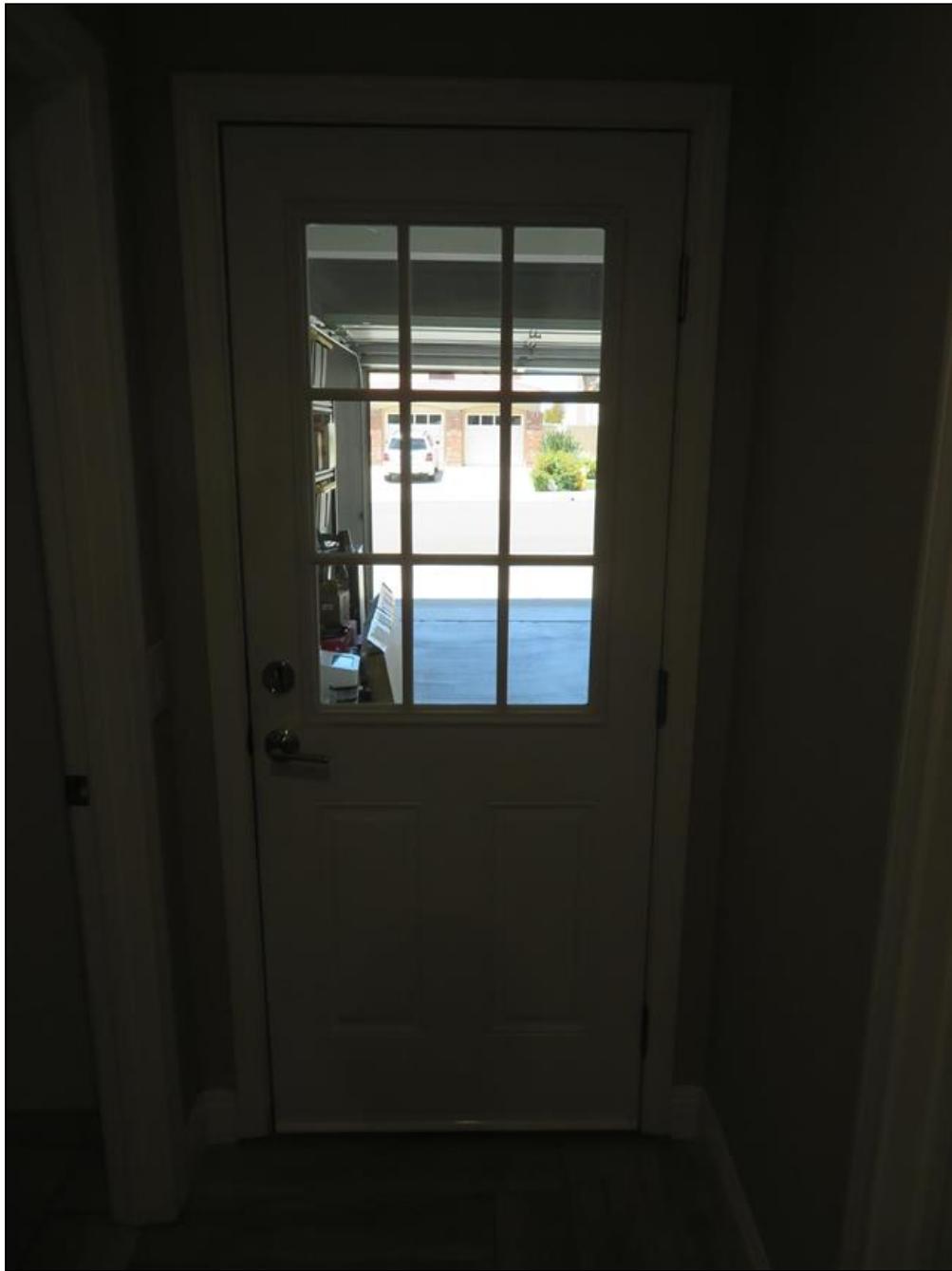


6.5 Item 1(Picture) Garage.

**6.6 Occupant Door from Garage to inside home**

**Comments:** Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



6.6 Item 1(Picture) Garage door.

**6.7 Exterior Door**

**Comments:** Inspected

**6.8 Electrical**

**Comments:** Inspected

**6.9 Ventilation**

**Comments:** Inspected

## **7. Laundry**

Laundry appliances, drainage, 240 outlets and dryer venting are beyond the scope of this inspection. Washer valves are not operated. We recommend gas dryers for energy savings. Washers should be equipped with non-burst hoses.

### **Items**

---

#### **7.0 Walls**

**Comments:** Inspected

#### **7.1 Ceiling**

**Comments:** Inspected

#### **7.2 Floor**

**Comments:** Inspected

#### **7.3 Dryer Moisture Venting**

**Comments:** Inspected

A dryer vent system is inspected, but is not readily visible for a complete inspection as to its efficiency. Periodic inspection and cleaning of the dryer vent system is strongly recommended. Lint build up in the dryer and vent system poses a fire and safety risk; and is one of the leading causes of residential appliance fires.

#### **7.4 Room Ventilation**

**Comments:** Inspected

#### **7.5 Electrical**

**Comments:** Inspected

#### **7.6 Gas Supply**

**Comments:** Inspected

#### **7.7 Washer Valves**

**Comments:** Inspected

#### **7.8 Washer Drain**

**Comments:** Inspected

#### **7.9 Sink**

**Comments:** Inspected

#### **7.10 Door**

**Comments:** Inspected

## **8. Water Heater**

Water heater thermostats are not tested due to owner presets; we recommend keeping the setting above 120 degrees to prevent legionaries bacteria. Units should be protected from damage and above 18" from the ground unless FVIR. For seismic bracing requirements visit: [www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf).

### **Styles & Materials**

#### **New:**

Gas

### **Items**

#### **8.0 Condition**

**Comments:** Inspected



8.0 Item 1(Picture) Water heater.

**8.1 Energy Source**

**Comments:** Inspected

**8.2 Plumbing Connections**

**Comments:** Repair or Replace

Hot and cold water lines are missing R-4 insulation, we recommend installation for energy savings.



8.2 Item 1(Picture) Water heater.

**8.3 Vent/Flue**

**Comments:** Inspected

**8.4 Pressure Relief Valve**

**Comments:** Inspected

**8.5 Overflow Pan**

**Comments:** Inspected

**8.6 Seismic Strapping**

**Comments:** Repair or Replace

52+ size water heater requires a third seismic strap at mid-line, we recommend installation to meet CA seismic guidelines.



8.6 Item 1(Picture) Water heater.

#### **8.7 Firewall/Platform**

**Comments:** Evaluation/Service

The water heater appears to be slightly leaning; we recommend further evaluation by a licensed plumber.



8.7 Item 1(Picture) Water heater.

**8.8 Recirculation Pump**

**Comments:** Not Present

**8.9 Expansion Tank**

**Comments:** Not Present

## **9. Kitchen Components and Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### **Styles & Materials**

#### **Exhaust/Range hood:**

VENTED

#### **Cabinetry:**

Wood

### **Items**

#### **9.0 Ceiling**

**Comments:** Inspected

#### **9.1 Walls**

**Comments:** Inspected

#### **9.2 Floor**

**Comments:** Inspected

#### **9.3 Pantry/Closet Doors**

**Comments:** Inspected

#### **9.4 Windows**

**Comments:** Inspected

#### **9.5 Representative number of Cabinets**

**Comments:** Inspected

#### **9.6 Counters**

**Comments:** Inspected

#### **9.7 Plumbing Drain and Vent Systems**

**Comments:** Inspected

#### **9.8 Plumbing Supply Faucets, Fixtures and Sink**

**Comments:** Inspected

Effective 2017, homes built before 1994 require water conserving plumbing fixtures exceeding: interior faucets 2.2 gallons per minute. REFER TO YOUR TRANSFER DISCLOSURE STATEMENT.

#### **9.9 Outlets Wall Switches and Fixtures**

**Comments:** Inspected

#### **9.10 Lighting**

**Comments:** Inspected

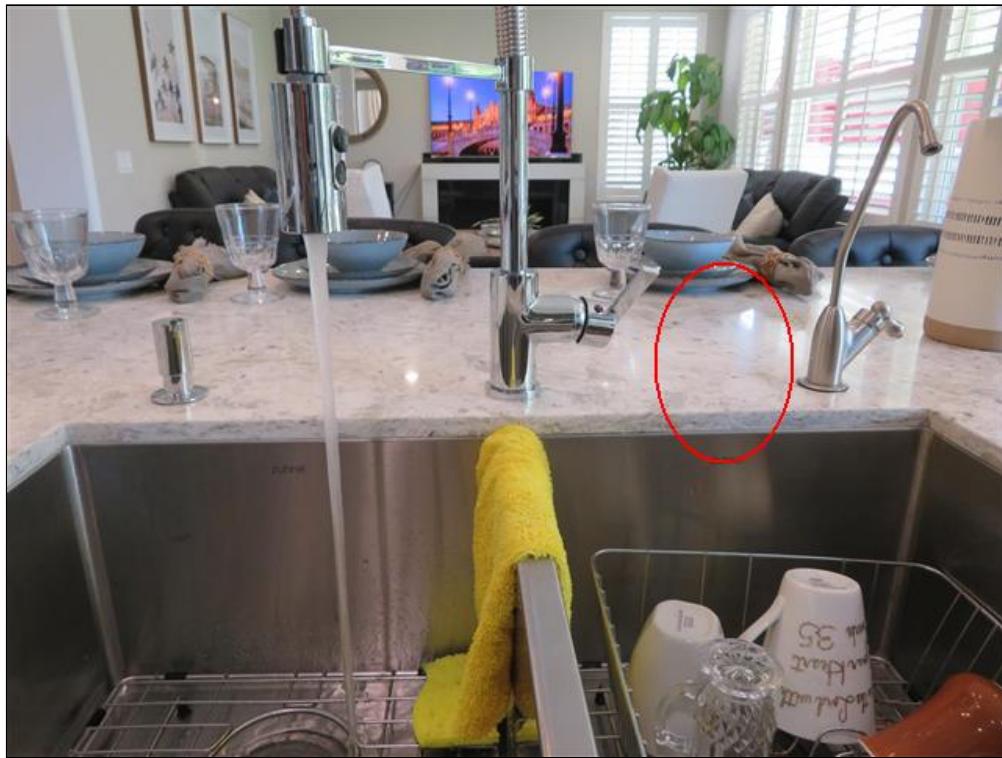
#### **9.11 Dishwasher**

**Comments:** Inspected

#### **9.12 Air Gap**

**Comments:** Repair or Replace

Not installed, this can result in waste water mixing into the clean cycle; note that a few models have an internal air gap (which is not common); recommend installation for water quality safety.



9.12 Item 1(Picture) Air gap.

**9.13 Ranges/Ovens/Cooktops**

**Comments:** Inspected

**9.14 Range Hood**

**Comments:** Repair or Replace

(1) Disconnected at the exhaust, we recommend correction by securing with 3 metal sheet screws at each end and sealing with aluminum tape.



9.14 Item 1(Picture) Range exhaust.



9.14 Item 2(Picture) Range exhaust.

(2) The left side heating bulb did not respond to test; we recommend replacement.



9.14 Item 3(Picture) Range hood.

**9.15 Trash Compactor**

**Comments:** Not Present

**9.16 Food Waste Disposer**

**Comments:** Inspected

**9.17 Microwave Cooking Equipment**

**Comments:** Inspected

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## **10. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### **Styles & Materials**

<b>Heat Type:</b>	<b>Energy Source:</b>	<b>Number of Heat Systems (excluding wood):</b>
Forced Air	Gas	Three
<b>Ductwork:</b>	<b>Filter Type:</b>	<b>Types of Fireplaces:</b>
Insulated	Disposable	Gas/LP Log starter
<b>Operable Fireplaces:</b>	<b>Cooling Equipment Type:</b>	<b>Cooling Equipment Energy Source:</b>
One	Central Air conditioner unit	Electricity

### **Number of AC Only Units:**

Two

### **Items**

#### **10.0 Heating Equipment**

**Comments:** Inspected

#### **10.1 Fuel Supply**

**Comments:** Inspected

#### **10.2 Heater Exhaust Vent**

**Comments:** Inspected

#### **10.3 Plenums**

**Comments:** Inspected

#### **10.4 Automatic Safety Controls**

**Comments:** Inspected

#### **10.5 Heater Burners and Elements**

**Comments:** Inspected

#### **10.6 Enclosure**

**Comments:** Evaluation/Service

Possible rodent droppings observed at the HVAC enclosure; we recommend further evaluation and cleanup by a integrated pest control specialist.



10.6 Item 1(Picture) HVAC enclosure.



10.6 Item 2(Picture) HVAC enclosure.

**10.7 Normal Operating Controls**

**Comments:** Inspected

**10.8 Distribution Systems (including visible fans, pumps, ducts and piping).**

**Comments:** Evaluation/Service

Aging ducts, we recommend leak testing, and budgeting for replacement. NOTE THAT DUCTS SHOULD NOT BE CLEANED.



10.8 Item 1(Picture) HVAC ducting.



10.8 Item 2(Picture) HVAC ducting.



10.8 Item 3(Picture) HVAC ducting.

**10.9 Air Return Chamber**

**Comments:** Repair or Replace

Lacks drywall enclosure, recommend installation to eliminate using air from inner walls of the structure.



10.9 Item 1(Picture) Air return chamber.



10.9 Item 2(Picture) Air return chamber.

**10.10 HVAC Filter**

**Comments:** Repair or Replace

(1) Missing at the air return; we recommend replacement with an allergy rated disposable filter.



10.10 Item 1(Picture) Lower hallway.

(2) Poorly sized at the master bedroom, we recommend replacement with an allergy rated disposable filter.



10.10 Item 2(Picture) Master bedroom.

**10.11 Presence of installed heat source in each room**

**Comments:** Inspected

**10.12 Cooling and Air Handler Equipment**

**Comments:** Inspected

(1)



10.12 Item 1(Picture) HVAC.

(2) The HVAC system located in the attic appeared to be mounted improperly; the system was resting on wood piers; we recommend correction by an HVAC contractor.



10.12 Item 2(Picture) HVAC.



10.12 Item 3(Picture) HVAC.

#### **10.13 AC Condensation Lines**

**Comments:** Evaluation/Service

(1) Not fully visible, leak testing is beyond the scope.

(2) The condensation drip line that terminates to the exterior appears to impact the side wall when draining; we recommend extending the drip line to ensure moisture does not come into contact with the cladding wall.



10.13 Item 1(Picture) Rear of the structure.

(3) A secondary drain line or auto disconnect device was not installed; these should be installed if blockage in the primary line could cause damage to the structure.



10.13 Item 2(Picture) HVAC.

#### **10.14 AC Refrigerant Lines**

**Comments:** Not Inspected

Not fully visible, leak testing is beyond the scope.

**10.15 AC Condenser**

**Comments:** Inspected

**10.16 AC Electrical**

**Comments:** Inspected

**10.17 AC Temperature Difference**

**Comments:** Inspected

**10.18 Solid Fuel heating Devices (Fireplaces, Woodstove)**

**Comments:** Inspected

Gas appliance requires a clip at the damper to prevent full closure.



10.18 Item 1(Picture) Fireplace.

**10.19 Fireplace Damper**

**Comments:** Inspected

**10.20 Fireplace Clearance from Combustibles**

**Comments:** Inspected

**10.21 Fireplace High Heat Caulk**

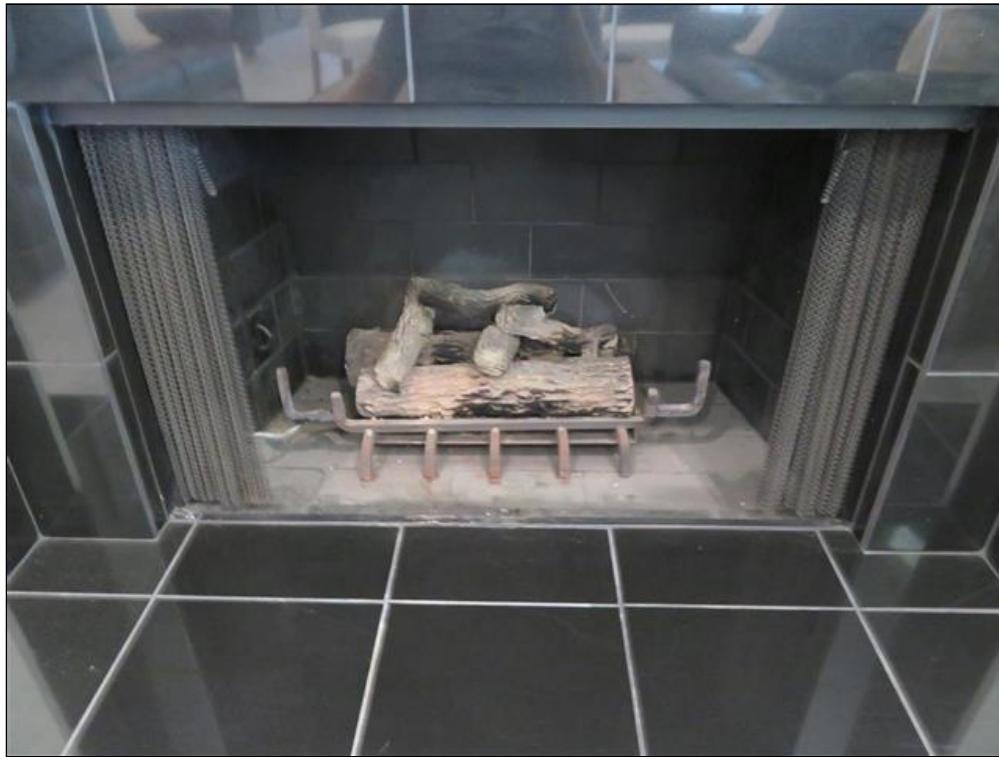
**Comments:** Inspected

**10.22 Fireplace Glass Door/Screen**

**Comments:** Not Present

Missing screen, we recommend installation for enhanced safety.

