



# Inspection Report

## Sample Report

**Property Address:**  
18145 Old Crow Rd  
San Diego Ca 92116



**Nation Wide Inspections**

**Jason Havel**  
10928 Black Mtn Rd # 18  
San Diego Ca. 92126

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<b>Date:</b> 10/18/2012	<b>Time:</b> 10:31 AM	<b>Report ID:</b> J101812A
<b>Property:</b> 18145 Old Crow Rd San Diego Ca 92116	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

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

**Style of Building:**

Single Family Home

**Age Of Building:**

Over 10 Years

**Client Is Present:**

No

**Radon Test:**

No

**Water Test:**

Pressure test only

**Weather:**

Cloudy

**Temperature:**

Over 65

**Rain in last 3 days:**

No

# 1. Roofing / Chimneys / Roof Structure and Attic

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


## Styles & Materials

<b>Viewed roof covering from:</b>	<b>Roof-Type:</b>	<b>Roof Covering:</b>
Ground	Gable	Tile
Ladder		Ceramic/Clay
Binoculars		
<b>Chimney (exterior):</b>	<b>Sky Light(s):</b>	<b>Roof Ventilation:</b>
Masonry Stucco	None	Passive
Metal Flue Pipe		
<b>Method used to observe attic:</b>	<b>Roof Structure:</b>	<b>Ceiling Structure:</b>
From entry	Engineered wood trusses	2X4
Walked	2 X 4 Rafters	2X6
<b>Attic info:</b>	<b>Attic Insulation:</b>	
Attic hatch	Batt	
Light in attic	Fiberglass	
NO ACCESS PROVIDED		

## Items

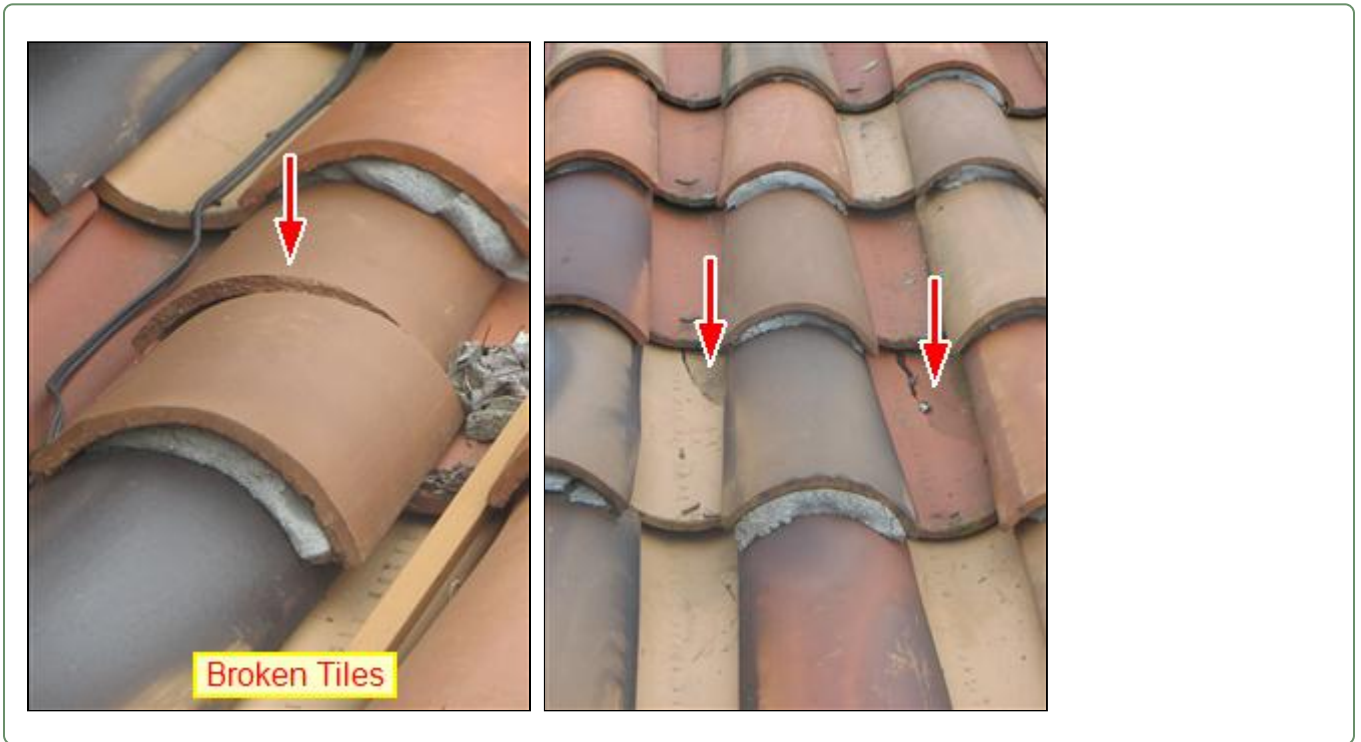
### 1.0 ROOF COVERINGS

Comments: Repair or Replace

 (1) **FYI:** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

(2) **FYI:** The roof of this house was constructed with tile. Due to liability, and insurance purposes, (from increased risk of tile damage) the roof was not walked and all aspects could not be thoroughly inspected. Because of this, it is recommended that a licensed roofing contractor be called out for further analysis and inspection.

