



**Inspection Date**  
Saturday, April 01, 2017

**Weather:**  
Clear/Breezy

**Temperature:**  
68 Degrees

**Age of Property:**  
21 Years

**Report ID:**  
17035



### **SCOPE OF INSPECTION**

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

### **OUTSIDE SCOPE OF INSPECTION**

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. **Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

Specific components noted as being excluded on the individual systems inspection forms  
Private water or private sewage systems  
Saunas, steam baths, or fixtures and equipment  
Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls  
Water softener / purifier systems or solar heating systems  
Furnace heat exchangers, freestanding appliances, security alarms or personal property  
Adequacy or efficiency of any system or component  
Prediction of life expectancy of any item  
Building code or zoning ordinance violations  
Geological stability or soils condition  
Structural stability or engineering analysis  
Termites, pests or other wood destroying organisms  
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards  
Building value appraisal or cost estimates  
Condition of detached buildings  
Pool or spas bodies and underground piping  
(Some of the above items may be included in this inspection for additional fees - check with your inspector)

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.  
If your inspector recommends consulting other specialized experts, client must do so at client's expense. I HAVE  
READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.**

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**ARBITRATION:** Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in the Code of Civil Procedure.

**USE BY OTHERS:** Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**LIQUIDATED DAMAGES**

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars (\$500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

\_\_\_\_\_ (Initial) \_\_\_\_\_

**I/We have read, understand and agree to all of the terms and conditions of this contract and agree to pay the fees listed below.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Real Estate Agent

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Inspector

:

<b>Customer Info:</b>	<b>Inspection Property:</b>
<b>Customer's Real Estate Professional:</b> Eric Fernwood Vegas International Properties (VIPG)	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Feet 1,301 - 1,800	275.00	1	275.00
			<b>Tax \$0.00</b>
			<b>Total Price \$275.00</b>

**Payment: Invoice sent to customer**

## 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: Probe structural components where deterioration is suspected; 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 it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

### Styles & Materials

**FLOOR STRUCTURE:**

SLAB

**CEILING STRUCTURE:**

2X4

**FOUNDATION:**

POURED CONCRETE

**ROOF STRUCTURE:**

ENGINEERED WOOD TRUSS

**WALL STRUCTURE:**

WOOD

**ROOF-TYPE:**

GABLE

### Inspection Items

**1.0 FOUNDATIONS**

**Comments:** Inspected

**1.1 FLOORS (Structural)**

**Comments:** Inspected

**1.2 WALLS (Structural)**

**Comments:** Inspected

**1.3 CEILINGS (Structural)**

**Comments:** Inspected

**1.4 ROOF STRUCTURE AND ATTIC (Limited Views due to Access)**

**Comments:** Inspected

## 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

**SIDING MATERIAL:**  
STUCCO

**EXTERIOR ENTRY DOORS:**  
REAR FIBERGLASS  
INSULATED GLASS

**WINDOW TYPES:**  
THERMAL/INSULATED

**GARAGE DOOR TYPE:**  
ROLL- UP  
ONE AUTOMATIC

**DRIVEWAY:**  
CONCRETE

### Inspection Items

#### 2.0 WALL CLADDING, FLASHING AND TRIM

**Comments:** Inspected

#### 2.1 DOORS (Exterior)

Picture 1



Picture 2



**Comments:** Inspected, Repair or Replace

The door handle was missing to the rear yard patio door.

There was an opening in the garage to the side yard pass through door.

#### 2.2 WINDOWS

**Comments:** Inspected

#### 2.3 GARAGE DOOR AND (OPERATORS) ( Not checked for resistance, but for safety sensors)



**Comments:** Inspected, Repair or Replace

Seller stated that the garage door opener worked intermittently, so it was not tested.

#### **2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**

**Comments:** Inspected

#### **2.5 FENCING ( Block Walls, Chain Link, Wrought Iron, PVC, Wood )**

Picture 1



Picture 2



**Comments:** Inspected, Repair or Replace

There was some damaged block wall observed at rear yard.

There were also bricks laid in place for privacy but were not grouted at the South side of the rear yard.

