

## EXTERIOR - FOUNDATION-STRUCTURE

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### STRUCTURE

*TYPE OF CONSTRUCTION:* Pier foundation with wood frame.  
*CONDITION:* Okay where readily viewable, except as noted in the report.  
*CONDITION / NOTE* Refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the full disclosure of wood rot and all of it's locations.

### WALLS:

*MATERIAL:* Cement board.  
*CONDITION* Current general conditions are OK  
*CONDITION / NOTE*



No visible flashing where the exterior side walls meet the brick. This can allow moisture inside unless properly flashed and or sealed.

### TRIM:

*MATERIAL:* Hardie board siding.(cement board), with wood door jambs and door trim.  
*CONDITION:* OK, current general condition is serviceable.

### UNDER HOUSE/CRAWL SPACE:

*ACCESSIBILITY:* Due to the potentially unsafe conditions under the home, I only accessed under the master bathroom vicinity.  
*CRAWL SPACE:* Under floor insulation restricts viewing.  
*CRAWLSPACE VENTILATION:* Cross ventilation in the crawl space should have at least 1 square foot of net free vent space for every 1500 square feet of floor space when there is an approved vapor barrier installed. When there is no vapor barrier installed, there should be one square foot of vent space for every 150 square feet of crawl space floor area.

CONDITION:



Water has been entering into the crawlspace from both the exterior and the master shower. Over time this has caused water damaged framing, insulation, flooring and extensive mold.

CRAWLSPACE FLOOR AND  
DRAINAGE:

Improvements needed.

## ROOF SYSTEM

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### ATTIC AND INSULATION:

*ATTIC ACCESS LOCATION:*

In-law room and hall ceiling.

*STORAGE*

There is no flooring installed for light storage.

*ACCESSIBILITY AND  
CONDITION:*



Attic was only partially observed due to construction / framing design.

*INSULATION TYPE AND  
CONDITION:*



Fiberglass batts (Blanket)

Insulation is out of place in the 2nd floor attic at the north closet.

*DEPTH AND R-FACTOR:*

R-26-32 Current standard is to insulate to an R-38 value.

**MAIN ROOF:**

STYLE:

Gable.

TYPE:

Metal.

ROOF FRAMING:

Site built framing using 2 X 4 and/or larger material with roof decking material of plywood sheeting.

ACCESS / SLOPE:

Combination of medium and steep pitch, and was not climbed during the inspection  
This does limit viewing for potential problems.

**EXPOSED FLASHINGS:**

TYPE:

Metal.

CONDITION:

Generally OK.

**GUTTERS & DOWNSPOUTS:**

TYPE & CONDITION:



Plastic, overall general condition is OK.

Route downspouts away from the building. Ideally the water will be directed 3+ feet away from the foundation.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The only portion of the pipes that can be inspected without destroying walls are those pipes exposed to view

### MAIN LINE:

*MATERIAL:* Plastic.

*SHUTOFF / CONDITION:*



Water meter is located at the front side of the house  
There is water inside the meter box. Since the meter is not moving, it is likely due to a high water table and recent rains. Recheck after it is dry for a few days.

### SUPPLY LINES:

*MATERIAL:* Pex (flexible plastic-Cross-Linked Polyethylene)

*CONDITION:* No visible leaks noted, (most of the piping is hidden in the walls and under the home).

### WASTE LINES:

*MATERIAL:* Plastic.

CONDITION:



The wrong style valve has been installed in the attic. The problem arises when builders or plumbers install what is called a Mechanical Vent in place of an Air Admittance Valve or AAV. Mechanical vents are not allowed in residential homes, only the AAV should be used.

**HOSE FAUCETS:**

OPERATION:

Visible faucets operated and are working fine.

**WATER HEATER:**

BRAND

Rheem.

TYPE/SIZE

Electric, 50 gallons.

AGE / LOCATION

Water heater was manufactured in 2008. It is located in the closet under the stairs.

CONDITION:



Operational at this time, The temperature setting(s) is between 120F and 125F degrees which is considered safe and economical.