(3) **Damaged Tiles.** There are a few cracked and or broken tiles on roof. Although it is not the tiles that "waterproof" a roof, it is the paper; the tiles are there to protect the paper from UV and other forms of damage. **Not fixing these broken tiles increases the chance of damage to paper and increasing the risk of leaks. At time of inspection there were no signs of active roof leaks . Recommend replacing broken tiles.**




(4) **Slipped Tile(s)**. There was a tile at the rear of the roof that appears to have slipped. Although it is not the tiles that "waterproof" a roof, it is the paper; the tiles are there to protect the paper from UV and other forms of damage. **Not fixing unsecured or shifting tiles increases the chance of damage to paper and increasing the risk of leaks** . At time of inspection there were no signs of active roof leaks . **Recommend that the roof be further evaluated by licensed contractor and that all loose tiles be properly secured.**

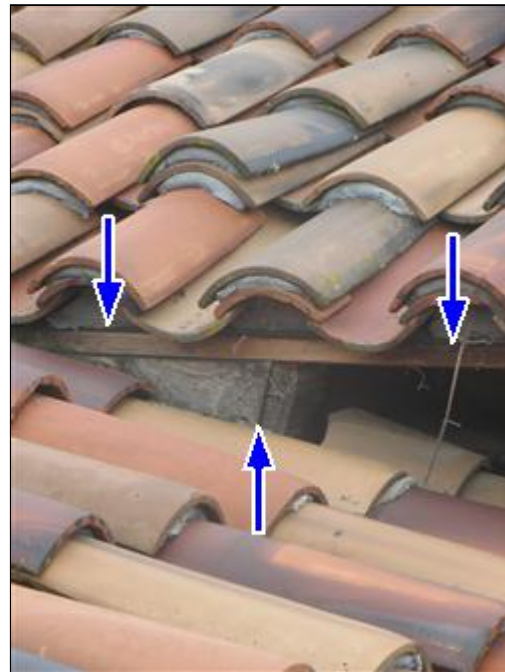


### 1.1 FLASHINGS

Comments: Repair or Replace

 **FYI:** Because the roof was not walked, there were many areas of the flashings that could not be fully evaluated. It is recommended that these areas be further evaluated by a licensed roofing contractor to ensure no problems exist at these areas.

**No Drip Edge Flashing.** The roof is not equipped with a Drip edge: A non-corrosive, non-staining material used along the eaves and rakes to allow water run-off to drip clear of underlying construction and protect the wood from getting wet and rotting. Currently water is getting between the gutter and the starter board. **It is recommended that a drip edge be applied by a licensed roofer or qualified person.**



## 1.2 SKYLIGHTS AND VENT TERMINATIONS

Comments: Inspected

## 1.3 CHIMNEY

Comments: Not Inspected

**NOTE:** The chimney inspection was limited to the exterior of the chimney, and the interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.


## 1.4 ROOF VENTILATION

Comments: Inspected

## 1.5 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Repair or Replace




 **Improper Gutter Slope.** There are sections of the gutter troughs that do not have the proper slope towards the downspouts. This was noted at the rear left side of the house. It is recommend that the slope of the gutters be adjusted to allow the water to flow freely towards the downspouts.



**1.6 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)**

Comments: Inspected, Not Inspected, Repair or Replace

 **NOTE: Attic Space Not All Accessible.** There were parts of the attic that did not have access. One of these sections was over the entryway and dining area. The attic areas at these locations were not able to be inspected or viewed. It is recommended that these areas be further evaluated before the close of escrow to ensure there are no existing problems with the roof or other elements at these locations.

**1.7 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

Comments: Inspected

**1.8 INSULATION IN ATTIC**

Comments: Inspected

**1.9 VISIBLE ELECTRIC WIRING IN ATTIC**

Comments: Inspected

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

**2. Exterior**

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

*Styles & Materials*

**Siding Style:**

Cement stucco

**Siding Material:**

Masonry

**Exterior Entry Doors:**

Wood  
Insulated glass

## Appurtenance:

Covered porch

## Driveway:

Concrete

## Items

**2.0 WALL CLADDING FLASHING AND TRIM**

Comments: Repair or Replace

📍 (1) **NOTE:** There were several areas of stucco with common cracking. Some of these cracks are small and others are larger. These cracks appear to be cosmetic due to house settlement. There were no indications suggesting that there is reason for concern, and this is only noted for your information.

(2) **Water Staining with Possible Water Intrusion.** There was some water staining noted at two areas at the rear of the house. It appears that water is getting to the exterior stucco at these locations. Because the the tile roof, the flashings at these areas were not able to be inspected. **The attic areas were not accessible at these locations and were not able to be viewed for evidence of possible water staining.** There was some minor bowing of the interior wall/ceiling connection at the dining area. It was not able to be determined if this was caused by water intrusion. It was noted that the ceilings and walls of the house were recently painted and no stains were visible. **It is recommended that these areas be further evaluated by a licensed roofing contractor to ensure the flashing is proper and there is not water intrusion at the inner walls of these locations.**



(3) **Sprinklers Hit House.** There were a few areas of stucco discoloration. It appears the the exterior sprinklers are hitting the house at some locations. It is important to keep all water away from the house and foundation. Sprinklers that hit the house can cause the stucco to fail and delaminate. **It is recommended that the sprinklers be adjusted or changed to drip irrigation.**





(4) **Delamination of Stucco.** There was some delamination of stucco noted at the exterior of the house. The stucco is beginning to delaminate at several areas of the home. Although there are many causes of delamination, most often, it is due to excess moisture wicking into the stucco, and causing it to fail. **This is a cosmetic fix but, but efforts should be made to keep the area around your foundation dry.**



(5) There are some areas of stucco that have some missing or damaged areas. These areas should be patched. It is recommended that these areas be patched by a licensed contractor.



## 2.1 DOORS (Exterior)

Comments: Repair or Replace

📍 (1) **Tint Damage**. There was some damage to some of the window tinting at some of the doors. **The tinting at the French door (off the family room by the kitchen) gave the window a foggy appearance. It could not be determined if the seal at this window was damaged or if this was caused by the tint. It is recommended that this be further evaluated and repaired as needed.**



(2) **Screen Off Track- Inoperative**. The invisible or hide-a-screen was off track and did not properly function. It is recommended that this be repaired at your convenience.