Missing glass doors, we recommend installation for enhanced safety and energy conservation.



10.22 Item 1(Picture) Fireplace.

#### **10.23 Fireplace Hearth**

**Comments:** Inspected

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Wood

**Interior Doors:**

Wood

**Window Types:**

Dual-pane

### Items

#### 11.0 Ceilings

**Comments:** Evaluation/Service

Signs of repairs noticed at the formal living room ceiling and kitchen ceiling; we recommend further inquiry of the seller.



11.0 Item 1(Picture) Formal living room.



11.0 Item 2(Picture) Formal living room.



11.0 Item 3(Picture) Formal living room.



11.0 Item 4(Picture) Kitchen ceiling.

#### **11.1 Walls**

**Comments:** Evaluation/Service

(1) Signs of warping at the master bedroom wall beneath the windows; this can be due to moisture intrusion from the exterior; we recommend further evaluation by a licensed contractor.



11.1 Item 1(Picture) Master bedroom.



11.1 Item 2(Picture) Master bedroom.

(2) There was damage observed at the master bedroom closet lower wall; we recommend repairs.



11.1 Item 3(Picture) Master bedroom.

## **11.2 Floors**

### **Comments:** Evaluation/Service

(1) Floor noise at upper level master bedroom closet, this is not atypical for older homes, however it can be an indication of poor installation practices and defects, we recommend further evaluation. These conditions can often be improved by the application of additional screws in the floor boards at the joists.



11.2 Item 1(Picture) Master bedroom closet.

(2) Lifted flooring observed at the upper hallway; we recommend corrections by a licensed contractor.



11.2 Item 2(Picture) Upper hallway flooring.



11.2 Item 3(Picture) Upper hallway flooring.

### **11.3 Steps, Stairways, and Railings**

**Comments:** Inspected

**Stairway accidents are the number one cause of injuries in homes. We recommend that you maintain non-slip surfaces, step integrity, handrails, guardrails and lighting.**

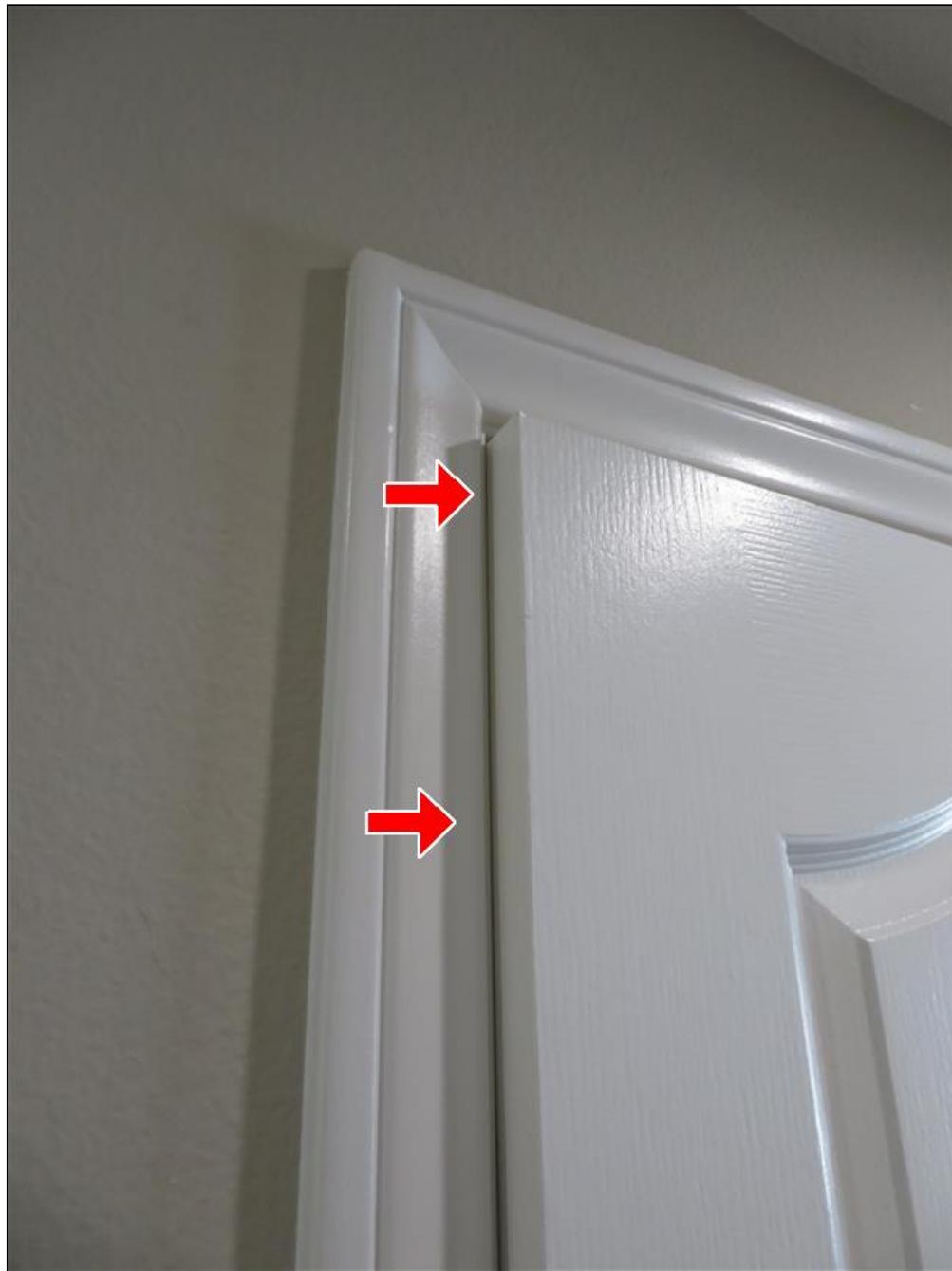
**11.4 Doors (Representative number)**

**Comments:** Evaluation/Service

(1) Rubbed at frame at the hallway closet, we recommend correction by a qualified professional.



11.4 Item 1(Picture) Hallway.



11.4 Item 2(Picture) Hallway.

(2) Did not latch properly at the master bathroom toilet, we recommend correction.



11.4 Item 3(Picture) Master bathroom.



11.4 Item 4(Picture) Master bathroom.

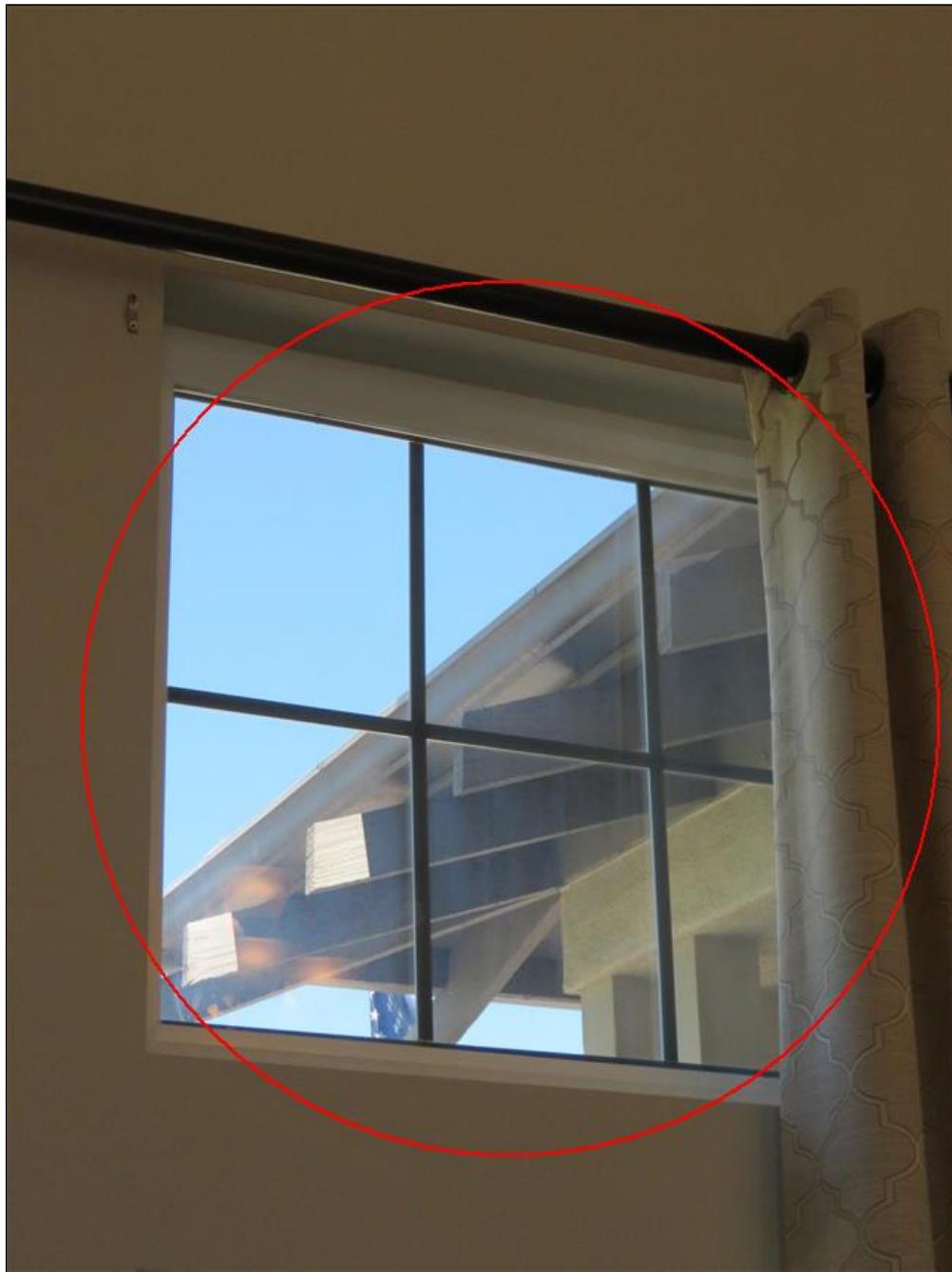
**11.5 Windows (Representative number)**

**Comments:** Repair or Replace

(1) Fogged windows indicate a failure of the energy efficiency of the window system; we recommend replacement. We identify all fogged windows that are readily visible during our inspection; however due to owner property and lighting conditions we may not be able to identify all defective conditions. Several window makers have extended warranties on failed window sills; we recommend further inquiry.



11.5 Item 1(Picture) Formal living room.



11.5 Item 2(Picture) Formal living room.



11.5 Item 3(Picture) Formal living room.



11.5 Item 4(Picture) Formal living room.

(2) Moisture staining observed at the formal living room window sill; this indicates a possible defective sill; we recommend further evaluation and corrections by a licensed window contractor.



11.5 Item 5(Picture) Formal living room.



11.5 Item 6(Picture) Formal living room.

(3) Broken sash is a defect when a window will not remain in the open position, and can result in the window free falling to the sill; we recommend correction for safety.

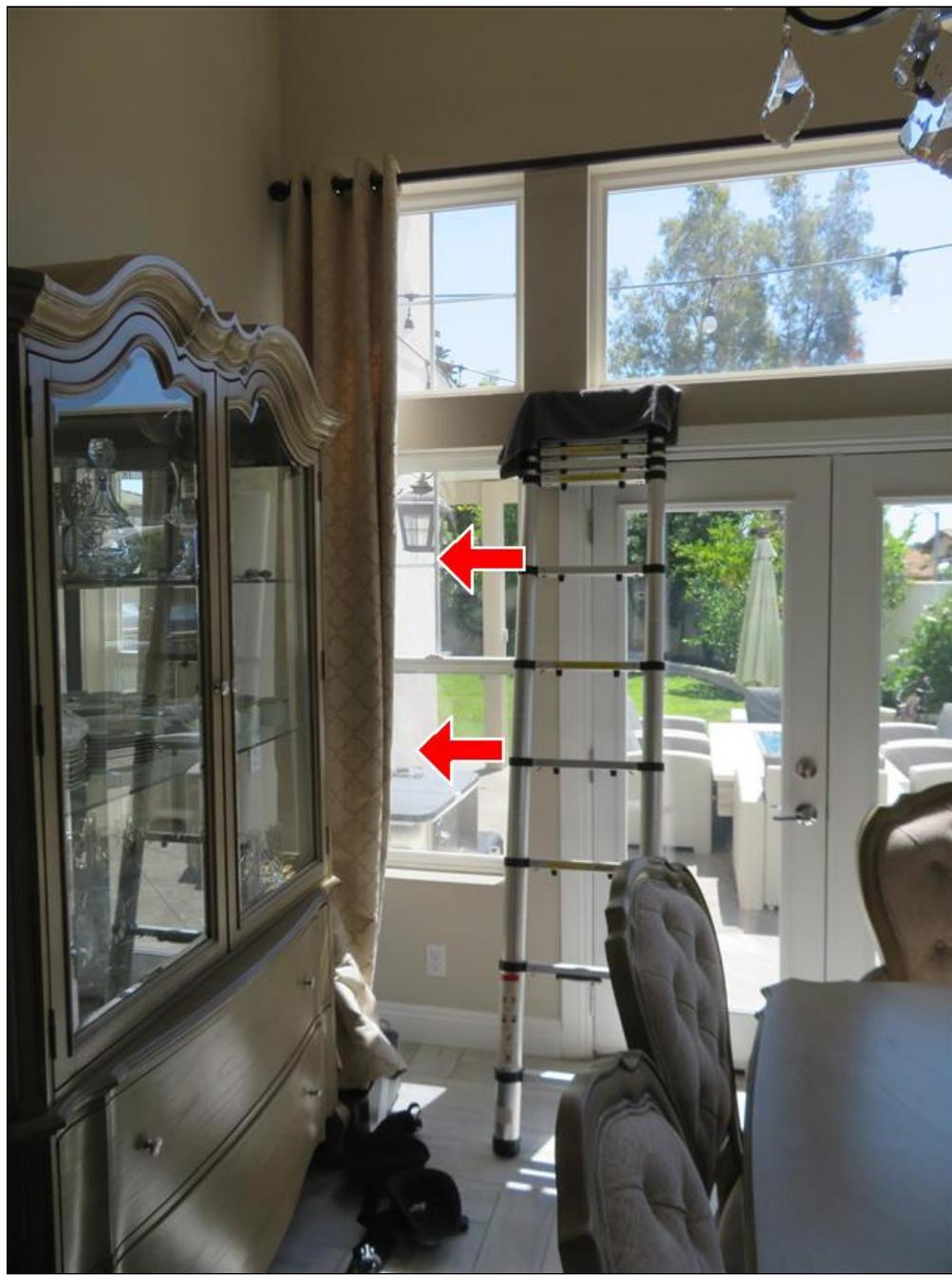


11.5 Item 7(Picture) Formal living room.

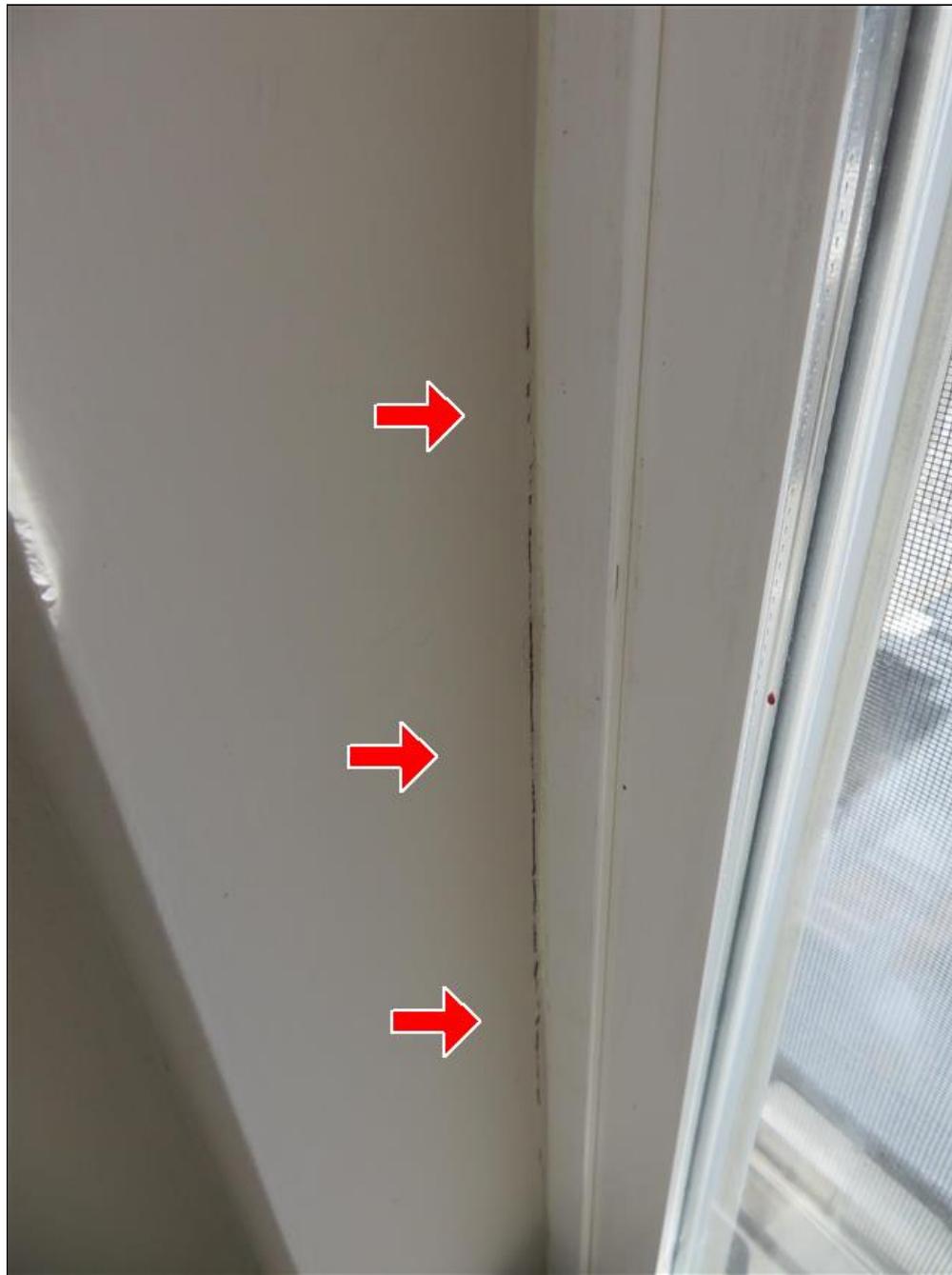


11.5 Item 8(Picture) Formal living room.

(4) Caulking deterioration observed at the dining room window; we recommend servicing.



