



**Unregistered Software Call : 1-760-650-1255**

Your Company Address  
Tampa Florida 32569  
850-737-1234 [inspector@gmail.com](mailto:inspector@gmail.com)



**Report # / I.D :** Samp070612  
**Inspection Date :** July 12 2012      **Time :** 9am  
**Client Name :** Mr Sample Client  
**Property Address :** 411 Circle Caviar Murrieta, Ca, 92562

**Buyers Agent :**  
Tom Wiington  
Re-Max Associates  
707 Escondido Ave  
Thousand Oaks CA.  
860-643-3700

**Sellers Agent :**  
Donald Smith  
Re-Max Associates  
707 Escondido Ave  
Thousand Oaks CA.  
860-643-3700

Copy Sent To

Jay Anderson  
Re-Max Associates  
707 Escondido Ave

Thousand Oaks CA.  
860-643-3700

## INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Single Family Home

Number Of Units: 1

Age / Year built: 1990

Square Footage: 3000

Conditioned: Yes

Inspection Time Start: 9am

End: 11:30

Inspection Attendees: Buyers & Sellers Agent

Furnishings: Part furnished

Main Electrical Disconnect Location: Located At: In The Garage

Main Water Shut Off Location: Located At:

Main Gas Shut Off Location: Located At: Exterior-

Weather Conditions: @ Start Clear Temperature: 80

Soil Condition: Soil Condition: Good

Other Conditions of Note: (Occupants were in the process of packing) ( boxes prevent inspection of many areas)

### Index

Ppage 1	Cover Page
Selection 2	Legend / Property Description
Selection 3	Foundation
Selection 4	Exterior
Selection 5	Roof
Selection 6	Chimney F/p
Selection 7	Interior
Selection 8	Kitchen
Selection 9	Bathroom
Selection 10	Plumbing
Selection 11	Electrical
Selection 12	Heating
Selection 13	Garage
Selection 14	Laundry
Selection 15	Pool/Spa
Selection 16	Comments
Selection 17	Other
Selection 18	Summary

# THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

## THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs.

Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediation by a specialist.

The term " **Satisfactory/Functional** " or " **Appears Satisfactory/Functional** " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

## THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection.

The Property Inspection is limited to those systems / structures / components that are present & accessible.

Components / Systems shall be operated with normal user controls only & as conditions permit.

The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

## THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process.

When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present.

The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc.

If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

The Inspector works solely for the Client(s), not the Agents or Sellers.

The Inspector has no vested interest in whether or not The Property purchase is completed.

The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.

The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.

The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.

The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. \_\_\_\_\_ Date. \_\_\_\_\_ Client Initials. \_\_\_\_\_ Date. \_\_\_\_\_

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. \_\_\_\_\_ Date. \_\_\_\_\_

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## FOUNDATION / STRUCTURE:

**NOTICE:** The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

**The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.**

<b>FOUNDATION TYPE</b>	Slab- Poured Concrete
<b>UNDER FLOOR ACCESS</b>	N/a-
<b>UNDER FLOOR VENTILATION</b>	N/a
<b>STRUCTURE TYPE</b>	Single Family Home & Cross Braced / Blocked
<b>FLOOR FRAMING</b>	Not Visible- Concrete
<b>VAPOR RETARDER</b>	Not Visible
<b>INSULATION</b>	Located At: Type Is:
<b>BEAMS &amp; PIERS</b>	Type Is: Type Is:

### ***Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.***

Slab was not visible due to carpet / floor coverings. Does not appear to be cause for concern at the time of inspection.  
FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

**Some signs of what appears to be mildew/mold on exposed surface of concrete basement walls from moisture seepage through stone/concrete/block. This is common with many homes of this era & does not appear to be a concern at the time of inspection.**

**FOUNDATION:** Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

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## FOUNDATION PHOTOS

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View from Street

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## EXTERIOR:

FRONT OF HOUSE Facing The Street

**NOTICE:** The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

**EXTERIOR SURFACES** Type:

**TRIM** Type:

**SURFACE GRADE** Acceptable- See Comments

**DRIVEWAYS / SIDEWALKS** Concrete Stairs Are: Concrete

**EXTERIOR DOORS** Wood & Sliding Glass Doors Hose Bibs Are: functional

**WINDOWS MAT./PLANT LIFE** Vinyl- Duel Pane Glass Needs Trimming-see Comments

**PATIOS / PORCHES** Concrete Porch('s)- Retaining Wall Is Block

**FENCES & GATES** Chain Link- Retaining Wall Drainage Is Not Visible

**SOIL CONDITION:** Soil Condition: Good

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

**Note:** Hose bibs not tested in winter months. Be sure to check for leaks when turning these on in the spring. If they are frozen & damaged they will typically leak in basement rafter area when or or directly behind siding.