## 2.2 WINDOWS


Comments: Repair or Replace

(1) **Discoloration of Glass.** The window(s) at the left side of the home have some discoloration within the glass. There was no condensation within the panes and it could not be determined if the seals for this window were still in good working order. It is possible that this is an indication that the seals have expired and the low-e gases have escaped. **This is noted for your information and can be replaced if so desired.**



(2) **Minor Wood Damage.** There was some minor wood damage noted at a few of the windows. There are areas that are apparently being watered by the sprinklers. This is causing the paint to fail and the wood to deteriorate. Currently there is only minor damage at these locations. **It is recommended that the sprinklers be properly adjusted or replaced with a drip system and that the damaged wood be repaired and properly painted to help preserve the life of the wood.**



 (3) **Tint Damage.** There was some damage to some of the window tinting at some of the windows. **This is noted for your information and can be repaired at your convenience.**

(4) **Screens Pulling.** Some of the window screens are pulling at frames and have come out of the seal. **It is recommended that these be repaired at your convenience.**



### 2.3 VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) **NOTE:** It was noted that surface drains were present. Surface drains are noted but are not tested for proper working order. It is recommended that all drains be tested and kept clear of debris to ensure proper working order.

(2) **Improper Concrete Pour**. The concrete at the rear and right side of the home have been improperly poured and currently covers or comes to the base of the weep screed. Weep screeds are a metal flashing at the wall base designed to allow the wall to breathe and water to drain from within the wall. **Covering these areas increases the chances of moisture related problems within the wall.** It is recommended that there be a 2 inch clearance between the weep screed and the concrete.




(3) **High Soil Levels**. Some areas around the house have soil levels which rise to the base of the weep screed. Weep screeds are a metal flashing at the wall base designed to allow the wall to breathe and water to drain from within the wall. Covering these areas increases the chances of moisture related problems within the wall. **Soil levels should fall 4 to 6 inches below the screed.** This is noted for your information, and the soil at these locations should be leveled.

(4) **Deterioration of Weep Screed**. There was some minor deterioration of the weep screed at the right side of the home. Weep screed is a metal flashing at the wall base designed to allow water to drain from the wall. Covering this area increases the chances of moisture problems within the wall. **It is recommended that all soil levels remain a minimum of four inches below this point, and that sprinklers be adjusted as to not water the house.**



(5) **Improper Slope**. There was an area at the right side of the home where the grade, slopes toward the house or does not have a directional slope . **It was noted that this area has an improperly poured slab which covers the weep screed and which also slopes towards the house** . There were no visible surface drains noted at this location. **It is recommended that a swale, french drain or other means of drainage be provided to keep water away from house and foundation.**

 (6) **Plants Against House**. There are areas where the shrubs or tree limbs come into contact with the roof line or the walls of the building. **It is recommended that all shrubbery and trees be cut away from the house to create a clear space of about 12 inches.** This will help to minimize potential moisture and pest related problems.



## 2.4 STAIRS, PATIOS WALKWAYS AND DRIVEWAYS

Comments: Inspected, Not Inspected

(1) **NO POOL FENCE**. It is highly recommended, especially with children, that a fence be installed around the pool area. This fence should be a minimum of 48 inches high, with a max opening of 4 inches between lateral bars, and no more than 2 inches from the ground. Access to the pool should be by an outward swinging, self closing gate, with a latch out of a child's reach. All house doors leading to the pool area should have a child proof lock as well as an audible alarm. For more information and specifics on pool fencing, visit: [Pool Safety](#) (It was noted that a retractable fence was stored by the pool equipment). **It was not determined at the time of the inspection if all sections were present, or if there were any problems with the provided fence.** **It is recommended that the fence be verified as being in working order before the close of escrow.**



(2) **Not Inspected- The Driveway gate was not tested or inspected.** There was currently no remote to test this feature. **It is recommended that this be further evaluated by a qualified professional.**




## 2.5 DECKS, BALCONIES, PATIO COVERS AND APPLICABLE RAILINGS

Comments: Inspected

## 2.6 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace



 **Water Staining at Underside of Eaves.** There was some water staining noted at the underside of the eaves at two locations. These were noted at the right side of the house, and at the main rear patio area. **It is recommended that these areas be properly flashed to help ensure the starter boards do not become damaged.**




## 2.7 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

## 2.8 EXTERIOR LIGHT FIXTURES AND OUTLETS

Comments: Repair or Replace

 (1) **GFCI NOTE:** It is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI (Ground Fault Circuit Interrupter) is a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral.

(2) **INOP Lights.... Bulb?** Some of the exterior light fixtures did not operate when fixtures were turned on. This could be because the fixture bulbs need replacement, OR there could be an electrical problem with the fixture. **Recommend changing lights bulbs to determine the problem and replace as needed.**



(3) **Missing weather cover.** All electrical outlets outside should have protective weather covers provided. For safety reasons all outlets and switches should have secure covers to reduce the chance of damage and electric shock.



(4) **Improper Outlet Cover.** This outlet requires a permanent fixture use cover for this type application. Exterior outlets are equipped with a weather cover for the protection of the outlet. This type outlet cover is designed for temporary use appliances (i.e. electric lawn mowers, radios etc.) Appliances for permanent use (i.e. Fountains, sprinkler timers, or outdoor lighting) require a different cover, designed to seal weather out of the entire fixture when plug is inserted. **Recommend purchase and installation of correct weatherproof electrical cover.**




## 2.9 Screens and Vents

**Comments:** Inspected

## 2.10 OTHER NOTES:

**Comments:** Repair or Replace

 **NOTE:** Exterior Fencing of the Property is not part of the inspection and were not all viewed for damage or issues. However it was noted that there were several areas of rod iron fencing that were buried. This will cause deterioration and premature failure of the metal. It is recommended that the soil at these areas be leveled so there is no earth contact.