#### **2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Inspected

#### **2.7 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

#### **2.8 PATIO COVERINGS**

Picture 1

Picture 2



**Comments:** Inspected, Repair or Replace  
The rear yard patio cover did not appear to be professionally built, there was also earth to wood contact from the support poles.



## ROOFING

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>ROOF COVERING:</b> CONCRETE TILE	<b>VIEWED ROOF COVERING FROM:</b> ROOF NOT FULLY VISIBLE DUE TO HEIGHT OR TYPE GROUND WITH BINOCULARS LADDER	<b>CHIMNEY (exterior):</b> MASONRY/STUCCO/METAL FLUE PIPE
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### Inspection Items

#### 3.0 ROOF COVERINGS

**Comments:** Inspected

#### 3.1 FLASHINGS

**Comments:** Inspected

#### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

## 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

**WATER SOURCE:**  
PUBLIC

**WATER HEATER POWER SOURCE:**  
GAS

**PLUMBING DISTRIBUTION:**  
COPPER

**CAPACITY:**  
40 GAL

**PLUMBING WASTE:**  
ABS

### Inspection Items

#### 4.0 MAIN WATER SUPPLY SHUT-OFF ( Located at curb area )



**Comments:** Inspected  
View

#### 4.1 ANTI-SIPHON VALVES ( For lawn sprinklers or pool fill ).



**Comments:** Inspected, Repair or Replace  
The anti-siphon valve was missing to the front yard sprinkler system.

#### 4.2 EXTERIOR HOSE FAUCETS

**Comments:** Inspected, Repair or Replace  
There were no back flow preventers on the hose faucets at time of inspection.

#### 4.3 HOT WATER HEATING SYSTEMS ( Water heater, Flues and Combustion air ).

**Comments:** Inspected

#### 4.4 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Picture 1



Picture 2



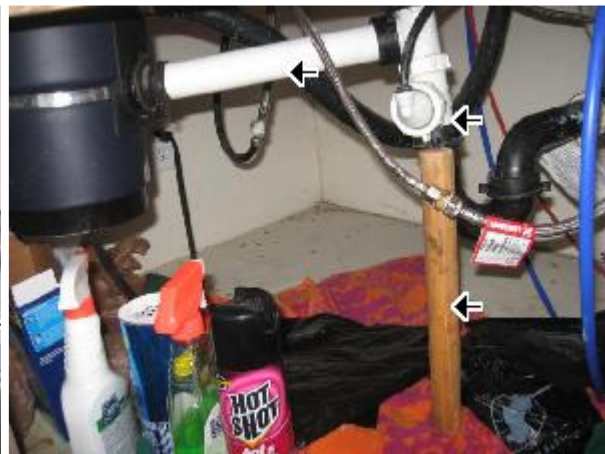
**Comments:** Inspected  
There was a past repair in the main water supply observed at the back side of the water heater pedestal from the bedroom/den side of an access panel.

#### 4.5 KITCHEN COMPONENTS

Picture 1



Picture 2



**Comments:** Inspected, Repair or Replace  
The filtered water spigot had very little to no water flow.  
There was no cold water to the kitchen faucet.  
There was modified plumbing under the kitchen sink to support the drainage pipes. (a wooden

stick)

#### 4.6 HALL BATHROOM COMPONENTS

Picture 1



Picture 2



Picture 3



**Comments:** Inspected, Repair or Replace

The tub valve has a constant drip and the bath tub is very worn and has small chips / nicks in the porcelain that is almost no longer existent.

The sink faucet has a drip and the handle are tight to turn on and off.

#### 4.7 MASTER BATHROOM

Picture 1

Picture 2



**Comments:** Inspected, Repair or Replace  
Hot and cold are reversed in the shower location.  
Left side sink was slow draining.

#### **4.8 LAUNDRY COMPONENTS**

**Comments:** Inspected

## ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent 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 overcurrent 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

**PANEL CAPACITY:**  
200 AMP

**MAIN FEED:**  
COPPER

**INCOMING SUPPLY:**  
UNDER GROUND

**PANEL TYPE:**  
CIRCUITS

**BRANCH WIRE 15 and 20 AMP:**  
COPPER

**WIRING METHODS:**  
ROMEX

### Inspection Items

#### 5.0 MAIN BREAKER

**Comments:** Inspected

#### 5.1 LOCATION OF DISTRIBUTION PANEL



**Comments:** Inspected

The main electrical distribution panel is located on the exterior wall - information only.