Rear Gate and Fence Damaged and leaning, at end of life, Noted Earth to wood contact. (2) See Photo # 3

Front Light Cover Missing See Photo # 1, 2

Surface Grade: It appears that the soil may have settled towards the house in some locations. Backfill/regrade the soil around the foundations so that there are no low spots in the soil around the home to minimize foundation & basement moisture.

Unable to fully evaluate exterior, grounds, and drainage components due to the presence of frozen ground, snow, & ice.

**Patio / Porch / Balcony:** Railing spacing exceeds 4 inch maximum required in new construction. Recommend upgrading to provide enhanced safety for children / pets. (5) See Photo # 16

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**EXTERIOR PHOTOS**

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Front Light Bulb missing



Front Light Bulb missing



Water Damage At: Rear Gate, Gate loose will not open.



View of Exterior railing opening 7-8 inch

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## ROOF / ATTIC:

**NOTICE:** The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>ROOF MATERIAL/VALLYS</b>	Comp Shingle
<b>ROOF SHEATHING</b>	Material Is: Plywood
<b>ATTIC / ROOF FRAMING</b>	Pre-fab Truss System Vapor Barrier
<b>ATTIC ACCESS &amp; LOCATION</b>	Limited-see Comments Below Located At:
<b>ATTIC INSULATION</b>	Acceptable- Roll Fiberglass?
<b>ATTIC VENTILATION</b>	Gable & Soffit
<b>FLASHINGS</b>	Appear Acceptable & Chimneys & Roof Edges
<b>GUTTERS / DOWNSPOUTS</b>	Refer To Comments Below- Refer To Comments Below
<b>SKYLIGHTS/KITCHEN &amp; BATH</b>	Appear Acceptable- Bathroom Roof Vents ( If Present) Shingles

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)
- Main Roof: Deteriorated / damaged shingles. (2)
- Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)
- Gutters / Downspouts: Loose / damaged / missing gutters / downspouts noted at: Several Areas, See Photos 28
- Downspouts: No gutter system provided. At Rear and Sides of Roof Client should consider installing gutters & properly directed downspouts as an to help prevent flooding / property damage. (5)

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25

Shingles need secured & sealed at one or more locations.



26

Shingles showing signs of weathering & age.



27

Shingles showing signs of weathering & age.



28

Gutters Damaged and lose.

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## CHIMNEY / FIREPLACE:

**NOTICE:** The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### **The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.**

<b>Caps at roof:</b>	Present- Bird Guard Is:
<b>SPARK SCREEN AT FIREPLACE</b>	Is: Spark Arrester @ Roof:
<b>SPARK SCREEN AT STOVE</b>	Is Present
<b>DIRECT VENT GAS FIREPLACE</b>	Is:
<b>WOOD BURNING FIREPLACE</b>	Is: Hearth is Acceptable
<b>LIVING ROOM CHIMNEY</b>	

### **Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.**

Chimney: Recommend evaluation by a qualified specialist to determine if the spark arrester / shroud are approved / listed for use with this fireplace & chimney. (2)

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## INTERIOR ROOMS:

**NOTICE:** The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>WALLS / CEILINGS</b>	Drywall / Plaster Walls
<b>FLOORS</b>	Type:
<b>DOORS</b>	Wood
<b>WINDOWS &amp; SCREENS</b>	Material Is: Type Is:
<b>STAIRS / RAILINGS</b>	Is:
<b>ELECTRICAL</b>	See Electrical Section & Ceiling Fans
<b>CABINETS / CLOSETS</b>	Are:

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Hall: Interior doors have a water damaged (2) See Photo # 43

Master Bedroom: Broken window glass (2) See Photo # 44

### REPORT LEGEND

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## INTERIOR PHOTOS

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Hall Entry Door Water stain



View of broken window glass at Master bedroom

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## KITCHEN:

**NOTICE:** The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Drawers

Sinks / Faucets

Garbage Disposal

Built In Dishwasher

Fridge

Ice Maker

Built in microwave

vent hood

RANGE TYPE:

OVEN TYPE:

WetBar Sink Plumbing( If PRESENT)

GFCI (IF PRESENT)

Exhaust / Vent Hood

Exhaust / Vent Hood

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Drawers: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Drains: Unable to test dishwasher / disposer due to plugged up sink drain. (2)

Disposer: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Stove Top / Oven: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Vent Hood / Exhaust: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Floors: Cosmetic defects at flooring at one or more locations throughout home.

**Kitchen Electrical: Ground Fault Devices No G. F. C. I. protection provided at kitchen counter outlets. (5)**

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## BATHROOMS:

**NOTICE:** The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

#### Locations: Hall & Master Bathroom

Sinks & Sink Fixtures

Bathtubs & Tub Fixtures

Showers & Shower Fixtures

Toilets

Exhaust Fan

Whirlpool Tub

Counter / Cabinets / Drawers

Traps / Drains / Supply

GFCI outlets(If Present)

Bathroom Titles 7 Bathroom SubTitles 7 Bathroom SubSubTitles 7

Bathroom Titles 8

Bathroom Titles 9

Bathroom Titles 10

Bathroom Titles 11

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Master Bathroom Toilet: Seat Needs Adjustment / repair required to Operate properly (2) See Photo # 69

Master Bathroom Signs of past leaks/corrosion at drain lines under sinks. Noted Micro leak (2) See Photo # 67, ^\*

Bathtub: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Shower: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Bathroom Electrical: No Functional / Mechanical Defects Found To Report At The Time Of Inspection. (5)

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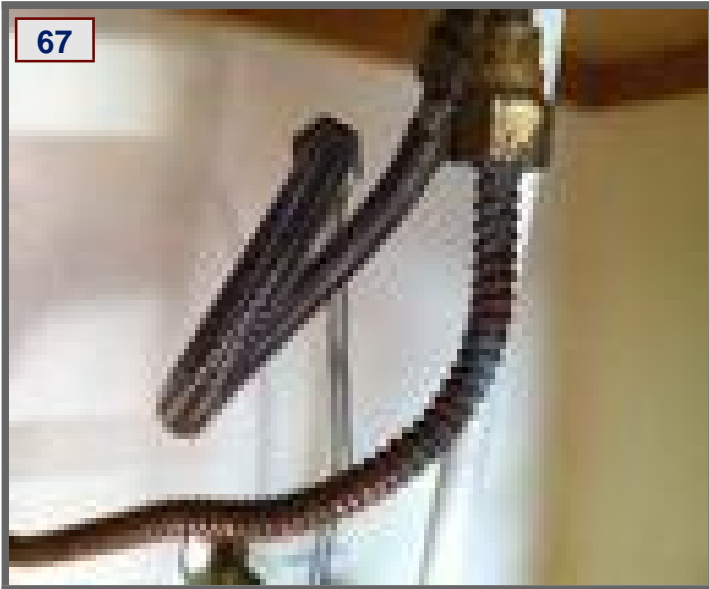
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Master Bathroom Signs of past leaks/corrosion at drain lines under sinks. Noted Micro leek (2) See Photo # 67



Master Bathroom Toilet: Seat Needs Adjustment / repair required to Operate properly (2) See Photo # 68



Master Bathroom Toilet: Seat Needs Adjustment / repair required to Operate properly (2) See Photo # 69

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## PLUMBING:

**NOTICE:** The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

**WATER METER**

Located At: The Driveway

**WATER SHUT OFF VALVE**

Located At: The Front Hose Bib

**WATER SUPPLY LINE**

Material Is Copper, Water Pressure Reading: 55 Psi.