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

### 3. Carport/ Garage

#### Styles & Materials

**Garage Door Type:**

Four automatic

**Garage Door Material:**

Wood

**Auto-opener Manufacturer:**
1/2 HORSEPOWER  
ACCESS

#### Items

#### 3.0 EXTERIOR WALLS & ROOF

Comments: Inspected

#### 3.1 GARAGE CEILINGS and ROOF


Comments: Inspected

#### 3.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

#### 3.3 GARAGE FLOOR

Comments: Repair or Replace

 (1) **Efflorescence at the Garage Floor.** There was some mild pitting of the garage floor noted. Efflorescence is a (powder-like substance) of calcium/ and salt which deposit at the exterior of the block as water evaporates. In new construction this may occur through hydration as the block or brick cures. On concrete, this usually indicates that moisture is in contact with the masonry. **Typically in these instances, efflorescence is not a structural concern, but more of an aesthetic issue . This is noted for your information and should be observed over time.** Reducing the amount of watering may help limit this.



(2) **Epoxy Delamination.** There were some areas of the epoxy flooring that were damaged. **This is noted for your information and can be repaired at your convenience.**



**3.4 Windows**

Comments: Inspected

**3.5 GARAGE DOOR (S)**

Comments: Inspected

**3.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

Comments: Inspected

**NOTE:** Safety Devices In Working Order. The garage doors retracted, when (both) safety measures were tested: (1.) safety beam (six inches from ground) was disrupted. (2.) When pressure was applied to the garage door while closing. These are safety devices installed to ensure less risk of injury while door is closing. These items worked perfectly at time of inspection, and are mentioned solely for your awareness.

**3.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Comments: Inspected

**3.8 OUTLETS AND WIRING**

Comments: Inspected

## 4. Kitchen Components and Appliances

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

### *Styles & Materials*

**Countertop:**

Granite

**Cabinetry:**

Wood

**Range/Oven:**

DACOR

**Dishwasher Brand:**

BOSCH

**Disposer Brand:**

IN SINK ERATOR

**Built in Microwave:**

DACOR

**Exhaust/Range hood:**

DACOR

**Trash Compactors:**

NONE

**Clothes Dryer Vent Material:**

Metal

**Dryer Power Source:**

120V/240V / GAS CONNECTION

### *Items*

**4.0 CEILINGS**

Comments: Inspected


**4.1 WALLS**

Comments: Inspected

**4.2 FLOORS**

Comments: Repair or Replace



 **Hollow Tiles.** Some of the tiles in the kitchen were laid with a minimal thin set at the underside of the tile. According to ANSI tiles should be laid with a minimal of 90 percent coverage. If proper coverage has not been met this may result in the tiles to prematurely crack or lift, and become loose. This is noted for your information and repairs may be needed in the future.



#### 4.3 WINDOWS

Comments: Inspected

#### 4.4 CUPBOARDS/DRAWERS/CLOSET DOORS

Comments: Inspected

#### 4.5 COUNTERS AND SINK

Comments: Inspected

#### 4.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES


Comments: Inspected

#### 4.7 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

#### 4.8 OUTLETS WALL SWITCHES and FIXTURES


Comments: Repair or Replace

 **NOTE:** Unknown GFCI Location. The GFCI outlet for the island was not able to be located. It was tested and "Tripped" but was not able to be reset. It is recommended that this outlet be located and reset.

#### 4.9 DISHWASHER

Comments: Repair or Replace




 **No Air-gap or High Loop.** There is presently no airgap or high loop at the waste line for the left dishwasher. Air gap devices prohibit sewer water from backing into the dishwasher through the possibility of siphonage. When water backs up, due to a plumbing clog, the air gap device installed for your dishwasher will dispense water at the sink. **Recommend the purchase of an air gap device or the install of a high loop.**



#### 4.10 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

 **INOP Burner.** One of the burners did not properly operate at time of Inspection. This may be able to be repaired with a simple cleaning, or may need to have parts replaced. **It is recommended that this be further inspected by a licensed repairman.**



#### 4.11 FOOD WASTE DISPOSER

Comments: Inspected

#### 4.12 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

#### 4.13 TRASH COMPACTOR

Comments: Not Present

#### 4.14 RANGE HOOD

Comments: Inspected

#### 4.15 WASHER/ DRYER AREA

Comments: Inspected

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

## 5. Interior

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

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

Tile

**Interior Doors:**

Solid

Raised panel

Wood

**Window Types:**

Thermal/Insulated

Jalousie

**Window Manufacturer:**

UNKNOWN

### Items


#### 5.0 CEILINGS

Comments: Inspected

**NOTE:** It was noted that this house had new paint and carpeting provided throughout. These can often cover up or conceal clues that may indicate past or current issues with the house. We will not be held liable for issues that did not show evidence or problems at the time of the inspection. This is noted for your information.


#### 5.1 WALLS

Comments: Repair or Replace

 The wall in the dining room has a slight bow at the ceiling/wall connection to the left of the arch. The cause of this could not be determined. It is possible that this has occurred due the bowing of a framing member, or it could be caused by water intrusion. It was noted that there was some water staining at the exterior of the wall at this location. It is recommended that this be further inspected by a licensed contractor.

#### 5.2 FLOORS


Comments: Repair or Replace

 **Hollow Tiles.** Some of the tiles at the entryway, were either laid with insufficient thinset, or have 'popped'. These areas were noted as having a hollow sound when tapped. According to ANSI tiles should be laid with a minimum of 90 percent coverage. If proper coverage has not been met this may result in the tiles to prematurely crack or lift, and become loose. **It is important that excessive weight not be placed on these areas, doing so may cause these tiles to break.** This is noted for your information and repairs may be needed in the future.