#### 5.2 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 5.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

#### 5.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected

#### 5.5 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, Repair or Replace

There is an improper wire splice in attic that has a live wire that is not connected to anything. This is a live wire and needs to be addressed for safety.

#### 5.6 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

#### 5.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



**Comments:** Inspected, Repair or Replace

Outlet at rear yard next to the shed is wired improperly.

#### 5.8 SMOKE DETECTORS ARE (NOT INSPECTED)

**Comments:** Not Inspected

Are not tested due to various reasons, however recommend following manufacturers instructions as to cleaning and servicing batteries, additional detectors may be needed.

## INTERIORS

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:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING(S):**  
TILE  
CARPET

**INTERIOR DOORS:**  
HOLLOW CORE

**CABINETRY:**  
WOOD

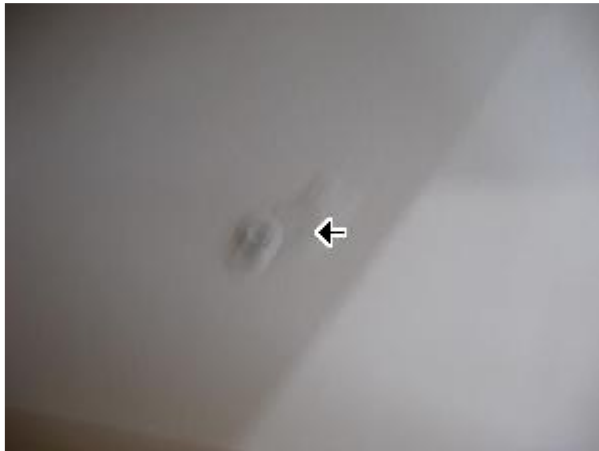
**COUNTERTOP:**  
TILE

### Inspection Items

#### 6.0 HOUSE WAS FULLY FURNISHED RESTRICTING COMPLETE VIEW FOR FULL INSPECTION OF INTERIORS

**Comments:** Inspected

#### 6.1 CEILINGS



**Comments:** Inspected, Repair or Replace

There was an imperfection on the hallway ceiling next to a recessed light fixture

#### 6.2 WALLS



**Comments:** Inspected, Repair or Replace



There were swollen baseboards observed at the bedroom adjacent to the laundry room.  
The seller stated that the washiness machine overflowed in the past.

### 6.3 FLOORS



**Comments:** Inspected, Repair or Replace

There was a large area of loose and lifting and broken floor tiles in the kitchen dining family location.

### 6.4 DOORS (REPRESENTATIVE NUMBER)



**Comments:** Inspected, Repair or Replace

The door jamb from the garage to the house in the laundry room is damaged.  
The master bathroom toilet room door does not properly latch.

### 6.5 GARAGE INTERIORS

**Comments:** Inspected

There were past water stains near water heater base and surrounding areas, no leak noted at present time.

### 6.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Picture 1

Picture 2



Picture 3



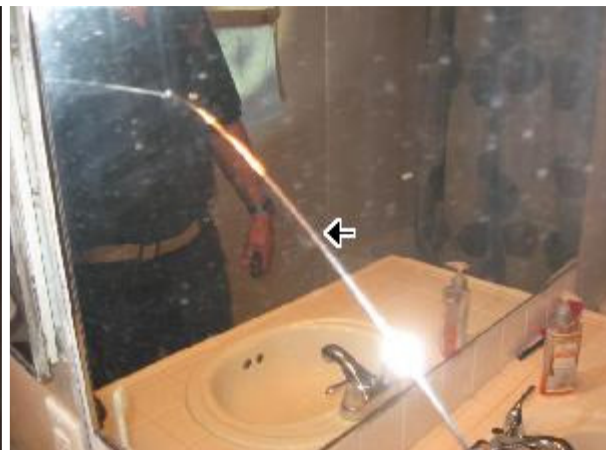
**Comments:** Inspected, Repair or Replace  
There were several cracked kitchen counter top tiles.  
There was a loose cabinet door hinge under the sink location.  
There was a damaged cabinet door that has been somewhat repaired.