**WATER HEATER 2:**

*BRAND*

*TYPE/SIZE*

*AGE / LOCATION*

*CONDITION:*

GE.

Electric, 30 gallons.

Water heater was manufactured in 2008. It is located in the closet off the in-law room.



Operational at this time, The temperature setting(s) is between 120F and 125F degrees which is considered safe and economical.

## ELECTRICAL SYSTEM

### SERVICE:

*TYPE / SIZE*

Since the service entrance comes into the panel from underground, I am not able to verify the amperage size of the service, The meter is designed to handle up to 200 amps.

*CONDITION:*

No problems currently noted.

### GROUNDING

*Verified:*

Yes - The main service ground wire was located.

### CONDUCTORS:

*ENTRANCE CABLES:*

Cannot determine.

*BRANCH WIRING:*

Copper branch wiring for general lighting, outlets and switches.  
Aluminum wire used for distribution to sub panels.

*BRANCH WIRING NOTES*

Properly terminate wiring inside the upper guest bedroom closet.

*WATER HEATER:*

Wire at the water heater should be installed into a conduit for protection from mechanical damage

*WATER HEATER 2:*

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### ELECTRICAL PANELS:

*MAIN PANEL LOCATION*

Exterior of house at the left of the home.

*MAIN PANEL NOTES;*



Circuit and wire sizing correct so far as visible, there is visible anti oxidant paste on the aluminum wires, I could see no signs or overheating or double taps and the panel is properly labeled

Improper clearance to access the panel. There should be 3 feet of working room clearance in front and 30 inches at the sides of the panel.

*PRIMARY SUB PANEL  
LOCATION:*

Garage.

*SECONDARY SUB PANEL  
LOCATION:*

HVAC unit.

*SUB PANEL NOTES:*



Circuit and wire sizing correct so far as visible

**SWITCHES & OUTLETS:**

*CONDITION:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition including GFCI's, and AFCI's.

*SWITCHES & OUTLETS:*



There is an outlet at the side of the kitchen cabinet. It is placed at a height that if an appliance was plugged in, a child could easily grab the power cord and pull the appliance off the counter top.

**LIGHT FIXTURES**

*CONDITION*

Lights are not operational in some areas, possibly due to bad bulbs at many fixtures. Bulbs are exposed in the closets. Suggest replacing with a protected bulb and cover with a min mum of 12 inch clearance of any flammable items nearby.

## HEATING - AIR CONDITIONING

### This company and it's employee's assume no liability of air quality.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency, or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a bi-annual basis.

### HEATING SYSTEM DESCRIPTION

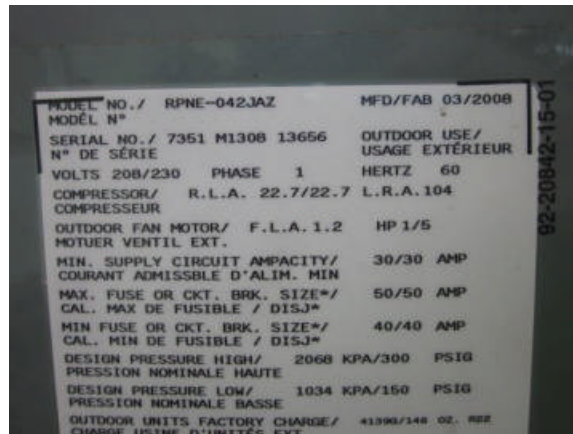
**LOCATION OF PRIMARY UNIT:** Attic.  
**SYSTEM TYPE:** Electric Forced Air.  
**APPROXIMATE AGE IN YEARS:** The inside heating system can last 15+ years with normal maintenance and this unit was built in 2007.

### HEATING SYSTEM CONDITION

**PRIMARY UNIT:** Operating as designed at time of inspection.  
**HEAT RISE** OK-Within range.  
**BLOWER FAN:** Okay.  
**AIR PLENUM:** No visible leaks were noted.  
**AIR FILTERS:** [Suggest replacing the dirty filter with another quality type filter.](#)  
**NORMAL CONTROLS:** OK, responds normally to control demands.