### 5.3 DOORS (REPRESENTATIVE NUMBER)


Comments: Repair or Replace

 **Double Cylinder Lock.** The door to the garage is equipped with a lock which requires a key to unlock the door from the inside of the house. These are often found on doors with windows in them, because of the fear of someone breaking the glass and unlocking the door. **However these pose as a safety risk, if the key is not provided in the door when the door needs to be used in the event of an emergency.** Because of this factor, it is recommended that this lock be changed to a single cylinder lock type by a qualified person.



### 5.4 WINDOWS (REPRESENTATIVE NUMBER)


Comments: Repair or Replace

 **Missing Window Crank.** The jalousie window crank in bedroom #1 was missing at time of inspection. It is recommended that this be replaced by a qualified person to allow the window to properly function.



## 5.5 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

 (1) **Loose Outlet(s).** There was a(n) loose at the wall connection in the study . Loose outlets can pull the wires from the back of the receptacle causing the wires to arch or cause electric shock . For safety reasons it is recommended that these outlets be properly secured.



(2) **INOP Fan.** The ceiling fan in bedroom #3 did not function at the time of the inspection. The cause of this could not be determined. It is recommended that this be repaired or replaced at your convenience.



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

## 6(A) . 1/2 Bath

### *Styles & Materials*

#### **Exhaust Fans:**

Fan only

#### *Items*

#### **6.0.A COUNTERS/SINK/ CABINETS**

Comments: Inspected

#### **6.1.A DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

#### **6.2.A FLOORS**

Comments: Inspected

#### **6.3.A WALLS**

Comments: Inspected

#### **6.4.A CEILINGS**

Comments: Inspected

#### **6.5.A WINDOWS/ MIRRORS**

Comments: Inspected

#### **6.6.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Inspected

**6.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**6.8.A TOILET FIXTURE**

Comments: Inspected

**6.9.A OUTLETS SWITCHES AND FIXTURES**

Comments: Repair or Replace



**NOTE:** Unknown GFCI Location. The GFCI outlet for this bathroom was not able to be located. It was tested and "Tripped" but was not able to be reset. It is recommended that this outlet be located and reset.

**6.10.A EXHAUST FAN/ HEATER**

Comments: Inspected

**6(B) . Bedroom #1 Bath***Styles & Materials***Exhaust Fans:**

Fan only

*Items***6.0.B COUNTERS/SINK/ CABINETS**

Comments: Inspected

**6.1.B DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.2.B FLOORS**

Comments: Repair or Replace



**Cracked Floor Tile.** There was a floor tile that was cracked at the entrance of the bathroom. **This is noted for your information.**

**6.3.B WALLS**

Comments: Inspected

**6.4.B CEILINGS**

Comments: Inspected

**6.5.B WINDOWS/ MIRRORS**

Comments: Inspected

**6.6.B Shower/ Tub enclosure.**

Comments: Inspected

**6.7.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Inspected


**6.8.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**6.9.B TOILET FIXTURE**

Comments: Repair or Replace



 **Loose Tank with Leak.** The toilet tank at the back of the toilet is loose and should be tightened. Currently this toilet leaked at the tank connection. **(WARNING)** Over tightening will cause the porcelain to crack and the need for replacement of the toilet/ tank.



#### 6.10.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

#### 6.11.B EXHAUST FAN/ HEATER

Comments: Inspected

### 6(C) . Bedroom #2 Bath

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#### Styles & Materials

---

##### Exhaust Fans:

Fan only

---

#### Items

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#### 6.0.C COUNTERS/SINK/ CABINETS

Comments: Inspected

#### 6.1.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 6.2.C FLOORS

Comments: Inspected

#### 6.3.C WALLS

Comments: Inspected

#### 6.4.C CEILINGS

Comments: Inspected

#### 6.5.C WINDOWS/ MIRRORS

Comments: Inspected

#### 6.6.C Shower/ Tub enclosure.

Comments: Inspected

**6.7.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**


Comments: Inspected

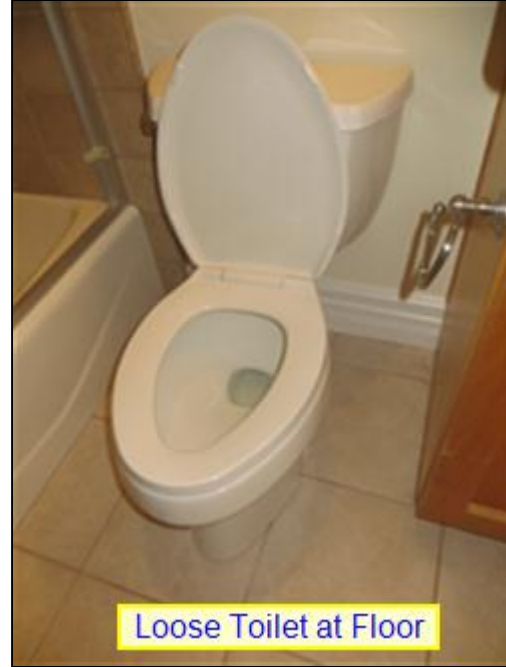
**6.8.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**6.9.C TOILET FIXTURE**

Comments: Repair or Replace

 The toilet fixture in this bathroom is loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. (WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.

**6.10.C OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**NOTE:** The GFCI's for the bathrooms are on the same circuit/ run. If the GFCI "trips," the reset button will reset both outlets. The Reset button is found in middle of plug outlet at the wetbar.