## 6.7 BATHROOMS

Picture 1



Picture 2



**Comments:** Inspected, Repair or Replace

There were several loose wall tiles in the hall bath tub surround location, unable to determine the damage behind these loose wall tiles.

There was a broken medicine cabinet mirrored door.

## BUILT-IN KITCHEN 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

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#### Inspection Items

##### 7.0 DISHWASHER

**Comments:** Inspected, Repair or Replace

The dishwasher was not tested as it was stated that it was not operational and was unplugged.

##### 7.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

##### 7.2 RANGE HOOD / FAN and LIGHTS

**Comments:** Inspected

##### 7.3 FOOD WASTE DISPOSER / GARBAGE DISPOSER

**Comments:** Inspected

##### 7.4 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

## HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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> FORCED AIR	<b>ENERGY SOURCE:</b> NATURAL GAS	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE
<b>DUCTWORK:</b> INSULATED And NOT FULLY VISIBLE	<b>TYPES OF FIREPLACES:</b> GAS/LP LOG STARTER	<b>OPERABLE FIREPLACES:</b> ONE

### Inspection Items

#### 8.0 HEATING EQUIPMENT

**Comments:** Inspected

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 8.2 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 8.3 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

#### 8.4 GAS/LP FIRELOGS AND FIREPLACES

Picture 1



Picture 2



**Comments:** Inspected, Repair or Replace  
There was a missing handle for the glass doors of the fireplace.

## CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

### Styles & Materials

<b>COOLING EQUIPMENT ENERGY SOURCE:</b>	<b>COOLING EQUIPMENT TYPE:</b>	<b>NUMBER OF A/C UNITS:</b>
ELECTRIC	SPLIT-SYSTEM	ONE

### Inspection Items

#### 9.0 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

#### 9.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 9.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 9.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected, Repair or Replace

The a/c unit did not operate properly at time of inspection, there was no cold air blowing into the home. The fans were both running but unable to determine if the compressor was operable FYI. Service is needed.

#### 9.4 EVAPORATIVE COOLER



**Comments:** Inspected, Repair or Replace

Evaporator coolers are not normally inspected, however I did attempt to turn the blower on to this unit and it did not come on at the wall switch FYI.

## INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

<b>ATTIC INSULATION:</b> BLOWN	<b>VENTILATION:</b> GABLE VENTS DORMER VENTS	<b>EXHAUST FAN TYPES (BATHROOMS AND LAUNDRY):</b> FAN ONLY
<b>DRYER POWER SOURCE:</b> NATURAL GAS	<b>DRYER VENT:</b> METAL	

### Inspection Items

#### 10.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Picture 1



Picture 2



**Comments:** Inspected  
Views of attic insulation.

#### 10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 10.2 VENTING SYSTEMS, EXHAUST FANS (Kitchens, baths and laundry)

**Comments:** Inspected, Repair or Replace  
The hall bathroom exhaust fan was not operational at time of inspection.

**LAWN SPRINKLERS**

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**Inspection Items**

**11.0 SPRINKLER OPERATION**

**Comments:** Not Inspected

**11.1 VALVE BOX ( Checked for leaks only ).**

**Comments:** Inspected

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To Ron Cooper*



# SUMMARY

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 appear to warrant 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, efficiency, or safety 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.

## EXTERIOR

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace

The door handle was missing to the rear yard patio door.

There was an opening in the garage to the side yard pass through door.

### 2.3 GARAGE DOOR AND (OPERATORS) ( Not checked for resistance, but for safety sensors)

#### Inspected, Repair or Replace

Seller stated that the garage door opener worked intermittently, so it was not tested.

### 2.5 FENCING ( Block Walls, Chain Link, Wrought Iron, PVC, Wood )

#### Inspected, Repair or Replace

There was some damaged block wall observed at rear yard.