11.5 Item 9(Picture) Dining room.



11.5 Item 10(Picture) Dining room.

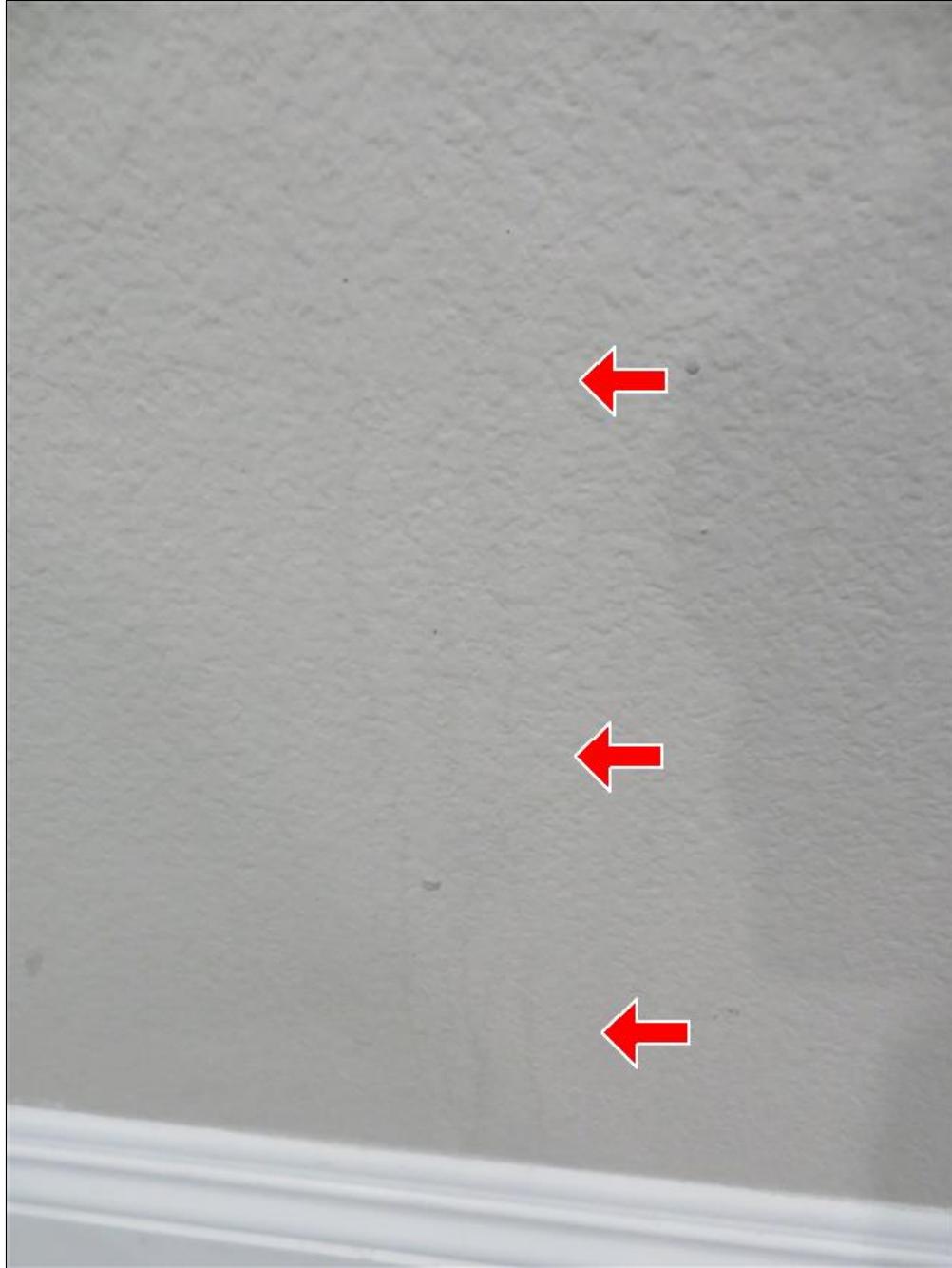
(5) Moisture intrusion at sills at the family room and master bedroom, this is an indication of leakage, we recommend leak testing of the windows and repairs as needed by a licensed window contractor.



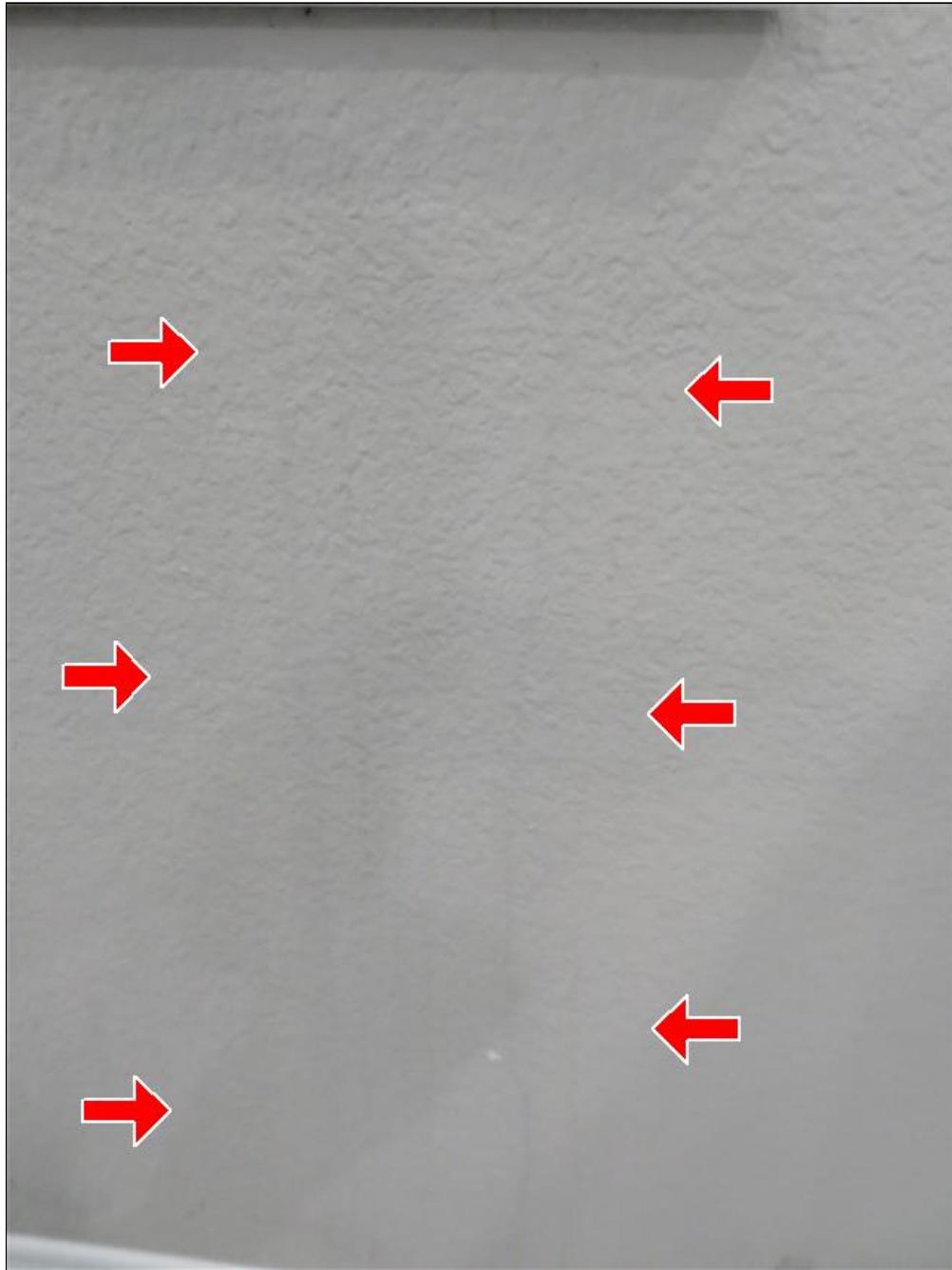
11.5 Item 11(Picture) Family room.



11.5 Item 12(Picture) Family room.



11.5 Item 13(Picture) Family room.



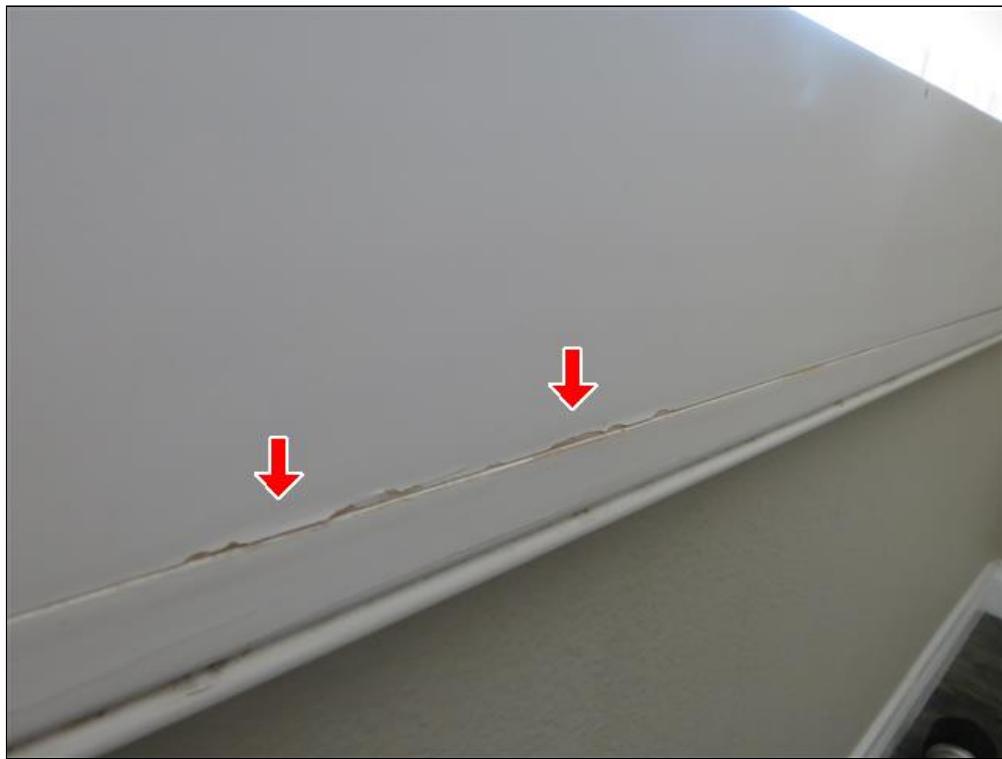
11.5 Item 14(Picture) Family room.



11.5 Item 15(Picture) Family room.



11.5 Item 16(Picture) Master bedroom.



11.5 Item 17(Picture) Master bedroom.



11.5 Item 18(Picture) Master bedroom.



11.5 Item 19(Picture) Master bedroom.



11.5 Item 20(Picture) Master bedroom.



11.5 Item 21(Picture) Master bedroom.



11.5 Item 22(Picture) Master bedroom.

(6) Older double pane windows can fog and lose their energy efficiency. We do our best to identify these windows during our inspection. However, due to lighting conditions, we may not be able to identify all defects.

#### **11.6 Exterior Doors**

**Comments:** Inspected

#### **11.7 Sliders**

**Comments:** Inspected

**11.8 Closet Doors**

**Comments:** Inspected

**11.9 Closets**

**Comments:** Inspected

**11.10 Screens**

**Comments:** Inspected

**11.11 Comments**

**Comments:** Inspected

(1) Owner property, air fresheners, recent repairs, open windows or recent paint will *limit our physical inspection of the property.*

**Child Safety:** If young children will be present in the home, we recommend visiting [www.charlieshouse.org/safety/](http://www.charlieshouse.org/safety/) for their in home safety checklist; for example it includes: Secure tip prone furniture to walls; Install safety gates at top and bottom of stairs; Use plug covers over electrical outlets; Lock cabinets that children should not get into; Use doorknob covers; Test smoke and carbon monoxide alarms every 6 months; Keep water heater below 120 degrees; Keep cribs away from windows; Install window coverings without cords; Keep a fire extinguisher in the kitchen; Apply stove covers and use back burners first; Place knives and matches out of children's reach, Lock firearms, etc.

(2) *Our primary focus is to identify defects that may present a safety hazard. Un-permitted property modifications may be present, with defects that are not readily visible.* These types of un-permitted modifications are often associated with poor quality workmanship and hidden safety hazards. We recommend that you contact the local building authority to determine if modifications, upgrades and add-ons have final permit documentation.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Bathroom and Components

Steamers, saunas, whirlpools, bidets, shower pans, dye testing toilets for leaks and overflow fixtures are beyond the scope of this inspection. Pre 1994 faucets and toilets should be upgraded for water use savings. Readily visible electrical, enclosure, cabinets, fixtures and plumbing are inspected using normal operating controls. Whirlpool tub components are inspected if readily accessible. Whirlpool equipment functionality is beyond the scope of this inspection.

### Styles & Materials

#### Exhaust Fans:

Fan

### Items

#### 12.0 Counters and Cabinets

**Comments:** Inspected

#### 12.1 Windows

**Comments:** Evaluation/Service

Possible termites observed at the master bathroom window sill; we recommend further evaluation by a termite professional.



12.1 Item 1(Picture) Master bathroom.

#### 12.2 Plumbing Drain, Waste and Vent Systems (Sink)

**Comments:** Inspected

#### 12.3 Plumbing Water Supply and Distribution Systems and Fixtures (Sink)

**Comments:** Inspected

Effective 2017, homes built before 1994 require water conserving plumbing faucets exceeding: 2.2 gallons per minute.  
REFER TO YOUR TRANSFER DISCLOSURE STATEMENT.

#### 12.4 Outlets Switches and Fixtures

**Comments:** Inspected

#### 12.5 Exhaust fan

**Comments:** Inspected

## 12.6 Toilet

### Comments: Evaluation/Service

(1) The current toilet flush standard is 1.29 gallons (ultra low flow) for new construction effective. Many cities are requiring conversion of toilets to this standard at the time of a real estate sale. We recommend upgrading whether or not is required; to a dual flush model that uses only 1.1 gallons per flush. Effective 2017, homes built before 1994 require water conserving plumbing fixtures exceeding: for toilets 1.6 gallons, urinals 1.0 gallon.. REFER TO YOUR TRANSFER DISCLOSURE STATEMENT.