**WATER HEATER BRAND**

Whirlpool- 40 Gallon Gas

**FUNCTIONAL WASTE DRAIN**

Material Is: Plastic & Cast- Water Heater Is Approx:5yr

**GAS METER/SHUT OFF LOC.**

Located At: Exterior- Water Heater Is Located At Utility Closet

**WATER HEATER TPR PIPE**

Acceptable

**WATER & SEWER:**

City Water & Sewer Not Part Of This Inspection

**GAS PIPING**

Black Iron

**WATER HEATER INFO:**

Located At The Garage, Serial # 1133

**PLUMBING TITLES 11**

**PLUMBING TITLES 12**

**PLUMBING TITLES 13**

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

### REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.



# INSPECTION REPORT

Unregistered Software Call : 1-760-650-1255

Report #: Samp070612

Your Company Address

Client: Mr Sample Client

Tampa Florida 32569

Property: 411 Circle Caviar Murrieta, Ca, 92562

850-737-1234 [inspector@gmail.com](mailto:inspector@gmail.com)

Inspection Date: July 12, 2012

Inspector: Inspectors Name

## ELECTRICAL:

**NOTICE:** The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection ( G. F. C. I. ) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>SERVICE ENTRANCE</b>	Is Underground
<b>MAIN PANEL LOCATION/ BRAND</b>	Garage Square D
<b>MAIN BREAKER/ CIRCUIT TYPE</b>	@ Main Panel Breakers
<b>PANEL RATING AMP/VOLTAGE</b>	100 Amp / 220 Volt- The Right Side Yard
<b>BRANCH CIRCUIT WIRING</b>	Material Is Copper Romex
<b>GROUND FAULT DEVICES</b>	Refer To Comments Below None
<b>SMOKE DETECTORS</b>	Located At The Hall
<b>ALUMINUM WIRING VISIBLE</b>	None Visible
<b>MAIN PANEL SERVICE WIRE</b>	Copper
<b>MAIN SERVICE GROUND</b>	Exterior Ground
<b>MAIN ELECTRICAL DISCONNECT</b>	Located At: In The Garage
<b>ELECTRICAL TITLES</b>	13

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Main Panel: The connection of two or more conductors to a single breaker, called Double Tapping, was found in the Main Panel. This condition can cause overheating / breaker malfunction / fire. Possible Safety Hazard

Main Panel: Circuit Breaker labels are missing / incomplete / Illegible.

Missing knock out plug(s) at main panel. Possible Safety Hazard

### REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
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- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
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## HEATING / COOLING

**NOTICE:** The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### **The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.**

<b>PRIMARY HEATING SYSTEM</b>	Forced Air Natural Gas Located At The Hall
<b>THERMOSTATS / CONTROLS</b>	Located At & The Hall
<b>DUCTING</b>	Metal & Insulated Flex- With Fiberglass Insulated Covering
<b>VENTING / COMBUSTION AIR</b>	Metal Vent & Vent Cap
<b>AIR FILTERS</b>	Disposable Type Furnace Age Is Approx.10 Years Old
<b>CENTRAL AIR CONDITIONING</b>	Located At Exterior- Ac Age Is 10 Years
<b>HEATING BRAND IS:</b>	Model # 5565 Serial # 26667
<b>AC BRAND IS:</b>	Model # 27777 Serial # 2777

### **Heating A/C Title 13**

#### ***Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.***

Heating: Gas meter was shut off at the time of the inspection. Unable to test gas appliances. The Gas Company should be contacted to turn on the gas / light pilots & check the gas appliances.

Venting: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Combustion Air: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Thermostats / Controls: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Ducting: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Cooling: Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. It should be at least 60 degrees for 24 hrs prior to home inspection. Operating below this temperature can damage air conditioning compressor.

### **REPORT LEGEND**

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

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## GARAGE

**NOTICE:** The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>SLAB / FLOOR</b>	Concrete
<b>FIRE WALL / DOOR</b>	Acceptable
<b>WALLS &amp; CEILINGS</b>	Unfinished
<b>ACCESS / SIDE DOOR</b>	Acceptable
<b>VEHICLE DOOR / OPENER</b>	Metal " Roll Up Style " Provided With An Automatic Opener
<b>REMOTE OPENERS</b>	None Visible To Test & G. F. C. I. Outlet Provided
<b>TYPE OF GARAGE</b>	Attached
<b>GARAGE ELECTRICAL</b>	Acceptable

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: Typical Cracks

### REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
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- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
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## LAUNDRY:

**NOTICE:** The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves

Washer Hook Ups

Traps / Drains / Supply

Washer

Laundry Sink & Faucet

Dryer Vent

Grounded Outlet Provided

Washer Hook Ups

Current Dryer Is :

Laundry Sink & Faucet

Vent Fan

Dryer Hook Up Is Gas

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

### REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
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- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
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**COMMENTS AND NOTES****Unregistered Software Call : 1-760-650-1255****Report #: Samp070612**

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**This Action List Is Only For Quick Reference And Not To Used As A Substitute For Reading The Inspection Report. I Always Recommend That All Repair Work Or Visual Examinations Be Performed By A Licensed Professional In The Related Field.**

**FOUNDATION / STRUCTURE:**

Slab was not visible due to carpet / floor coverings. Does not appear to be cause for concern at the time of inspection.