### AIR CONDITIONING:

**TYPE:** Central.  
**POWER SOURCE:** Electrical disconnect present.  
**MAKE/MODEL/SERIAL**



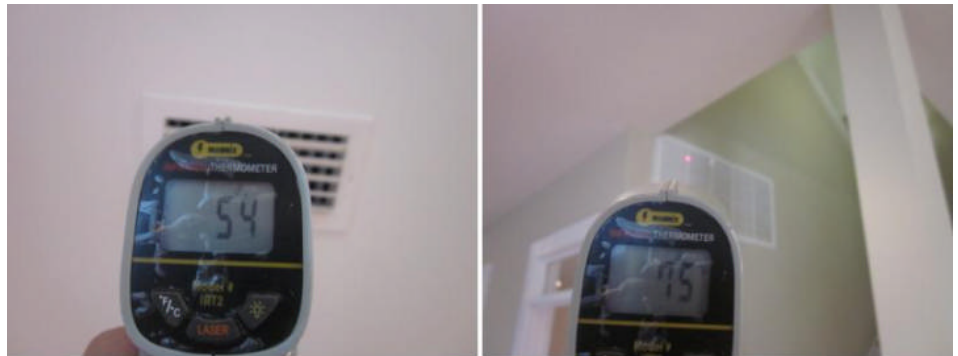
**COMPRESSOR/CONDENSER BUILD DATE** Unit was built in 2008 This unit typically lasts 6-10 years in this coastal environment with proper maintenance.  
**CAPACITY OF UNIT:** 3 1/2 ton A/C SIZING: The general rule of thumb (many variances are not determined) for proper sizing of central air conditioner systems is that each ton of air conditioning will serve between 500 to 750 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the house should fall. Many allowances should be made for building types, age, windows, insulation, etc.

SYSTEM CONDITION OUTSIDE:



Good overall condition.

AIR TEMPERATURE



The temperature difference between the intake and register is between 12-20 degrees. This is normal for this air conditioning unit.

SYSTEM CONDITION INSIDE:  
CONDENSATE LINE:

The coil is fairly clean.

A condensate access port has been added to the drain line. This has been installed (and should be used) for the purpose of keeping the condensate line clean and free of debris, so you may be able to avoid water damage from occurring inside your house should the line become clogged.

[It is common practice in this area to clean the condensation line by pouring a cup of bleach down the pipe or using a cleansing tablet / powder etc. monthly during cooling season](#)

A float switch has been added to help prevent interior damage in case of an overflow problem.

**AIR CONDITIONING 2:**

TYPE:



Wall Mounted split unit.

SYSTEM CONDITION OUTSIDE:



Good overall condition.

**DUCTWORK:**

TYPE:

Fiberglass duct board with flexible ducts.

DUCTS/AIR SUPPLY:

[Some re-sealing is needed.](#)

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

**Moisture Equals Mold**, if moisture is found, it is scientifically known that moisture and mold are inter-related. We do not have the experience to form an opinion if good or "bad" mold exists. If water has entered any part of the structure, to any degree, from the exterior, a plumbing leak, or by any other means, the possibility does exist for the formation of mold, both visibly and in hidden areas. Further evaluation should be sought

At the time of this inspection it is beyond our knowledge and scope to check for "Odorous Drywall" also known as "Chinese Drywall". To test for this fairly new problem can be invasive and take several thousand of dollars for laboratory testing to be done.

### DOORS:

*MAIN ENTRY DOOR:* Door drags on the jamb, adjust as needed to close properly.  
*OTHER EXTERIOR DOORS:* Door drags on the jamb, adjust as needed to close properly.  
*INTERIOR DOORS:* Master bedroom pocket door is off track.

### WINDOWS:

*WINDOW TYPE* Insulated.  
*CONDITION* Accessible windows were opened and operated normally  
Replace broken window glass in the living room.  
During a hard rain water was coming in through the window assembly in the south upper guest bedroom. The window was not locked tightly which may have been the problem.

### INTERIOR WALLS:

*MATERIAL & CONDITION:* General conditions are OK.