(2) Lacks caulking: **at the master bathroom; we recommend servicing.**



12.6 Item 1(Picture) Master bathroom.

## 12.7 Shower/Bath Plumbing

### Comments: Inspected

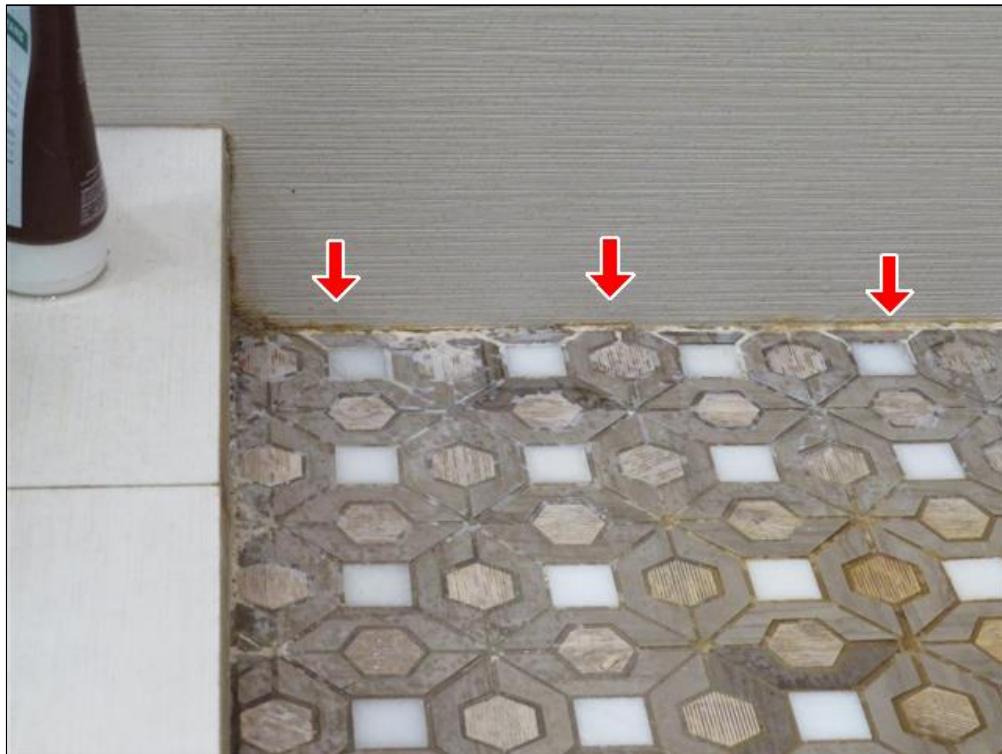
Effective 2017, homes built before 1994 require water conserving plumbing fixtures exceeding: for showerhead 2.5 gallons per minute, and interior faucets 2.2 gallons per minute. REFER TO YOUR TRANSFER DISCLOSURE STATEMENT.

**12.8 Bath/Shower/ Enclosure****Comments:** Evaluation/Service

Caulking deterioration observed at the upper hallway bathroom shower enclosure; this condition can result in water seeping between the shower surface and liner and can result in mold growth; we recommend re-caulking.



12.8 Item 1(Picture) Upper hallway bathroom.



12.8 Item 2(Picture) Upper hallway bathroom.



12.8 Item 3(Picture) Upper hallway bathroom.



12.8 Item 4(Picture) Upper hallway bathroom.

**12.9 Shower Door**

**Comments:** Inspected

**12.10 Floor**

**Comments:** Inspected

**12.11 Walls**

**Comments:** Evaluation/Service

There were moisture stains observed at the upper hallway bathroom wall behind the vanity; this can be due to a historic moisture event; we recommend further evaluation by a plumber to verify that the moisture source has been corrected.



12.11 Item 1(Picture) Upper hallway bathroom.

**12.12 Ceiling**

**Comments:** Evaluation/Service

Signs of repairs noticed at the lower hallway bathroom ceiling; we recommend further inquiry of the seller.



12.12 Item 1(Picture) Lower hallway bathroom.

**12.13 Access Cover**

**Comments:** Not Present

## **13. Indoor Air Quality**

Indoor air quality problems may not be readily visible. A limit mold inspection was included with this home inspection. Mold samples may need to be collected to better determine exposure potentials; this testing was recommended even if suspect conditions were not readily visible. RADON GAS is the number 1 cause of mortality in homes. The EPA therefore recommends that ALL homes be tested for radon levels.

### **Items**

---

#### **13.0 Mold**

##### **Comments:** Inspected

The home inspection included a physical investigation for readily visible mold. Even if visible mold conditions were not identified in our inspection report, we recommend that you retain us to conduct mold sampling to help determine if atypical mold conditions are present that were not readily visible. There are additional fees for collecting and submitting mold samples to an AIHA certified laboratory for analysis. If you do not approve mold testing this is contrary to our advice.

## **14. Energy Conservation**

An energy conservation inspection was completed as part of this home inspection. You can save up to \$400 in energy costs per year if you implement our recommendations. Utility, local, state and federal energy rebates are still available. Faucets and toilets installed before 1994 are now required to be upgraded to current water saving standards if permitted work is completed.

An energy conservation inspection was completed as part of this home inspection. You can save up to \$400 in energy costs per year if you implement our recommendations. Utility, local, state and federal energy rebates are still available. Faucets and toilets installed before 1994 are now required to be upgraded to current water saving standards if permitted work is completed.

### **Items**

#### **14.0 Lighting**

**Comments:** Inspected

LIGHTING USE IS TYPICALLY 5% OF YOUR ENERGY USAGE. Replace incandescent lights with LED. These bulbs use up to 80% less energy. Look for sales and rebates e.g. CostCo. LED bulbs claim a lifetime of 23 years, they take no time to warm up, are not effected by frequent on/off, are dimmable, contain no mercury, have very good color rendering and have a payback time of 1 year. They can also be used outdoors, but need to be protected from water.

When shopping for an LED, take your old bulb with you to make sure the new one will fit your fixture. If the bulb is for an enclosed fixture, be sure the LED is rated for such.

Do not use LED and CFL in the same fixture or a dimmer, which can cause disruptions in performance.

LED prices have dropped 83% over the past 4 years.

Dimmers can reduce electrical use at lower light settings. If using with LED's be sure the bulbs are rated for such use.

Motion detector switches are useful for rooms where occupants have a habit of forgetting to turn the lights off when they leave: e.g. laundry, closets, etc.

#### **14.1 HEATING AND AC**

**Comments:** Inspected

(1) HEATING CAN ACCOUNT FOR 43% OF YOUR ENERGY BILL. Get an advanced HVAC cleaning and tune up. This will include sealing duct leaks which can save an additional 25 to 45% of conditioned air energy cost (hot and cold) to be lost to leakage.

HOWEVER, DO NOT HAVE YOUR DUCTS CLEANED; SEE MY WEBSITE VIDEOS TO LEARN ALL ABOUT THIS UNNEEDED SERVICE, THAT DOES NOT IMPROVE INDOOR AIR QUALITY.

Replace your aging HEATING system with an energy star model for an average \$400 per year savings.

Contact your utility to see if they have an AC summer saver program. If so, you can save up to \$200 a year in rebates.

Replace often used central air conditioner systems that are more than 10 years old, for a newer model that will be up to 40% more efficient.

Install and use ceiling fans to reduce the need for AC utilization,

Install a programmable thermostat, which can automatically adjust the temperature in your home for maximum savings and comfort.

Do not replace windows just to save energy, unless your windows are failing. For windows being replaced with frequent direct sunlight, choose new ones with a low-E coating that reflects heat. Consider MILGARD brand windows due to their extended warranty. Dual pane windows that fog between their panes have lost their energy efficiency and need replacement.

Burning in a wood-burning fireplace is an inefficient way of heating a home, since most heat goes out the chimney. They also pollute 20 times the amount of an EPA certified stove.

If you use a fireplace for heat, expect other rooms in the home to be cooler due to escaping warm air.

**For more efficient heating with less interior and exterior pollution, arrange for installation of a gas, pellet or EPA certified wood fireplace insert, by a NFI certified professional.**

Installing glass doors over a current fireplace can help reduce some energy loss, however, the doors must be matched properly by a NFI certified professional.

(2) COOLING CAN BE 7% OF YOUR ENERGY BILL.

#### **14.2 ATTIC AND CRAWLSPACE**

**Comments:** Inspected

Upgrade insulation to current standards of 11 inches of fiberglass or rock wool or 8 inches of cellulose.

Seal attic leaks: inner and outer walls at the attic floor, dropped ceiling areas, stud cavities, flues, vents. electrical boxes, and attic hatch.

#### **14.3 Windows**

**Comments:** Inspected

Upgrade to dual pane window system if you need to replace your windows. Newer dual pane windows will improve energy efficiency, reduce drafts and noise, as well as provide ultra violet protection.

Weather strip and caulk.

#### **14.4 Doors**

**Comments:** Inspected

Weather strip and caulk.

#### **14.5 Water Heater**

**Comments:** Inspected

WATER HEATERS USE UP TO 16% OF ENERGY USAGE. A solar water heater with tax incentives can pay for itself in 3 to 5 years.

Water heaters 10 years or older should be considered for an Energy Star unit upgrade. Tankless or high energy efficiency tank water heaters can provide a 30% energy savings. Rebates may be available from local retailers and utilities.

Wash your clothes in cold water. Consumer reports has identified top rated detergents that deliver superb cold water cleaning.

Install low-flow faucets and showerheads, these will save water heating energy as well as saving water usage.

#### **14.6 CLOTHES WASHER AND DRYER**

**Comments:** Not Inspected

#### **14.7 Refrigerator**

**Comments:** Not Inspected

APPLIANCES ARE 9% OF ENERGY COSTS.

#### **14.8 Dishwasher**

**Comments:** Inspected

Run the dishwasher only when it is full, and use the rinse feature sparingly, since it uses 3 to 7 gallons of water. Upgrade to an energy star model for water and electric savings.

**14.9 Stove**

**Comments:** Inspected

Upgrade to an energy star model for savings.

**14.10 Water**

**Comments:** Inspected

(1) The current toilet flush standard is 1.29 gallons (ultra low flow) for new construction effective 1/1/14. Many cities are requiring conversion of toilets to this standard at the time of a real estate sale. We recommend upgrading whether or not is required; to a dual flush model that uses only 1.1 gallons per flush.

Install low flow showerheads, and sink aerators.

Use drought resistant native plants, mulch and drip systems.

(2) Effective 2017, homes built before 1994 require water conserving plumbing fixtures exceeding: for toilets 1.6 gallons, urinals 1.0 gallon, showerhead 2.5 gallons per minute, and interior faucets 2.2 gallons per minute. REFER TO YOUR TRANSFER DISCLOSURE STATEMENT. The current toilet flush standard is 1.29 gallons. (ultra low flow). Some cities are requiring conversion of toilets at the time of sale. Dual flush toilets that are now available have flush at 1.1 gallons. We recommend upgrading to these new standards whether required or not to conserve water usage.

Install low flow showerheads, and sink aerators.

Use drought resistant native plants, mulch and drip systems.

**14.11 Solar**

**Comments:** Not Inspected

After the above conservation efforts, your electric bill is over \$125 per month, it is cost effective to consider electric solar panels.

Go to [www.gosolarcalifornia.org](http://www.gosolarcalifornia.org) to see what rebates you qualify for; there is also a 30% federal tax credit until 2017; if you purchase the system, rather than leasing. California solar rebate funds have been exhausted and the program is closed.

According to the Solar Energy Industries Assoc. the typical installation costs about \$15,000 to \$21,000. Solar panels are usually warranted for 20-25 years, and pay for themselves in 5 to 10 years. However you may find further savings through COST-CO vendors.

For a list of certified installers visit: nabcep.org or seia.org. Find out if the installer you pick will apply for all the required permits, uses subcontractors and is properly licensed.

**14.12 ELECTRONICS**

**Comments:** Inspected

ELECTRONICS USE UP TO 4% OF ENERGY COSTS. Ask your cable company to upgrade the set top box to the latest 4.1 Energy Star device for a 35% energy savings.

Unplug computers, stereos, and video games that draw energy when they are off.

Decade old flat screens cost \$65 a year to run; by replacing it with a newer model will cost \$25 in electricity.

## General Summary



**Guaranteed Property and Mold Inspections.**

**2372 Morse Ave. Suite 257  
Irvine, CA 92614  
949.230.6800**

**Customer**  
Sample Report

**Address**  
456 Main St.  
Irvine CA

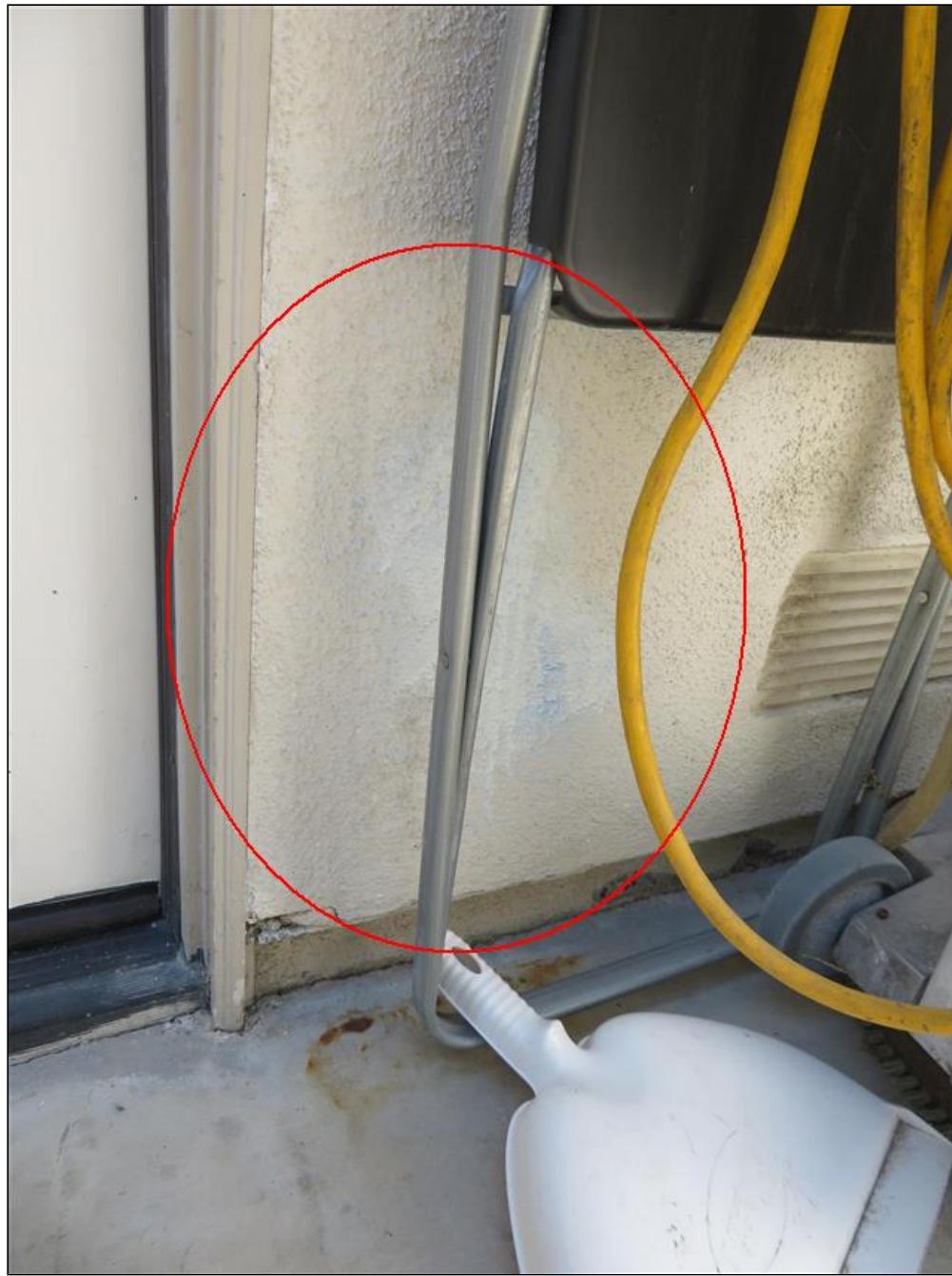
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 2. Exterior

#### 2.0 Wall Cladding, Flashing and Trim

##### Evaluation/Service

- (1) Signs of stucco repairs observed at the left side of the structure; we recommend further inquiry of the seller.



2.0 Item 1(Picture) Left side of the structure.



2.0 Item 2(Picture) Left side of the structure.

(2) Poor weep screed clearance (2" above paving; 4" above soil); this condition results in corrosion, and unwanted moisture intrusion into the wall and interior that may not be readily visible.



2.0 Item 3(Picture) Left side of the structure (planter)

(3) Stucco is susceptible to cracking. Cracks to not imply that the function has been degraded. Only cracks larger than 3/32" and excessive indicate a problem. We recommend however, that all cracks be sealed by a stucco professional.