**FOUNDATION:** Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

**Some signs of what appears to be mildew/mold on exposed surface of concrete basement walls from moisture seepage through stone/concrete/block. This is common with many homes of this era & does not appear to be a concern at the time of inspection.**

**FOUNDATION:** Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

**EXTERIOR:**

**Note:** Hose bibs not tested in winter months. Be sure to check for leaks when turning these on in the spring. If they are frozen & damaged they will typically leak in basement rafter area when or or directly behind siding.

Rear Gate and Fence Damaged and leaning, at end of life, Noted Earth to wood contact. (2) See Photo # 3

Front Light Cover Missing See Photo # 1, 2

**Surface Grade:** It appears that the soil may have settled towards the house in some locations. Backfill/regrade the soil around the foundations so that there are no low spots in the soil around the home to minimize foundation & basement moisture.

Unable to fully evaluate exterior, grounds, and drainage components due to the presence of frozen ground, snow, & ice.

**Patio / Porch / Balcony:** Railing spacing exceeds 4 inch maximum required in new construction. Recommend upgrading to provide enhanced safety for children / pets. (5)

See Photo # 16

**ROOF / ATTIC:**

Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)

Main Roof: Deteriorated / damaged shingles. (2)

Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)

Gutters / Downspouts: Loose / damaged / missing gutters / downspouts noted at: Several Areas, See Photos 28

Downspouts: No gutter system provided. At Rear and Sides of Roof Client should consider installing gutters & properly directed downspouts as an to help prevent flooding / property damage. (5)

**REPORT LEGEND**

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
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**CHIMNEY / FIREPLACE:**

Chimney: Recommend evaluation by a qualified specialist to determine if the spark arrestor / shroud are approved / listed for use with this fireplace & chimney. (2)

**INTERIOR ROOMS:**

Hall: Interior doors have a water damaged (2) See Photo # 43

Master Bedroom: Broken window glass (2) See Photo # 44

**KITCHEN:**

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Drawers: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Drains: Unable to test dishwasher / disposer due to plugged up sink drain. (2)

Disposer: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Stove Top / Oven: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Vent Hood / Exhaust: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Floors: Cosmetic defects at flooring at one or more locations throughout home.

Kitchen Electrical: Ground Fault Devices No G. F. C. I. protection provided at kitchen counter outlets. (5)

**BATHROOMS:**

Master Bathroom Toilet: Seat Needs Adjustment / repair required to Operate properly (2) See Photo # 68

Master Bathroom Signs of past leaks/corrosion at drain lines under sinks. Noted Micro leak (2) See Photo # 67

Bathtub: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Shower: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Bathroom Electrical: No Functional / Mechanical Defects Found To Report At The Time Of Inspection. (5)

**PLUMBING:**

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

**WATER METER**

See Photo #

**ELECTRICAL:**

Main Panel: The connection of two or more conductors to a single breaker, called Double Tapping, was found in the Main Panel. This condition can cause overheating / breaker malfunction / fire. Possible Safety Hazard

Main Panel: Circuit Breaker labels are missing / incomplete / Illegible.

Missing knock out plug(s) at main panel. Possible Safety Hazard

**HEATING / COOLING**

Heating: Gas meter was shut off at the time of the inspection. Unable to test gas appliances. The Gas Company should

**REPORT LEGEND**

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be contacted to turn on the gas / light pilots & check the gas appliances.

Venting: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Combustion Air: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Thermostats / Controls: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Ducting: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Cooling: Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. It should be at least 60 degrees for 24 hrs prior to home inspection. Operating below this temperature can damage air conditioning compressor.

**GARAGE**

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: Typical Cracks

**LAUNDRY:**

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

**REPORT LEGEND**

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
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