### CEILINGS:

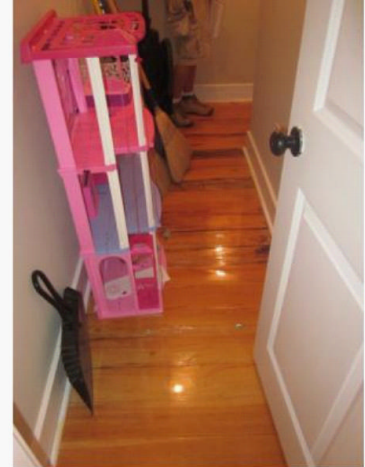
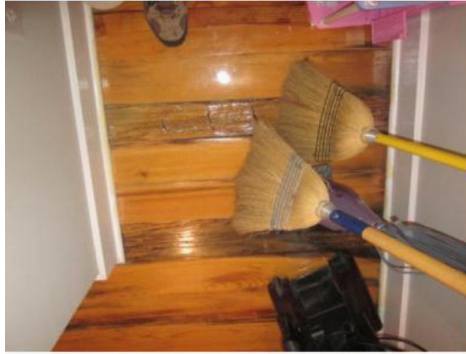
*TYPE & CONDITION:*



Water stains in the living room by the front door and in the garage by the overhead door. I could not confirm a cause or correction. Inquire with the seller.

### FLOORS:

*TYPE & CONDITION:*



**Sample areas shown**

Wood flooring at the first floor is warped from moisture below.

Wood floor has some visible wood rot in the vicinity of the master shower and beyond.

**STAIRS & HANDRAILS:**

*CONDITION:*

Stair handrail serviceable.

**SMOKE / FIRE DETECTOR:**

*COMMENTS:*



Smoke alarm(s) responded to test button operation. (It is your responsibility to make sure they are updated as required by the manufacturer and local building code.)

Smoke detector is missing in the living room.

**CEILING FAN(S)**  
*Comments*

Fans are operating as designed on at least one speed.

## BATHROOMS

### BATHROOM(S):

<i>WALLS:</i>	There are some cracks or deterioration in the walls in the bathroom that need repair.
<i>CEILING:</i>	Satisfactory.
<i>FLOOR:</i>	The flooring in the master and hall bathroom is in need of repair.
<i>VENT FANS:</i>	There are exhaust fans in the bathrooms and they are functioning properly at this time.
<i>CABINETS:</i>	The vanity cabinets and tops in the bathrooms are satisfactory.
<i>SINK &amp; DRAIN FIXTURE:</i>	The basin and drainage fixtures are working properly at this time.
<i>FAUCET &amp; SUPPLY LINES:</i>	Hot and cold water lines reversed in the master shower.
<i>TOILET CONDITION:</i>	The toilets function properly at this time Toilet is slightly loose where attached to the floor. No signs of significant leakage are yet seen. Tighten bolts a bit as a precaution against future leakage, in both bathrooms downstairs The toilet bowls were found dry upon my arrival. This is not unusual where the unit has been vacant for sometime. They filled up properly after flushing and still had water when I finished. They should be checked again after a few days of no use.
<i>TUB:</i>	OK.
<i>TUB MIXING VALVE &amp; STOPPER:</i>	Tub mixing valve and tub unit are in satisfactory condition.
<i>SHOWER/SHOWER HEAD &amp; MIXING VALVES</i>	The shower, shower head, and mixing valves are all performing as required.
<i>SHOWER PAN</i>	



Master shower walls, floor and pan are leaking causing extensive damage to the surrounding areas and below into the crawlspace.

<i>SHOWER/TUB DOOR</i>	The shower stall has a glass door installed. The glass appears to be safety glass.
<i>TUB/SHOWER DRAIN</i>	The tubs and showers drain at an acceptable rate.
<i>SEALANTS:</i>	General caulking and sealing (grout) of wet areas suggested. Damage may result if not corrected.