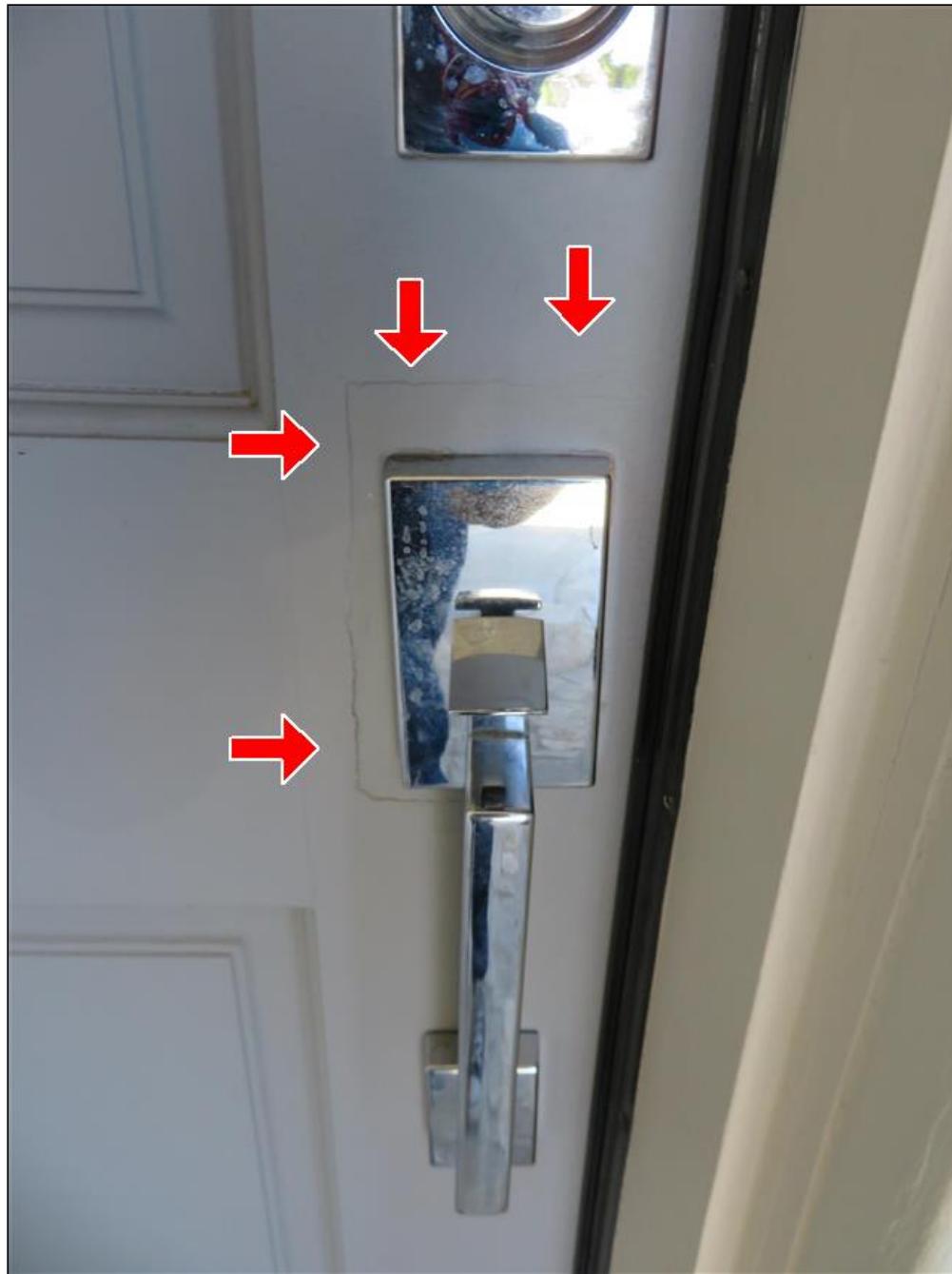
## **2.1    Doors (Exterior)**

### **Repair or Replace**

The front door handle appears to have been replaced; cracks exist around the handle; we recommend repairs.



2.1 Item 1(Picture) Front door.



2.1 Item 2(Picture) Front door.



2.1 Item 3(Picture) Front door.

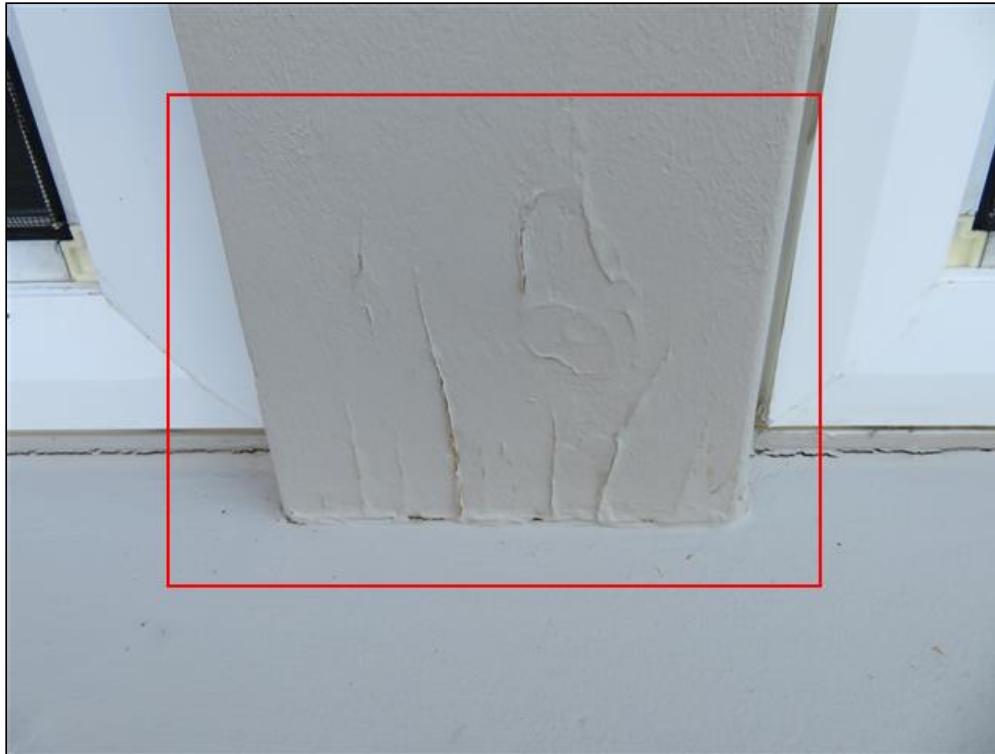
## **2.2 Windows**

### **Evaluation/Service**

- (1) The wood trim at the exterior window front of the structure are moisture damaged; we recommend further evaluation and repairs by a termite professional.



2.2 Item 1(Picture) Front of the structure.



2.2 Item 2(Picture) Front of the structure.



2.2 Item 3(Picture) Front of the structure.

(2) Caulking deterioration at the front of the structure, we recommend servicing.



2.2 Item 4(Picture) Front of the structure.



2.2 Item 5(Picture) Front of the structure.

#### **2.4 Eaves, Soffits, Fascias, Beam Ends and Rafters**

##### **Evaluation/Service**

Moisture damage; we recommend further evaluation by a termite professional, to determine the extent of moisture damage to the wood structure.



2.4 Item 1(Picture) Front of the structure.



2.4 Item 2(Picture) Front of the structure.



2.4 Item 3(Picture) Right side of the structure.

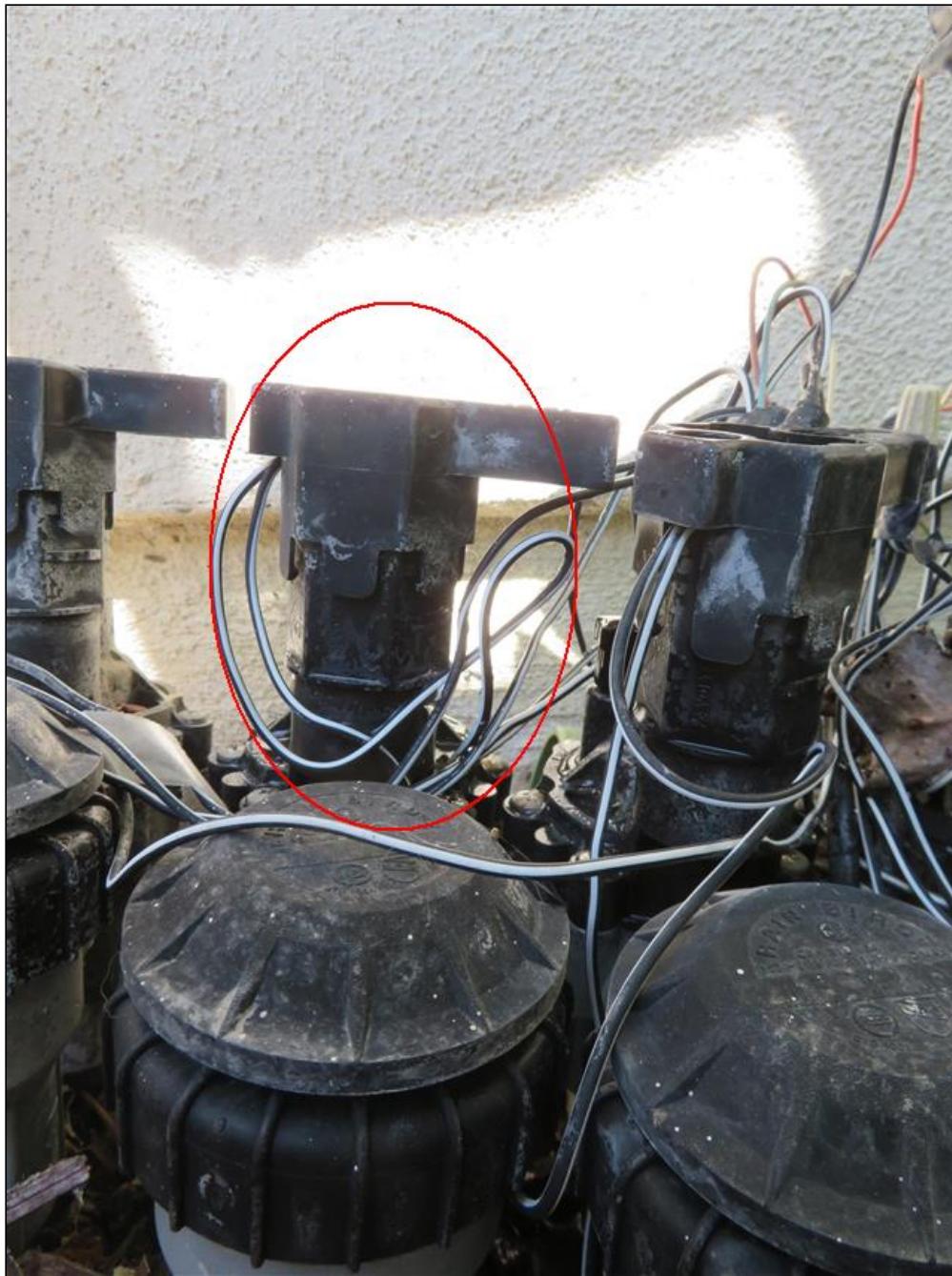


2.4 Item 4(Picture) Right side of the structure.

## **2.12 Sprinklers**

### **Evaluation/Service**

Sprinkler system leaking at the right side of the structure; we recommend corrections by a plumber.



2.12 Item 1(Picture) Right side of the structure.

## 2.15 Trees and Plants

### Evaluation/Service

- (1) Neighbor tree over roof area, we recommend trimming to protect the roof coverings.



2.15 Item 1(Picture) Roof.

(2) Touching the structure, we recommend trimming.

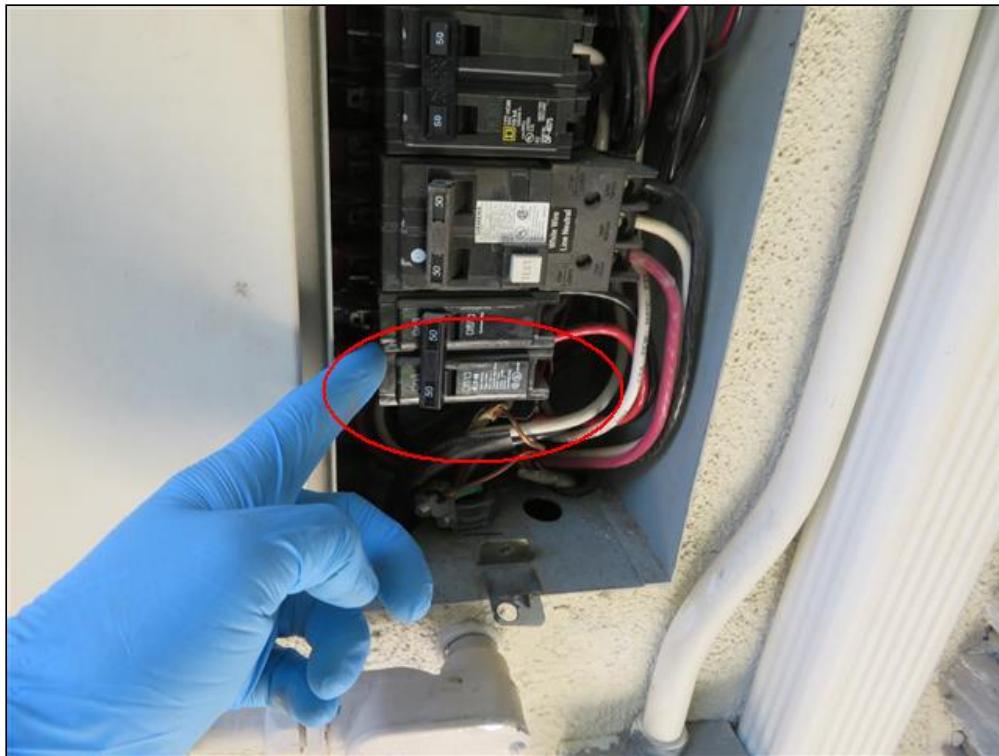


2.15 Item 2(Picture) Right side of the structure.

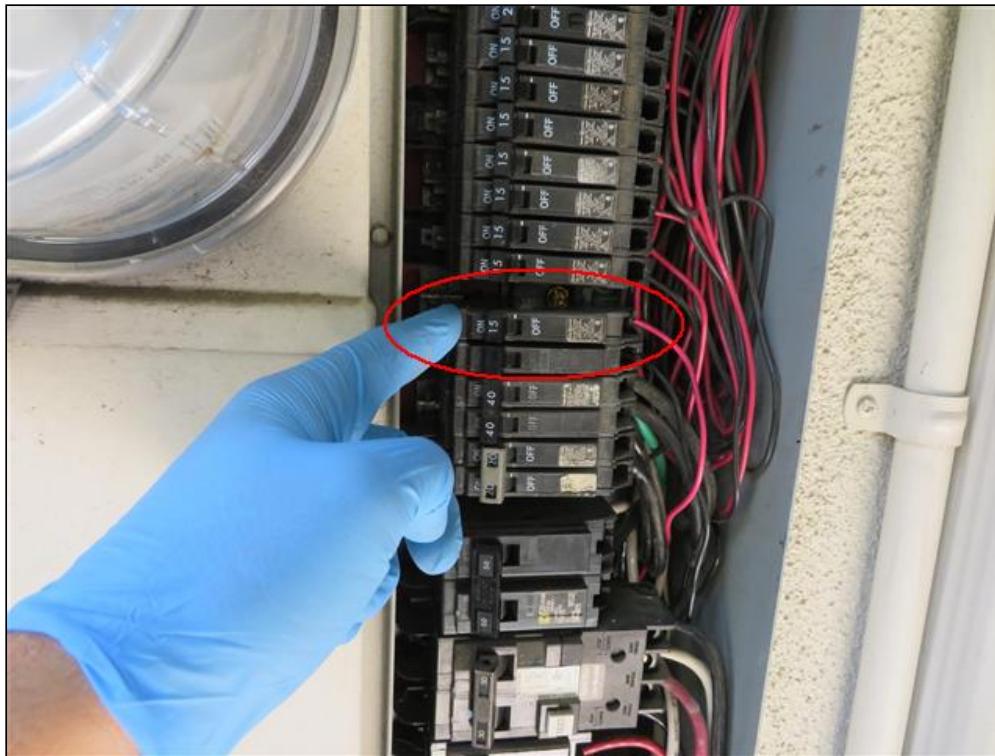
### **3. Electrical System**

#### **3.6 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage Evaluation/Service**

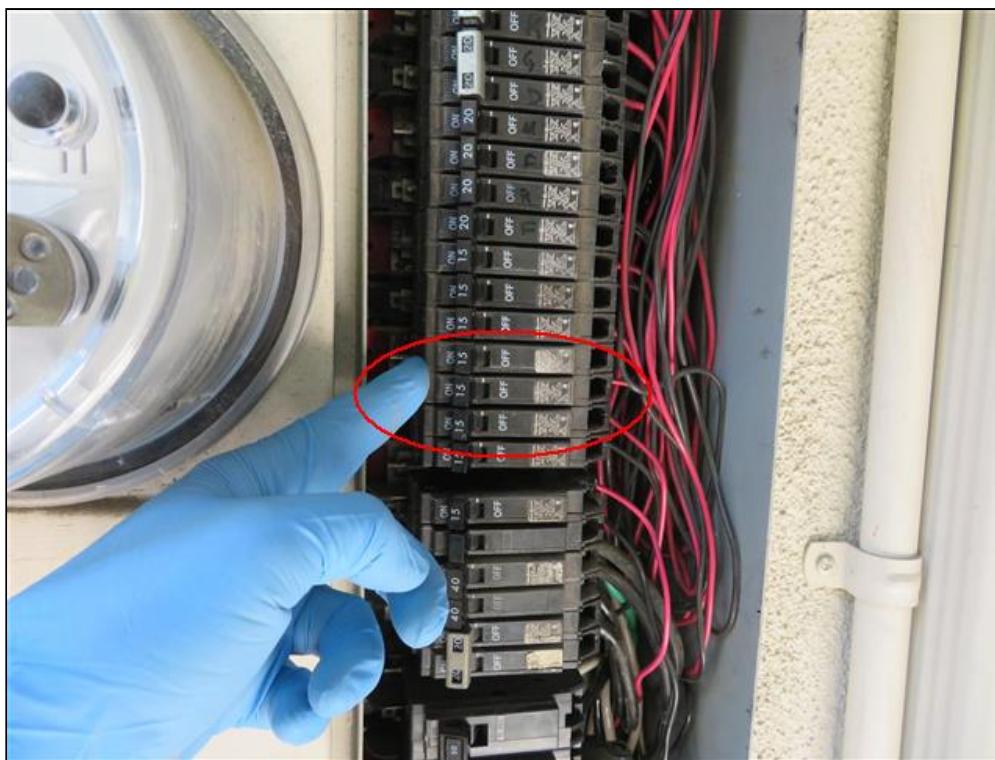
Loose breakers we recommend evaluation by a licensed electrician for enhanced safety.