There were also bricks laid in place for privacy but were not grouted at the South side of the rear yard.

### 2.8 PATIO COVERINGS

#### Inspected, Repair or Replace

The rear yard patio cover did not appear to be professionally built, there was also earth to wood contact from the support poles.

## PLUMBING SYSTEM

- 4.1 **ANTI-SIPHON VALVES ( For lawn sprinklers or pool fill ).**  
**Inspected, Repair or Replace**  
 The anti-siphon valve was missing to the front yard sprinkler system.
- 4.2 **EXTERIOR HOSE FAUCETS**  
**Inspected, Repair or Replace**  
 There were no back flow preventers on the hose faucets at time of inspection.
- 4.5 **KITCHEN COMPONENTS**  
**Inspected, Repair or Replace**  
 The filtered water spigot had very little to no water flow.  
 There was no cold water to the kitchen faucet.  
 There was modified plumbing under the kitchen sink to support the drainage pipes. (a wooden stick)
- 4.6 **HALL BATHROOM COMPONENTS**  
**Inspected, Repair or Replace**  
 The tub valve has a constant drip and the bath tub is very worn and has small chips / nicks in the porcelain that is almost no longer existent.  
 The sink faucet has a drip and the handle are tight to turn on and off.
- 4.7 **MASTER BATHROOM**  
**Inspected, Repair or Replace**  
 Hot and cold are reversed in the shower location.  
 Left side sink was slow draining.

## ELECTRICAL SYSTEMS

- 5.5 **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)**  
**Inspected, Repair or Replace**  
 There is an improper wire splice in attic that has a live wire that is not connected to anything.  
 This is a live wire and needs to be addressed for safety.
- 5.7 **OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**  
**Inspected, Repair or Replace**  
 Outlet at rear yard next to the shed is wired improperly.

## INTERIORS

- 6.1 **CEILINGS**  
**Inspected, Repair or Replace**  
 There was an imperfection on the hallway ceiling next to a recessed light fixture
- 6.2 **WALLS**  
**Inspected, Repair or Replace**  
 There were swollen baseboards observed at the bedroom adjacent to the laundry room.  
 The seller stated that the washiness machine overflowed in the past.
- 6.3 **FLOORS**  
**Inspected, Repair or Replace**  
 There was a large area of loose and lifting and broken floor tiles in the kitchen dinning family location.
- 6.4 **DOORS (REPRESENTATIVE NUMBER)**

**Inspected, Repair or Replace**

The door jamb from the garage to the house in the laundry room is damaged.  
The master bathroom toilet room door does not properly latch.

**6.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS****Inspected, Repair or Replace**

There were several cracked kitchen counter top tiles.  
There was a loose cabinet door hinge under the sink location.  
There was a damaged cabinet door that has been somewhat repaired.

**6.7 BATHROOMS****Inspected, Repair or Replace**

There were several loose wall tiles in the hall bath tub surround location, unable to determine the damage behind these loose wall tiles.  
There was a broken medicine cabinet mirrored door.

**BUILT-IN KITCHEN APPLIANCES****7.0 DISHWASHER****Inspected, Repair or Replace**

The dishwasher was not tested as it was stated that it was not operational and was unplugged.

**HEATING****8.4 GAS/LP FIRELOGS AND FIREPLACES****Inspected, Repair or Replace**

There was a missing handle for the glass doors of the fireplace.

**CENTRAL AIR CONDITIONING****9.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Inspected, Repair or Replace**

The a/c unit did not operate properly at time of inspection, there was no cold air blowing into the home. The fans were both running but unable to determine if the compressor was operable FYI. Service is needed.

**9.4 EVAPORATIVE COOLER****Inspected, Repair or Replace**

Evaporator coolers are not normally inspected, however I did attempt to turn the blower on to this unit and it did not come on at the wall switch FYI.

**INSULATION AND VENTILATION****10.2 VENTING SYSTEMS, EXHAUST FANS (Kitchens, baths and laundry)****Inspected, Repair or Replace**

The hall bathroom exhaust fan was not operational at time of inspection.

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.