## KITCHEN-APPLIANCES-LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Any built in appliance that was tested, was done so in one mode for a cursory basic examination, generally as they would be operated by an occupant turning a switch or valve and then observing the results. These items are beyond the ASHI inspection guidelines and are not part of our warranty.

### KITCHEN SINK:

*CONDITION:*

The sink and faucet are OK.

The wrong style valve has been installed under the kitchen sink. It looks like a mechanical valve instead of an air admittance valve. It's not really a major problem but it could cost you a plumbers service call and about \$40 worth of repairs. The problem arises when builders or plumbers install what is called a Mechanical Vent in place of an Air Admittance Valve or AA. Mechanical vents are not allowed in residential homes, only the AA should be used.

### RANGE/COOK TOP AND OVEN:

*TYPE/CONDITION:*

Cook top with a separate oven.

Electric - The burners, broiler, oven, and oven door all operated satisfactorily.

### VENTILATION:

*TYPE AND CONDITION:*

Fan / Hood / Light is operational with internal ventilation.

### REFRIGERATOR:

*TYPE AND CONDITION:*

The inside of the refrigerator is cold (below 45), the gaskets are not torn and the shelving is in satisfactory condition.

There is an ice maker that has ice cubes in the tray.

### DISHWASHER:

*CONDITION:*

OK - ran through a normal cycle without any visible leaks.

The dishwasher drain hose does not contain an air gap. One should be added to avoid contamination between the dishwasher and sink.

### GARBAGE DISPOSAL:

*CONDITION:*

OK.

### BUILT IN MICROWAVE

*CONDITION:*

Microwave testing was limited to it's heating function in one mode only, which operated properly.

### INTERIOR COMPONENTS:

*COUNTERS AND CABINETS:*



The counters, cabinets, doors, and drawers are satisfactory in both appearance and function.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by

them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**WASHER AND DRYER:**

*CLOTHES WASHER:*

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

## GARAGE - CARPORT-OUTBUILDING

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE & SIZE

LOCATION: Attached two cars.

### ROOF / WALLS / CEILING

CONDITION:



Water entering into the side garage door and vicinity.

### FLOOR:

CONDITION:



Typical cracks noted.

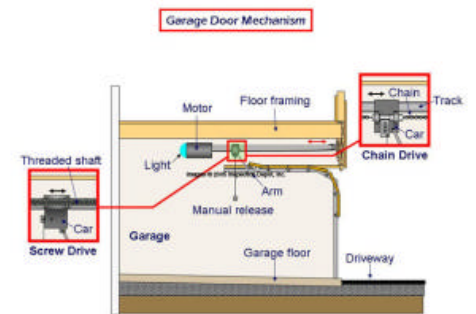
### GARAGE DOOR(S):

CONDITION:

A single garage door is operable with the use of the button on the wall, the automatic door opener works properly, and the automatic reverse feature is operational.

Door sensors are installed at the wrong height / place. It is recommended that the top of the photoelectric eye lens is no higher than six inches above the garage floor.

The door operates louder than normal. Adjustments and or repairs may be needed to quiet it down.



APPLIANCES

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## LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

### **ELECTRIC CONTROLS:**

*SUB PANELS AND TIMERS:*



The timer is located on the exterior wall and is functioning properly at this time.

### **SPRINKLER HEADS:**

*CONDITION:*



Heads are broken and I could not get enough water flow to test the sprinkler system.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

### DRIVEWAY:

*TYPE* Concrete.  
*CONDITION:* OK.

### LANDSCAPING:

*CONDITION:* Maintenance needed.

### GRADING:

*SITE:* Nearly flat site, water should always be directed away from the building

### DECKS:

*TYPE:* Wood.  
*CONDITION:*



Not much of a slope of the decks away from the home.

Due to the amount of wood rot at both the front and rear decks and railings, confirm it is wood designed to be exposed to weather.

Repair wood rot at both front and rear decks and railings

### FENCES & GATES:

*TYPE:* Fence(s) made of wood.

CONDITION:



Good overall condition.

**DETACHED STRUCTURES:**

*SHED:*



Storage shed has wood rot inside and out, at the door and there is a mold growth inside.