**6.11.C EXHAUST FAN/ HEATER**

Comments: Inspected

**6(D) . Bedroom #3 Bath***Styles & Materials***Exhaust Fans:**

Fan only

*Items***6.0.D COUNTERS/SINK/ CABINETS**

Comments: Inspected

**6.1.D DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.2.D FLOORS**

Comments: Inspected

**6.3.D WALLS**

Comments: Inspected

**6.4.D CEILINGS**

Comments: Inspected

**6.5.D WINDOWS/ MIRRORS**

Comments: Inspected

**6.6.D Shower/ Tub enclosure.**

Comments: Inspected

**6.7.D PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Inspected

**6.8.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**6.9.D TOILET FIXTURE**

Comments: Inspected

**6.10.D OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**NOTE:** The GFCI's for the bathrooms are on the same circuit/ run. If the GFCI "trips," the reset button will reset both outlets. The Reset button is found in middle of plug outlet at the wetbar.

**6.11.D EXHAUST FAN/ HEATER**

Comments: Inspected

**6(E) . Master Bath***Styles & Materials***Exhaust Fans:**

Fan only

*Items***6.0.E COUNTERS/SINK/ CABINETS**

Comments: Inspected

**6.1.E DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.2.E FLOORS**

Comments: Inspected

**6.3.E WALLS**

Comments: Inspected

**6.4.E CEILINGS**

Comments: Inspected

**6.5.E WINDOWS/ MIRRORS**


Comments: Inspected

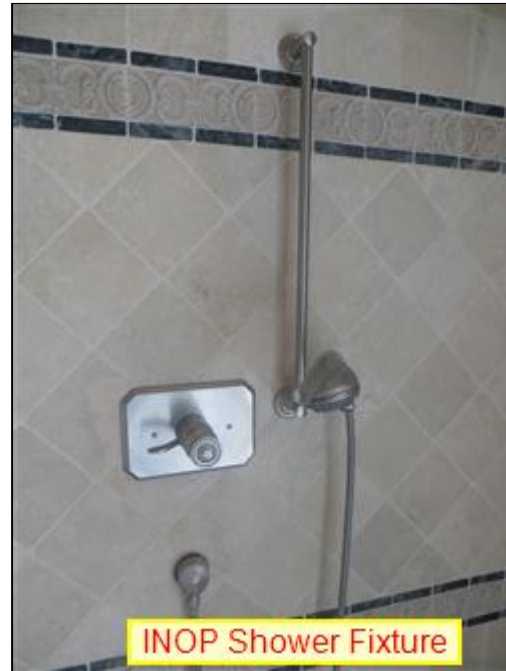
**6.6.E Shower/ Tub enclosure.**

Comments: Inspected

**6.7.E PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Repair or Replace


 **INOP Shower Fixture.** The left shower fixture did not work at the time of the inspection. **The cause of this was not determined at the time of the inspection.** It is recommended that a licensed plumber be called out for further analysis and repair as needed.

**6.8.E PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**6.9.E TOILET FIXTURE**

Comments: Repair or Replace

 **Improper Flush.** The toilet in this bathroom did not have a proper flush. The water swirled around but not all of the water was flushed, leaving debris in the toilet after the flush. It is recommended that this be further evaluated and repaired by a licensed plumber.



**6.10.E OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**6.11.E EXHAUST FAN/ HEATER**

Comments: Inspected

## 7. 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 its components or be dangerous to or adversely effect the health of the home inspector or other persons.

*Styles & Materials*

<b>Method used to observe Crawlspace:</b>	<b>Foundation:</b>	<b>Floor Structure:</b>
No crawlspace	Poured concrete	Slab Not visible
<b>Anchor Bolts Provided?:</b>	<b>Wall Structure:</b>	<b>Floor System Insulation:</b>
Yes	Wood 2 X 4 Wood 2 X 6 Wood Not Visible	NONE

*Items***7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Comments: Inspected

**7.1 WALLS (Structural)**

Comments: Inspected

**7.2 FLOORS (Structural)**

Comments: Inspected

**7.3 CEILINGS (structural)**

Comments: Inspected

**7.4 ELECTRICAL WIRING (Under Floor Space)**

Comments: Not Present

**7.5 INSULATION UNDER FLOOR SYSTEM**

Comments: Not Present

**7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Comments: Not Present

**7.7 VENTILATION OF FOUNDATION AREA (crawlspce or basement)**

Comments: Not Present

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

## 8. Plumbing System

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

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste Line:</b> ABS
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people) 75 Gallon	<b>Water Heater Manufacturer:</b> RUUD

### Items

#### 8.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

#### 8.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

**FYI: The main Water Shut Off is**

**Located:** Outside at the right side of the House.

**Water pressure at time of test was noted at being 92 PSI.** It is required that when the water pressure exceeds 80lbs, a water pressure regulator be installed due to heightened risk of plumbing malfunction due to pressure. This unit has a regulator installed, but apparently needs adjustment or replacement. **Recommend adjusting/ or purchase of new regulator, so water pressure is between 50lbs- 80lbs when valve is fully open.**



#### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace



🏠 (1) **No Sediment Trap.** There was currently no sediment traps on the gas lines leading into the hot water heaters. It is recommended by the manufacturer that a sediment trap be installed at these heaters. It is recommended that a trap be installed by a licensed plumber.

(2) **No Flex Water Line.** The copper piping extending from the top of the 75 Gallon water heater should have a flexible copper line and be provided with a heat loop or trap. This heater currently has rigid copper tubing and no heat trap or loop. It is recommended that this is corrected by a licensed plumber.



### 8.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

### 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

### 8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

**FYI:** Gas Meter and shut off valve : are located at the right side of the house. Recommend that a tool is secured to the gas line to allow you to shut off gas in case of an emergency.