3.6 Item 1(Picture) Service panel.



3.6 Item 2(Picture) Service panel.



3.6 Item 3(Picture) Service panel.

**3.9 Grounding (and or GFCI) of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls**

**Repair or Replace**

We recommend that all outlets within 6' of wet areas be upgraded to GFCI for enhanced safety.



3.9 Item 1(Picture) Kitchen island.



3.9 Item 2(Picture) Kitchen island.



3.9 Item 3(Picture) Kitchen island.



3.9 Item 4(Picture) Laundry room.



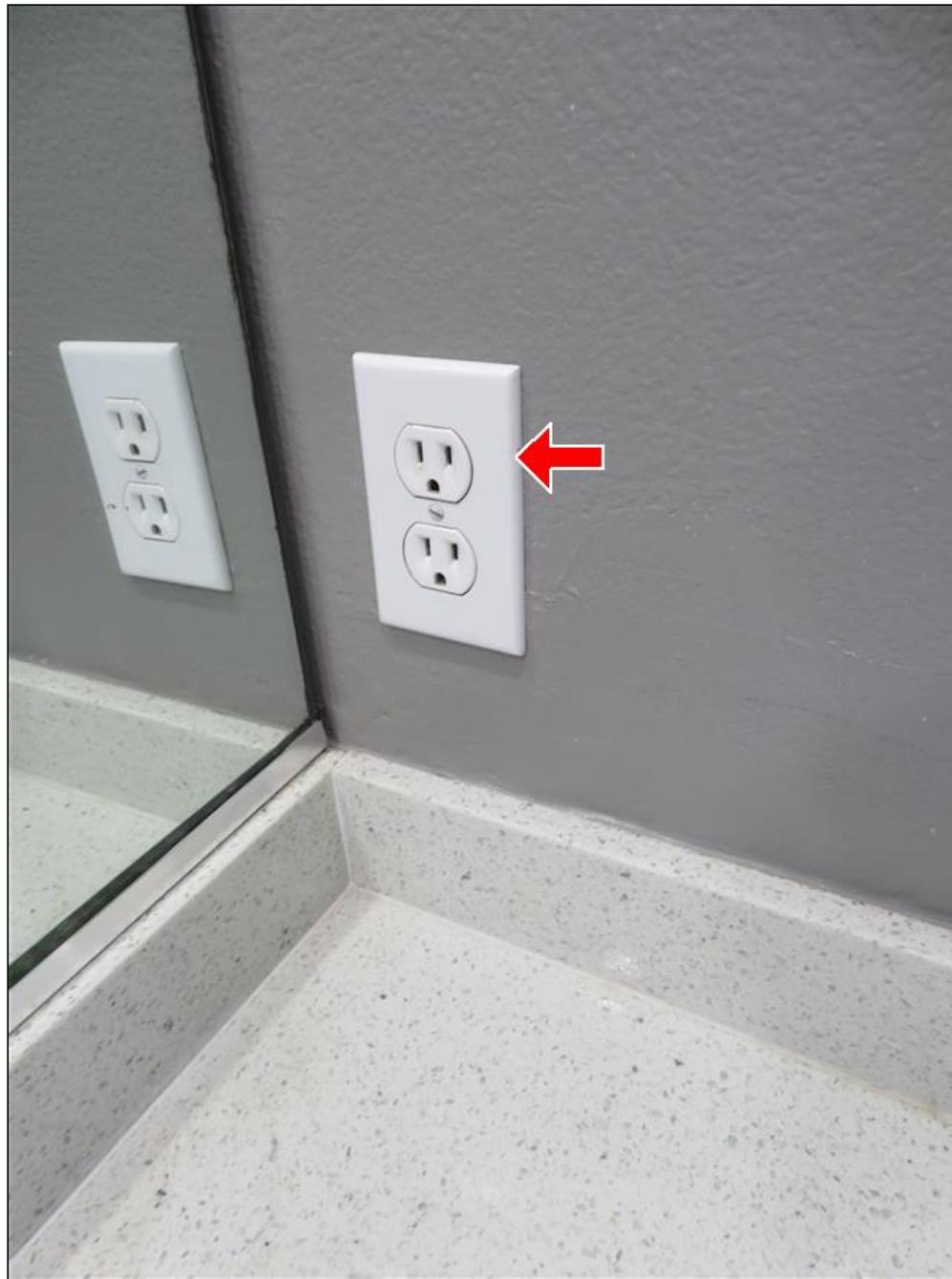
3.9 Item 5(Picture) Laundry room.



3.9 Item 6(Picture) Lower hallway bathroom.



3.9 Item 7(Picture) Master bathroom.



3.9 Item 8(Picture) Master bathroom.



3.9 Item 9(Picture) Master bathroom.

#### **4. Roofing / Chimneys / Roof Structure and Attic**

##### **4.4 Roof Drainage Systems (gutters and downspouts)**

###### **Evaluation/Service**

The downspout at the front of the structure is not mounted to the wall; we recommend repairs.



4.4 Item 1(Picture) Front of the structure.



4.4 Item 2(Picture) Front of the structure.

**4.10 Visible Electric Wiring in Attic**

**Evaluation/Service**

Exposed splices, we recommend a complete evaluation of the electrical system in the attic since this is an indication that work was not completed by a licensed electrician; this is a safety hazard.



4.10 Item 1(Picture) Attic.

## 5. Plumbing System

### 5.6 Main Fuel Shut-off

#### Repair or Replace

Gas meter lacks seismic shut off device, we recommend installation for enhanced safety.



5.6 Item 1(Picture) Gas meter.

## 6. Garage

### 6.5 Garage Door Controls and Auto Reverse

#### Repair or Replace

Optical sensors are more than 6" above the ground, recommend corrections for child and pet safety.

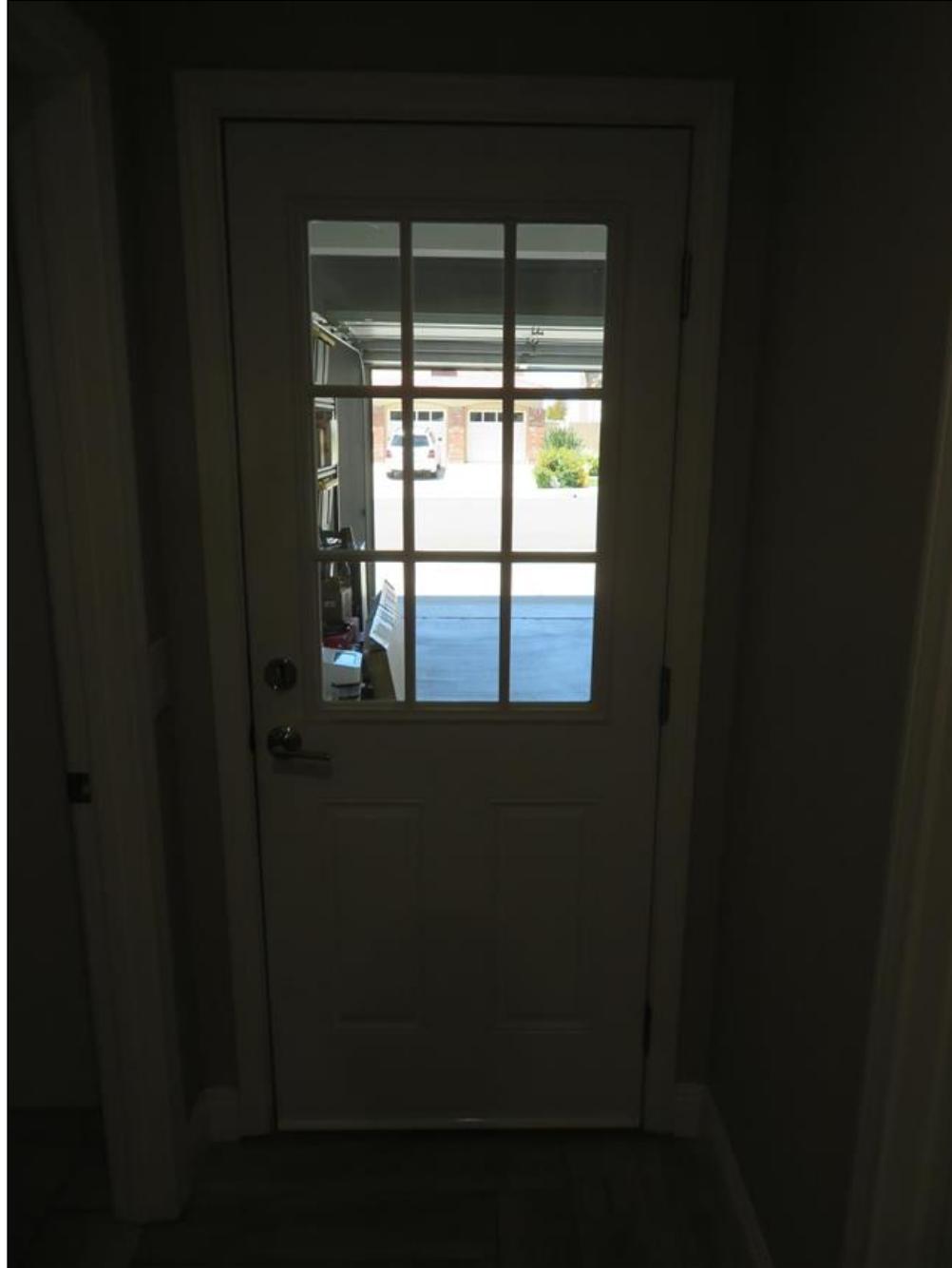


6.5 Item 1(Picture) Garage.

### 6.6 Occupant Door from Garage to inside home

#### Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



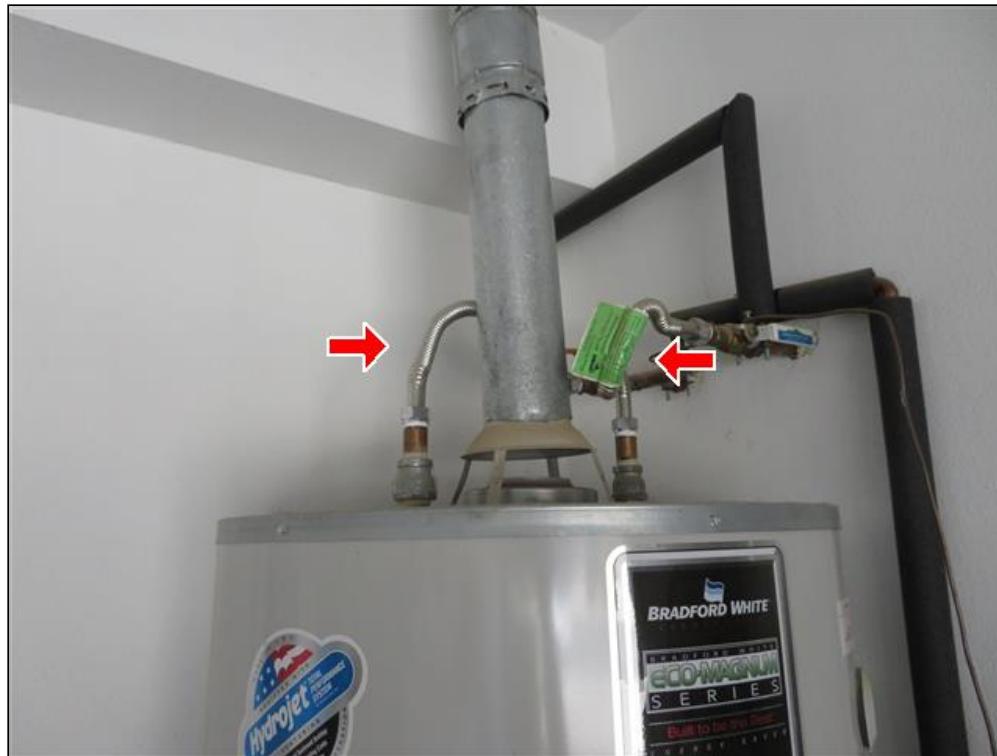
6.6 Item 1(Picture) Garage door.

## **8. Water Heater**

### **8.2 Plumbing Connections**

#### **Repair or Replace**

Hot and cold water lines are missing R-4 insulation, we recommend installation for energy savings.



8.2 Item 1(Picture) Water heater.

#### 8.6 Seismic Strapping

##### Repair or Replace

52+ size water heater requires a third seismic strap at mid-line, we recommend installation to meet CA seismic guidelines.



8.6 Item 1(Picture) Water heater.

#### 8.7 Firewall/Platform

**Evaluation/Service**

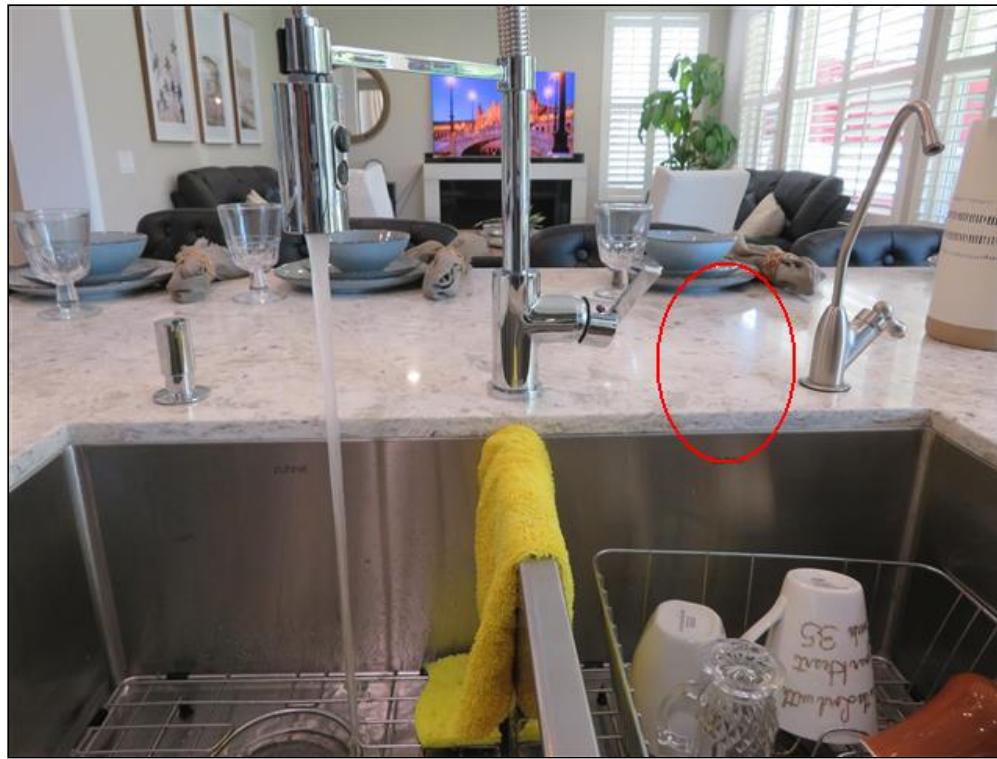
The water heater appears to be slightly leaning; we recommend further evaluation by a licensed plumber.



8.7 Item 1(Picture) Water heater.

**9. Kitchen Components and Appliances****9.12 Air Gap****Repair or Replace**

Not installed, this can result in waste water mixing into the clean cycle; note that a few models have an internal air gap (which is not common); recommend installation for water quality safety.



9.12 Item 1(Picture) Air gap.

#### **9.14 Range Hood**

##### **Repair or Replace**

(1) Disconnected at the exhaust, we recommend correction by securing with 3 metal sheet screws at each end and sealing with aluminum tape.



9.14 Item 1(Picture) Range exhaust.



9.14 Item 2(Picture) Range exhaust.

(2) The left side heating bulb did not respond to test; we recommend replacement.



9.14 Item 3(Picture) Range hood.

## **10. Heating / Central Air Conditioning**

### **10.6 Enclosure**

Evaluation/Service

Possible rodent droppings observed at the HVAC enclosure; we recommend further evaluation and cleanup by a integrated pest control specialist.



10.6 Item 1(Picture) HVAC enclosure.



10.6 Item 2(Picture) HVAC enclosure.

**10.8 Distribution Systems (including visible fans, pumps, ducts and piping).**

**Evaluation/Service**

Aging ducts, we recommend leak testing, and budgeting for replacement. NOTE THAT DUCTS SHOULD NOT BE CLEANED.



10.8 Item 1(Picture) HVAC ducting.



10.8 Item 2(Picture) HVAC ducting.



10.8 Item 3(Picture) HVAC ducting.

**10.9 Air Return Chamber**

**Repair or Replace**

Lacks drywall enclosure, recommend installation to eliminate using air from inner walls of the structure.



10.9 Item 1(Picture) Air return chamber.



10.9 Item 2(Picture) Air return chamber.

**10.10 HVAC Filter**

**Repair or Replace**

- (1) Missing at the air return; we recommend replacement with an allergy rated disposable filter.



10.10 Item 1(Picture) Lower hallway.

(2) Poorly sized at the master bedroom, we recommend replacement with an allergy rated disposable filter.



10.10 Item 2(Picture) Master bedroom.

### 10.13 AC Condensation Lines

#### Evaluation/Service

- (1) Not fully visible, leak testing is beyond the scope.
- (2) The condensation drip line that terminates to the exterior appears to impact the side wall when draining; we recommend extending the drip line to ensure moisture does not come into contact with the cladding wall.



10.13 Item 1(Picture) Rear of the structure.

(3) A secondary drain line or auto disconnect device was not installed; these should be installed if blockage in the primary line could cause damage to the structure.



10.13 Item 2(Picture) HVAC.

## 11. Interior

### 11.0 Ceilings

**Evaluation/Service**

Signs of repairs noticed at the formal living room ceiling and kitchen ceiling; we recommend further inquiry of the seller.



11.0 Item 1(Picture) Formal living room.



11.0 Item 2(Picture) Formal living room.



11.0 Item 3(Picture) Formal living room.



11.0 Item 4(Picture) Kitchen ceiling.

### **11.1 Walls**

#### **Evaluation/Service**

- (1) Signs of warping at the master bedroom wall beneath the windows; this can be due to moisture intrusion from the exterior; we recommend further evaluation by a licensed contractor.



11.1 Item 1(Picture) Master bedroom.



11.1 Item 2(Picture) Master bedroom.

(2) There was damage observed at the master bedroom closet lower wall; we recommend repairs.



11.1 Item 3(Picture) Master bedroom.

## **11.2 Floors**

### **Evaluation/Service**

(1) Floor noise at upper level master bedroom closet, this is not atypical for older homes, however it can be an indication of poor installation practices and defects, we recommend further evaluation. These conditions can often be improved by the application of additional screws in the floor boards at the joists.



11.2 Item 1(Picture) Master bedroom closet.

(2) Lifted flooring observed at the upper hallway; we recommend corrections by a licensed contractor.



11.2 Item 2(Picture) Upper hallway flooring.



11.2 Item 3(Picture) Upper hallway flooring.

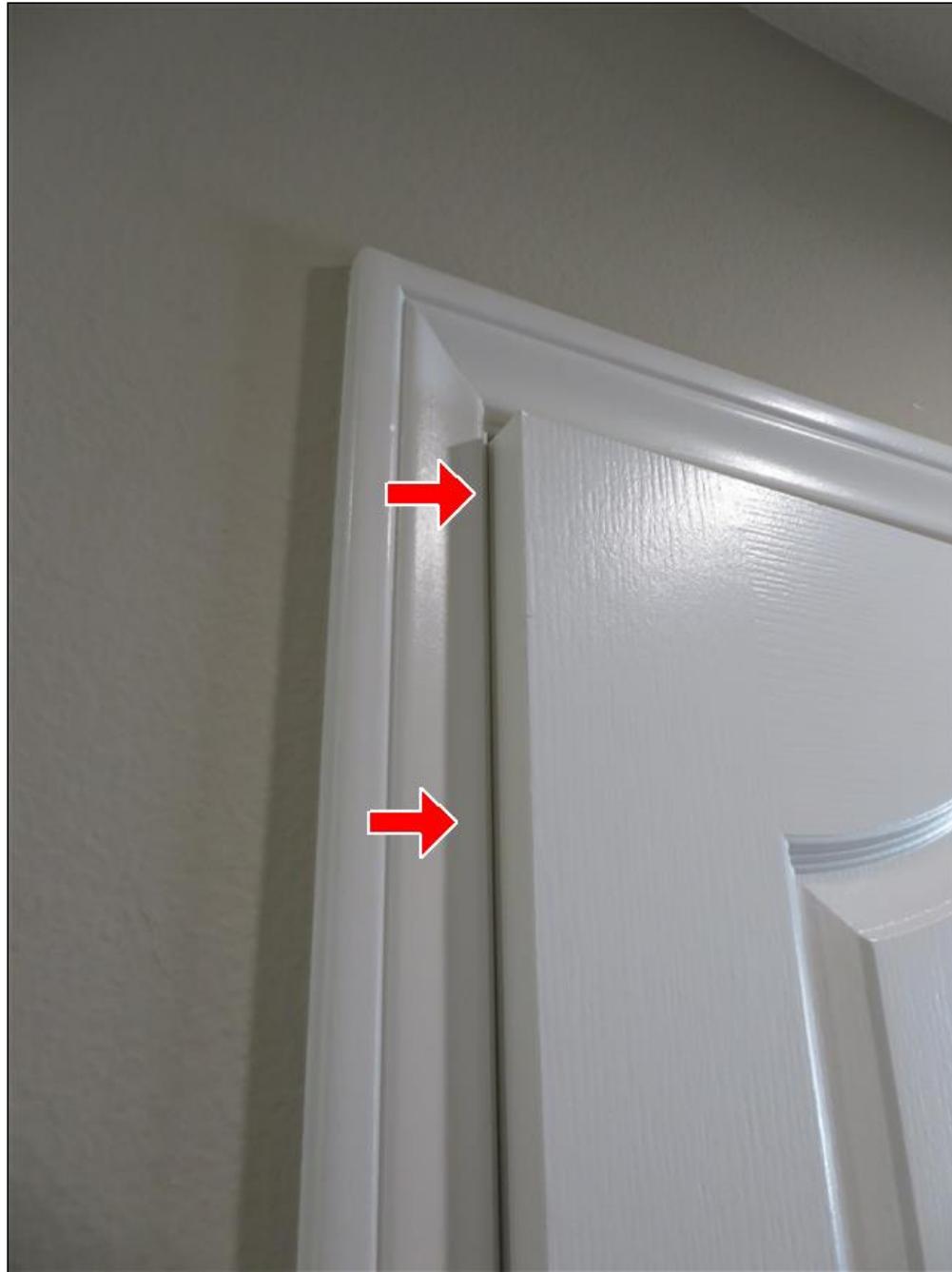
**11.4    Doors (Representative number)**

**Evaluation/Service**

- (1) Rubbed at frame at the hallway closet, we recommend correction by a qualified professional.



11.4 Item 1(Picture) Hallway.



11.4 Item 2(Picture) Hallway.

(2) Did not latch properly at the master bathroom toilet, we recommend correction.



11.4 Item 3(Picture) Master bathroom.



11.4 Item 4(Picture) Master bathroom.

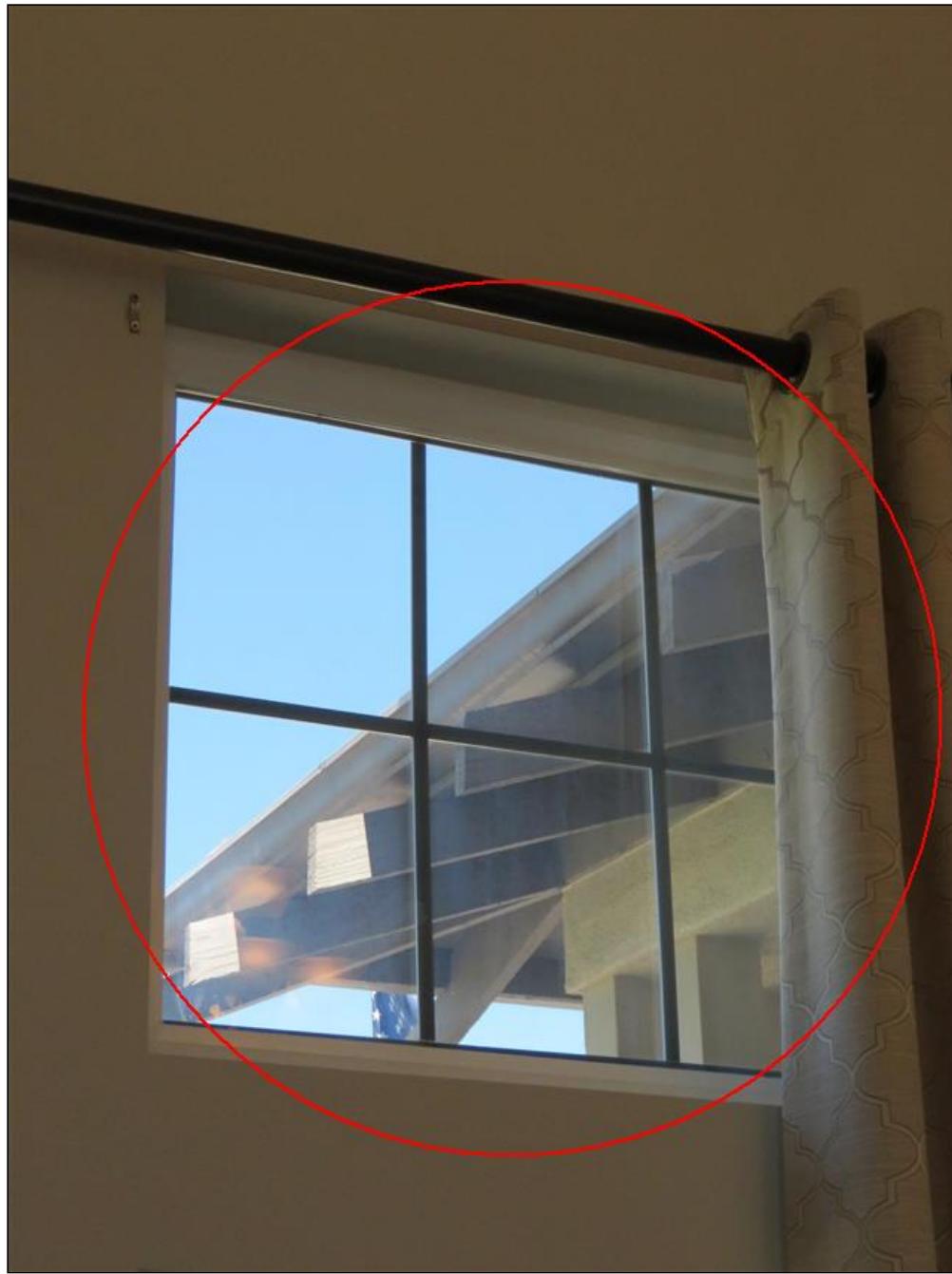
#### 11.5 Windows (Representative number)

##### Repair or Replace

(1) Fogged windows indicate a failure of the energy efficiency of the window system; we recommend replacement. We identify all fogged windows that are readily visible during our inspection; however due to owner property and lighting conditions we may not be able to identify all defective conditions. Several window makers have extended warranties on failed window sills; we recommend further inquiry.



11.5 Item 1(Picture) Formal living room.



11.5 Item 2(Picture) Formal living room.



11.5 Item 3(Picture) Formal living room.



11.5 Item 4(Picture) Formal living room.

(2) Moisture staining observed at the formal living room window sill; this indicates a possible defective sill; we recommend further evaluation and corrections by a licensed window contractor.



11.5 Item 5(Picture) Formal living room.



11.5 Item 6(Picture) Formal living room.

(3) Broken sash is a defect when a window will not remain in the open position, and can result in the window free falling to the sill; we recommend correction for safety.

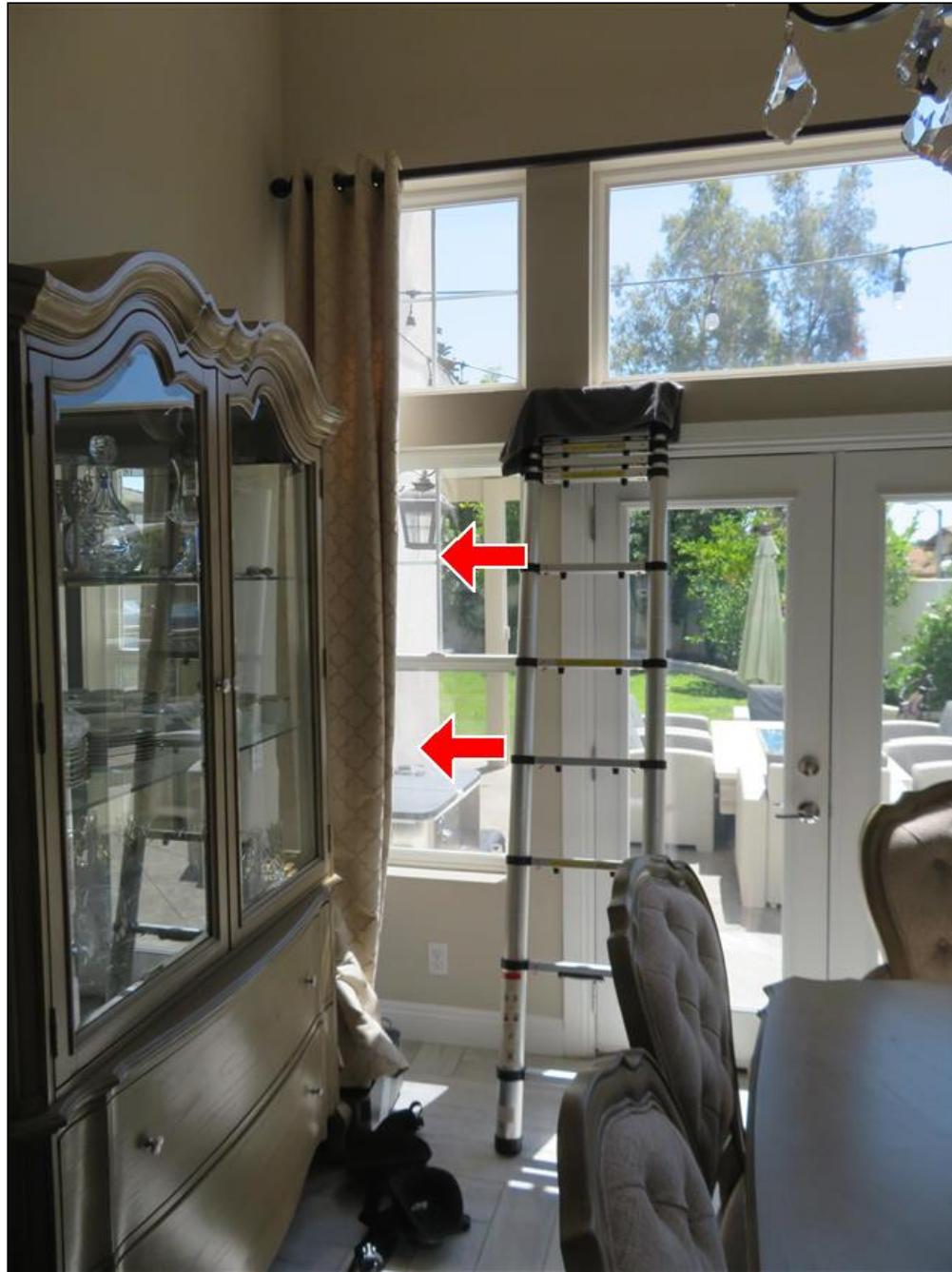


11.5 Item 7(Picture) Formal living room.

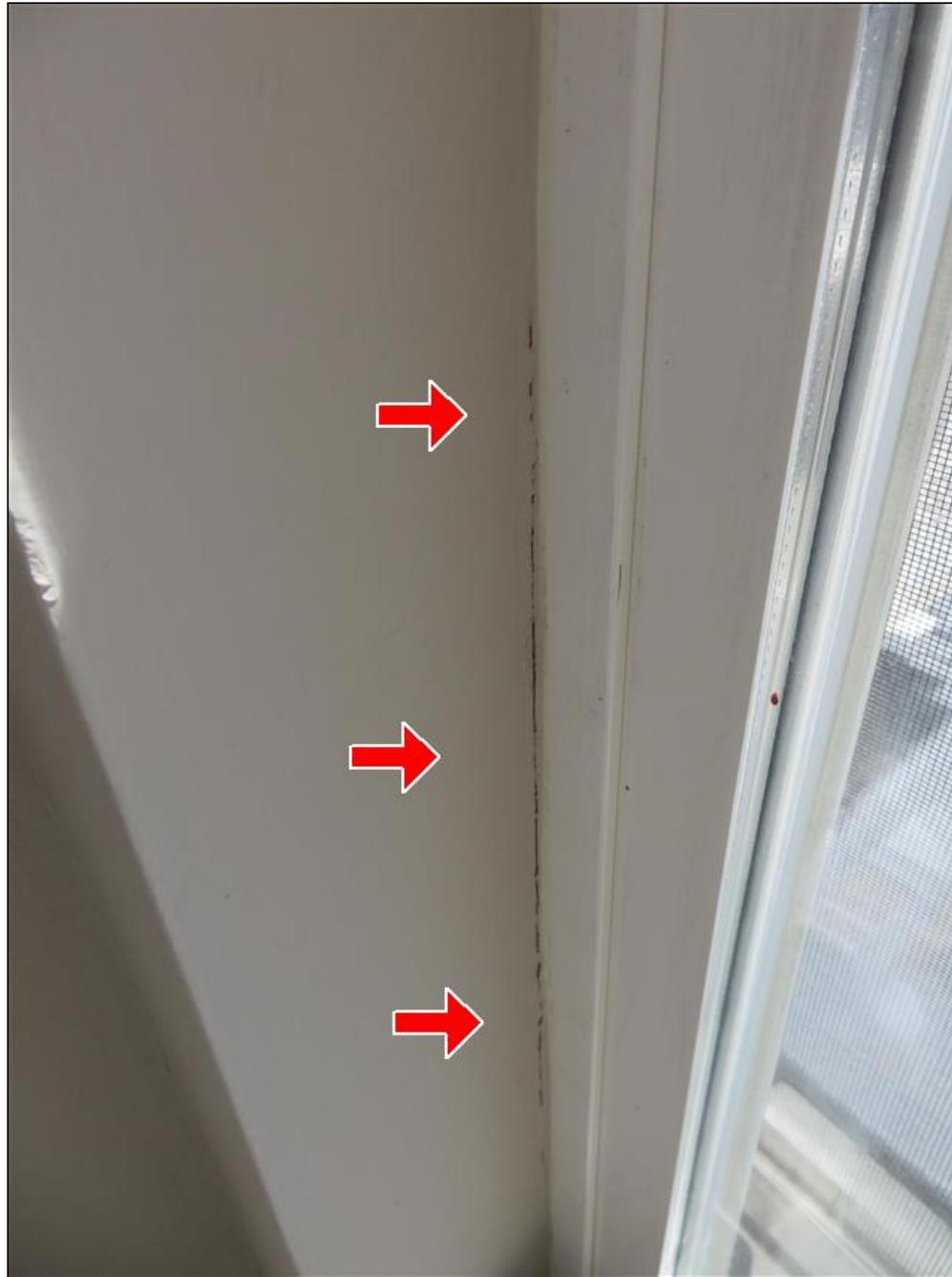


11.5 Item 8(Picture) Formal living room.

(4) Caulking deterioration observed at the dining room window; we recommend servicing.