### 8.6 SUMP PUMP

Comments: Not Present

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

## 9. Electrical System

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

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 400 Amp	<b>Current Panel Output:</b> 400 AMP
<b>Panel Type:</b> Circuit breakers	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER MURRAY	<b>Branch wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods:</b> Romex		

### Items

#### 9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

#### 9.3 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

#### 9.4 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

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

Comments: Inspected

**NOTE:** Although this unit may not require GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations, they are recommended for all outlets in the kitchen (serving countertops), at the outdoor outlets, in the bathrooms, and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected .

**9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

Comments: Inspected

**FYI: Main Disconnect is Located:** Right Side of the House.

**FYI: Sub-Panel #1 Location:** At the Second Garage interior wall.

**FYI: Sub-Panel #2 Location:** At the Pool Equipment.

**9.7 SMOKE DETECTORS**

Comments: Inspected

**NOTE: Smoke detectors are recommended in the following locations:** In each bedroom AND at a point centrally located in the hallway (or area giving access to each separate bedroom). In new homes with multiple stories, a smoke detector is required as listed above and at each story (including the basement). **Recommend installing smoke detectors in these locations and testing upon moving in to home and every 6 months.**

**9.8 CARBON MONOXIDE DETECTORS**

Comments: Inspected

**NOTE:** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

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

## 10. Heating / Central Air Conditioning

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

*Styles & Materials*

<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Three	<b>Heat System Brand:</b> RHEEM
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Electronic air cleaner	<b>Filter Size:</b> N/A
<b>Types of Fireplaces:</b> Solid Fuel Gas/LP Log starter	<b>Operable Fireplaces:</b> Four	<b>Number of Woodstoves:</b> None

**Cooling Equipment Type:**

Air conditioner unit (Split Unit)

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

RHEEM

**Number of AC Only Units:**

Three

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*Items*

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**10.0 HEATING EQUIPMENT**

Comments: Inspected

**NOTE:** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.

**10.1 NORMAL OPERATING CONTROLS**

Comments: Inspected

**10.2 AUTOMATIC SAFETY CONTROLS**

Comments: Inspected

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

Comments: Inspected

**FYI: Heater Temperature variance, tested normal.** The ambient air temperature variance test was performed by using thermometers on the air handler of the furnace unit. This is to determine if the difference in temperatures of the supply and return air, are between 14 degrees and 22 degrees. When tested, the supply air temperature for your system read 74 degrees, and the minimum return air temperature was 95 degrees. This indicates a normal range of temperature change. This is noted for your information only.

**10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Comments: Inspected

**10.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Comments: Inspected

**10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Comments: Inspected

**10.7 HEARTH AND SURROUNDING AREAS**

Comments: Inspected

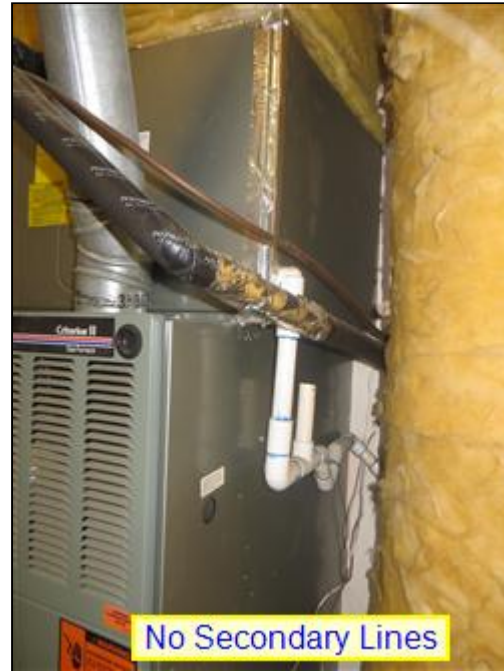
**10.8 GAS/LP FIRELOGS AND FIREPLACES**

Comments: Inspected

**10.9 COOLING AND AIR HANDLER EQUIPMENT**

Comments: Inspected

**No Secondary Condensate Line Connections for furnaces in garages.** Air conditioning units create water as a byproduct. This water is carried out of your house via two methods. The first is carried through the primary condensate line located by the PVC pipe. These lines drain to the exterior of the house. The secondary line is currently incomplete. Should your primary line become blocked or clogged, water will discharge through the secondary line, and will flood this area. There are several alternative methods to alleviate this issue. **It is recommended you contact an HVAC specialist to determine which is the most efficient, and effective way of dealing with this.**



**10.10 NORMAL OPERATING CONTROLS**

Comments: Inspected

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

**11. Swimming Pools, Equipment and Safety**

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)

*Styles & Materials*

Shape:

Rectangle

Wall Material:

Gunitite (concrete)

*Items*

**11.0 OPERATIONAL CONDITION OF POOL**

Comments: Inspected

**NOTE: It is not possible for our company to determine if there are present pool leaks or seepage when conducting our pool inspections.** We only inspect the components, and equipment which are readily accessible. To check for leaks, it is recommended that a bucket be filled with water and be kept poolside for a



few days. The water level in both the pool, and the bucket, should be marked. These water levels should evaporate at the same rate. If the pool's drop in water level is not consistent with the bucket, it is possible that water is leaving the pool through a means other than evaporation. **This is noted for your information and should be used only as a gage to determine if leaks are present. If you suspect leaks are present, contact your local pools specialist for further investigation and repair.**

**Leak Noted at Plumbing Lines.** There were several small leaks at the pool plumbing. These were noted at the filter seal, the back flow device and and the back-pressure valves. **It is recommended that these be repaired as needed by a licensed plumber or qualified pool professional.**



### 11.1 POOL COPING, DECKING AND GROUNDS

Comments: Inspected

**NOTE:** It was noted that the coping for this pool was not constructed using safety grip coping. Safety grip coping has a lip at the edge of the coping that is easy to grab and not slip. This is noted for your information.