11.5 Item 9(Picture) Dining room.



11.5 Item 10(Picture) Dining room.

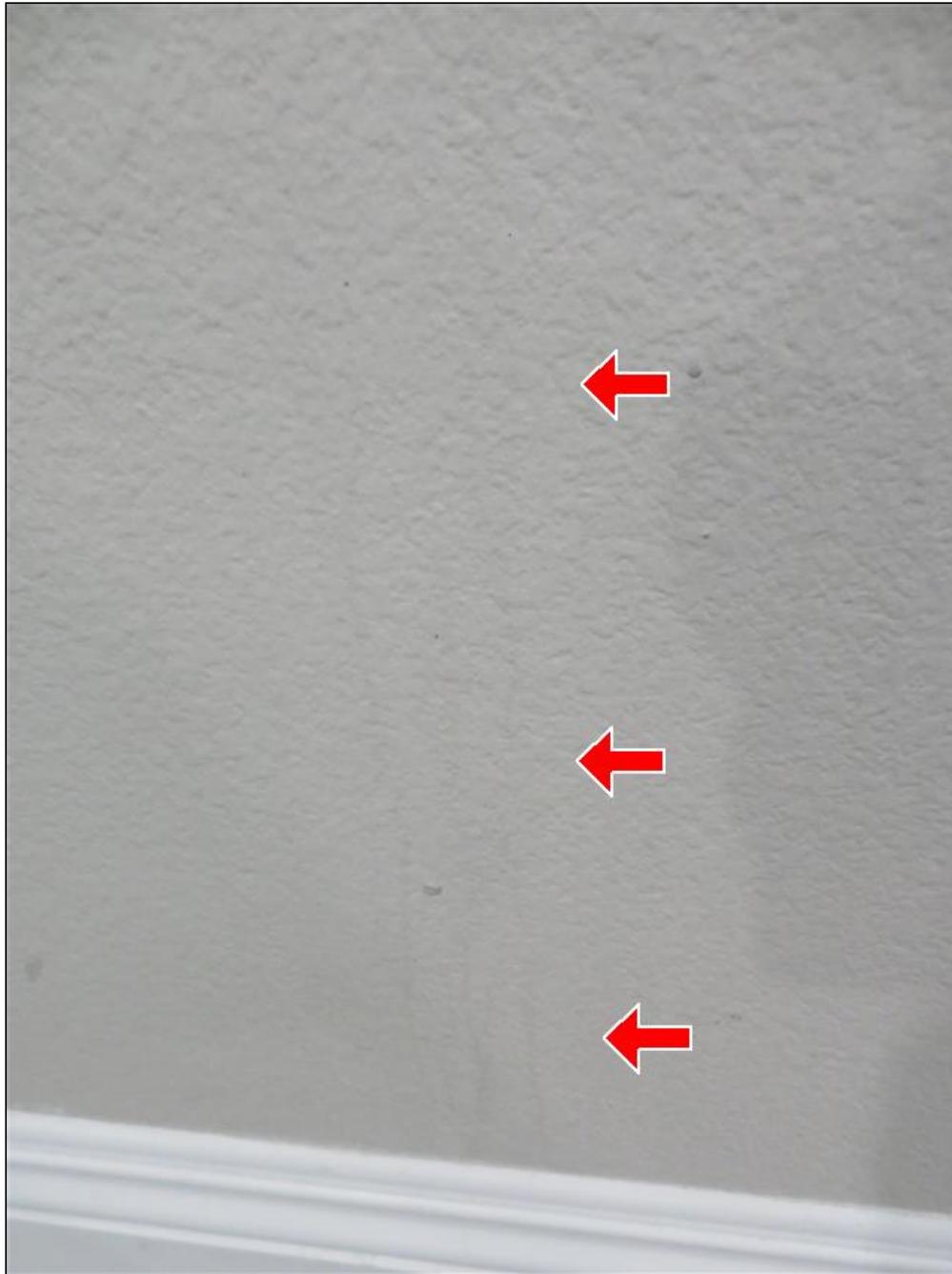
(5) Moisture intrusion at sills at the family room and master bedroom, this is an indication of leakage, we recommend leak testing of the windows and repairs as needed by a licensed window contractor.



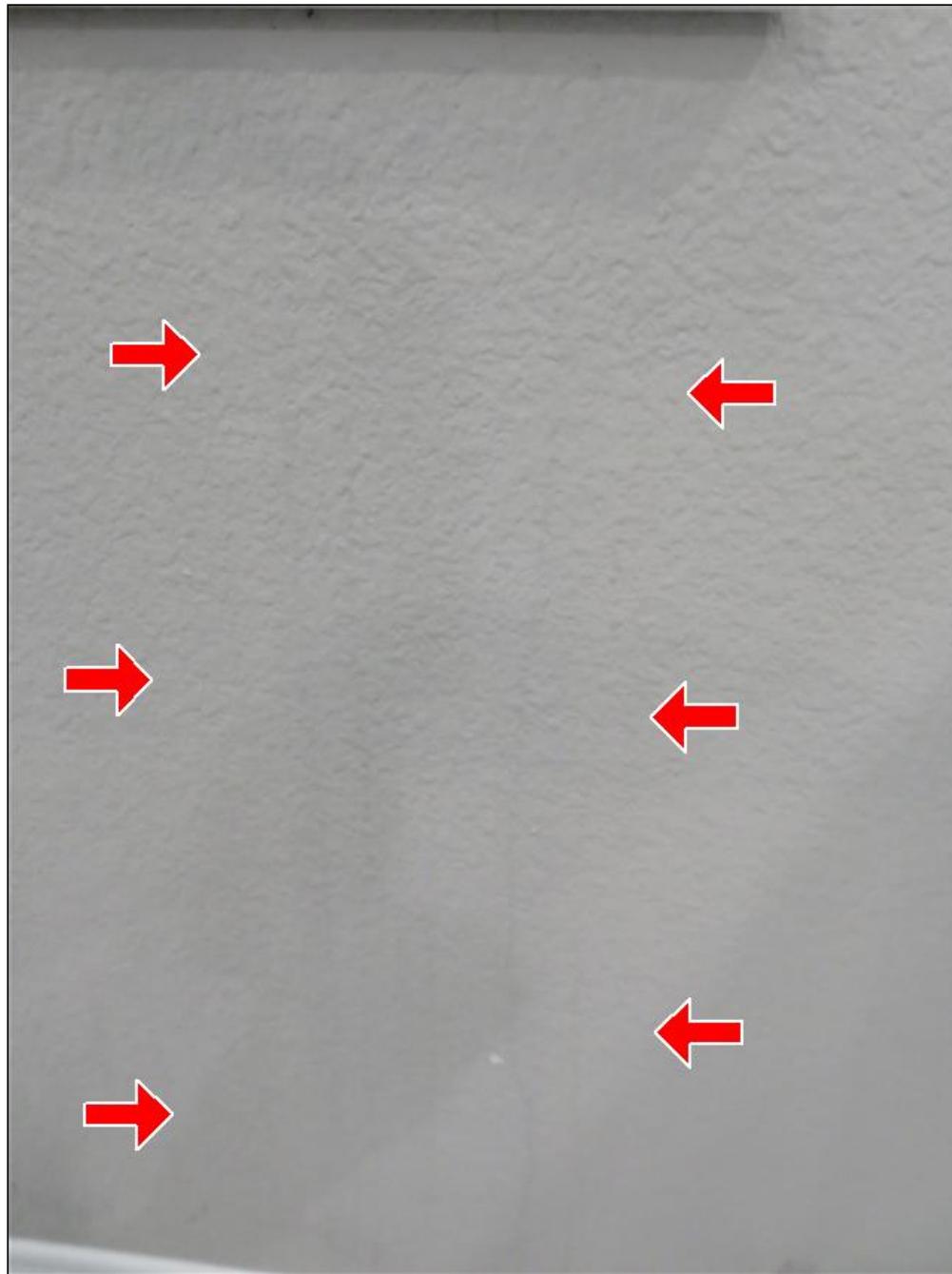
11.5 Item 11(Picture) Family room.



11.5 Item 12(Picture) Family room.



11.5 Item 13(Picture) Family room.



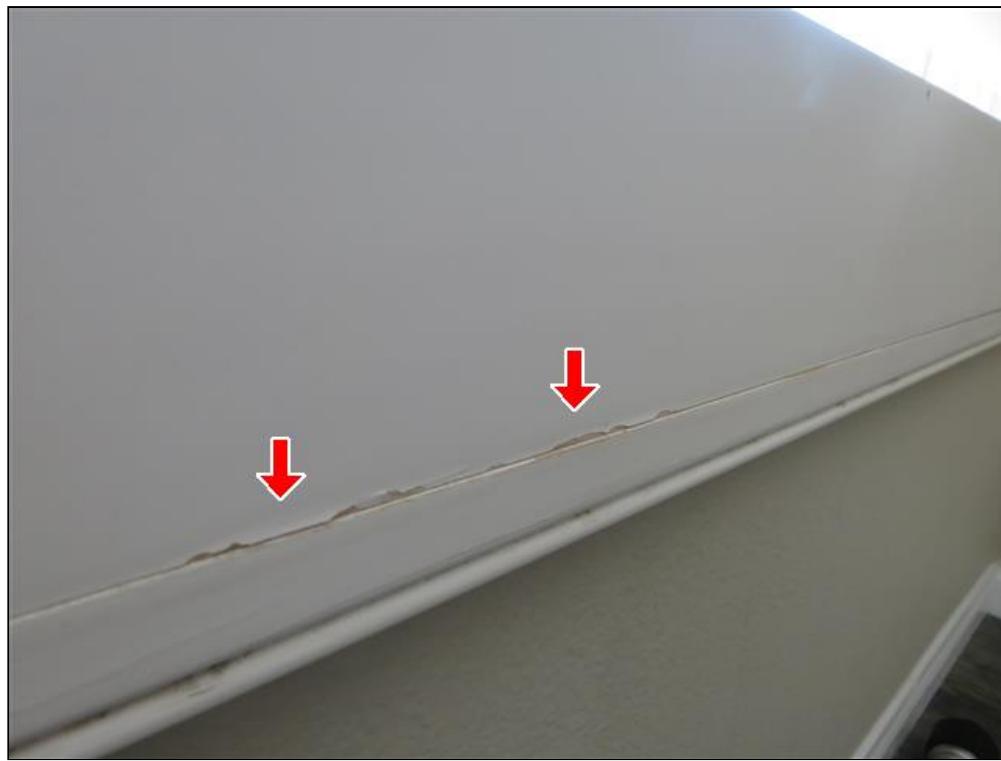
11.5 Item 14(Picture) Family room.



11.5 Item 15(Picture) Family room.



11.5 Item 16(Picture) Master bedroom.



11.5 Item 17(Picture) Master bedroom.



11.5 Item 18(Picture) Master bedroom.



11.5 Item 19(Picture) Master bedroom.



11.5 Item 20(Picture) Master bedroom.



11.5 Item 21(Picture) Master bedroom.



11.5 Item 22(Picture) Master bedroom.

(6) Older double pane windows can fog and lose their energy efficiency. We do our best to identify these windows during our inspection. However, due to lighting conditions, we may not be able to identify all defects.

## **12. Bathroom and Components**

### **12.1 Windows**

**Evaluation/Service**

Possible termites observed at the master bathroom window sill; we recommend further evaluation by a termite professional.



12.1 Item 1(Picture) Master bathroom.

**12.6 Toilet****Evaluation/Service**

(1) The current toilet flush standard is 1.29 gallons (ultra low flow) for new construction effective. Many cities are requiring conversion of toilets to this standard at the time of a real estate sale. We recommend upgrading whether or not is required; to a dual flush model that uses only 1.1 gallons per flush. Effective 2017, homes built before 1994 require water conserving plumbing fixtures exceeding: for toilets 1.6 gallons, urinals 1.0 gallon.. REFER TO YOUR TRANSFER DISCLOSURE STATEMENT.

(2) Lacks caulking: **at the master bathroom; we recommend servicing.**



12.6 Item 1(Picture) Master bathroom.

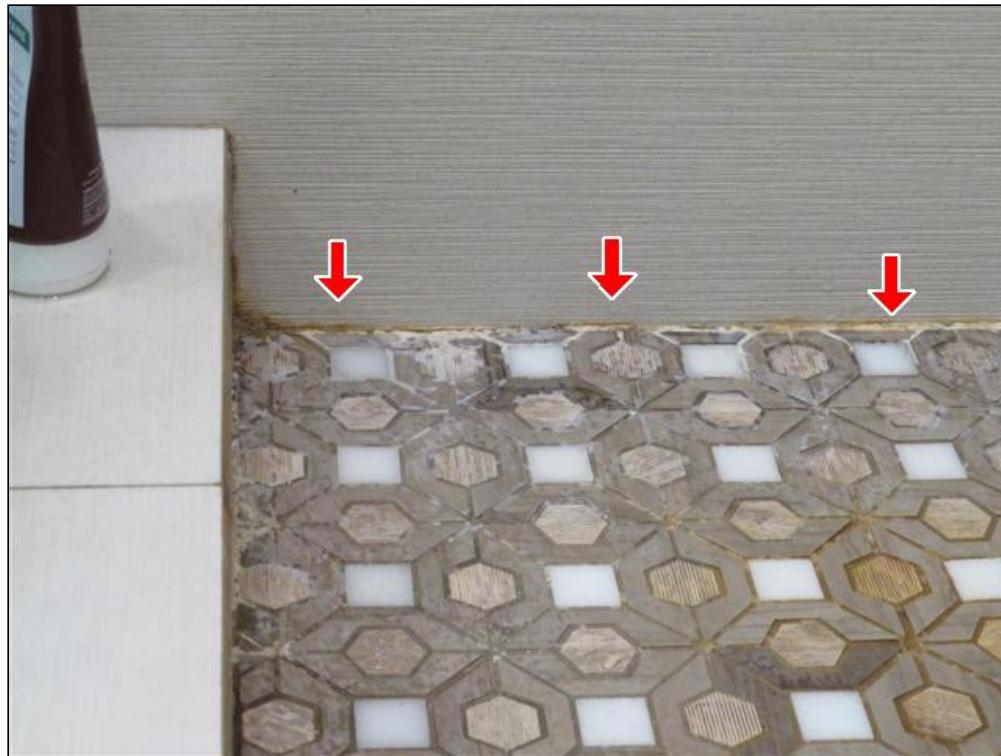
#### **12.8 Bath/Shower/ Enclosure**

##### **Evaluation/Service**

Caulking deterioration observed at the upper hallway bathroom shower enclosure; this condition can result in water seeping between the shower surface and liner and can result in mold growth; we recommend re-caulking.



12.8 Item 1(Picture) Upper hallway bathroom.



12.8 Item 2(Picture) Upper hallway bathroom.



12.8 Item 3(Picture) Upper hallway bathroom.



12.8 Item 4(Picture) Upper hallway bathroom.

#### **12.11 Walls**

##### **Evaluation/Service**

There were moisture stains observed at the upper hallway bathroom wall behind the vanity; this can be due to a historic moisture event; we recommend further evaluation by a plumber to verify that the moisture source has been corrected.



12.11 Item 1(Picture) Upper hallway bathroom.

**12.12 Ceiling****Evaluation/Service**

Signs of repairs noticed at the lower hallway bathroom ceiling; we recommend further inquiry of the seller.



12.12 Item 1(Picture) Lower hallway bathroom.

**12.13 Access Cover**

**Not Present**

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; 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; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or

---

guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joseph Gutierrez*



**Guaranteed Property and Mold Inspections.**

**2372 Morse Ave. Suite 257  
Irvine, CA 92614  
949.230.6800**

## **Report Attachments**

**ATTENTION:** This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[warranty](#)