### 11.2 SURFACE WALLS AND FLOOR OF POOL

Comments: Repair or Replace

**There was some minor to moderate pitting and deterioration at the finished surface of the pool . This is common with older pools, however this should be monitored, for it will worsen over time. It is recommended that pools be resurfaced every ten years or as needed.**



### 11.3 PERMANENT ACCESSORIES CONDITION

Comments: Repair or Replace

The remote at the side of the spa did not function at the time of the inspection. The pool was manually operated by the master control as well as the control panel in the master bedroom. The remote at the spa side was tested both in the manual and service mode. **It was noted that the control panel in the master bedroom displayed an error message "ERR1"**. The cause of the error message as well as the spa-side remote not working could not be determined. **It is recommended that this be further evaluated by a pool specialist.**



**11.4 POOL ELECTRICAL ( OUTLET(S) LIGHTING and GFCI)**

Comments: Inspected

**11.5 ELECTRIC LIGHTS SECURE**

Comments: Inspected

**11.6 PUMPS FOR CIRCULATION OF WATER**

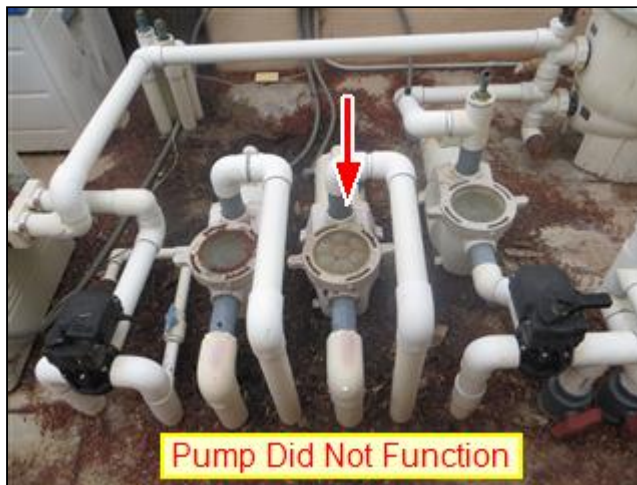
Comments: Repair or Replace

**NOTE:** We do not conduct vacuum, suction or ingestion tests at the equipment, plumbing or drains of the pool/ spa. We do not calculate pipe diameter vs. motor load or head flow of the pumps and or the equipment. We cannot verify if proper sumps were constructed for the floor drains of the pool/ spa. All of these have can have an affect on the safe

working conditions of the pool. **This inspection is a basic inspection of the pool /spa and surrounding areas and equipment. This inspection is designed to give you a general idea of the pool's/ spa's overall working condition.**

For a more thorough evaluation of the pool and the equipment i t is recommended that you contact a pool specialist . This is noted for your information.

**INOP Pump.** The second or middle pump in the series did not function. No water went through this system. The valves for the pumps were not turned, it is possible that the valves were adjusted to not allow water to flow to this pump. It is recommended that this be further evaluated and repaired as needed by a licensed pool specialist.



## 11.7 POOL HEATERS

Comments: Repair or Replace



**(1) Pool Heater Did Not Function.**

The pool heater did not turn on in either the service mode, or the manual mode. It was also tried from the master keypad in the master bedroom. The cause of this could not be determined. It was noted that there was an error message. It is not known if this code indicates the problem with the heater for this unit. It is recommended that this be further evaluated by a licensed specialist.



**(2) Clean Burner Chamber.** There was a build-up of debris at both the vent and burner chamber of the heater. It is recommended that this be further evaluated and cleaned as needed.

**11.8 OVERFLOW SKIMMERS AND DRAINS**

Comments: Inspected

1. **The pool drain covers are not safety covers and do not comply with today's standards.** These drain covers increase the risk of entrapment. Although it is not a requirement, it is recommended that this pool comply with the Virginia Graeme Baker act.

**11.9 CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK**

Comments: Yes

**11.10 DOES POOL HAVE ANY RESCUE EQUIPMENT**

Comments: Not Present

**NOTE:** It is recommend that the pool area be supplied with some safety equipment that is easily accessible in case of emergency.

**11.11 DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL**

Comments: Inspected, Yes

**11.12 IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL**

Comments: No



**11.13 IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING**

Comments: No

**NOTE:** This is a shallow pool and diving is not recommended.

**11.14 ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME**

Comments: Not Present

**11.15 IS THE POOL FENCED**

Comments: Not Present, Repair or Replace, No

**11.16 DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR**

Comments: Not Present, Repair or Replace

**NOTE:** All pool gates, should be outward swinging gates, that are self closing and self latching. All Latches should be on the pool side of the fence and be located a minimum height of 54 inches from the bottom of the gate and 3 inches below the top of the gate. There should be no openings greater than 1/2 inch, 18 inches from the latch. It is recommended that all of these regulations are followed.

**11.17 WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT**

Comments: Inspected

**11.18 POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER**

Comments: Inspected

**11.19 DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL**

Comments: Inspected, Yes

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



### Nation Wide Inspections

10928 Black Mtn Rd # 18  
San Diego Ca. 92126

**Customer**  
Sample Report

**Address**  
18145 Old Crow Rd  
San Diego Ca 92116

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## 1. Roofing / Chimneys / Roof Structure and Attic

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### 1.0 ROOF COVERINGS

#### Repair or Replace



(1) **FYI:** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

### 1.1 FLASHINGS

#### Repair or Replace




**FYI:** Because the roof was not walked, there were many areas of the flashings that could not be fully evaluated. It is recommended that these areas be further evaluated by a licensed roofing contractor to ensure no problems exist at these areas.

**No Drip Edge Flashing.** The roof is not equipped with a Drip edge: A non-corrosive, non-staining material used along the eaves and rakes to allow water run-off to drip clear of underlying construction and protect the wood from getting wet and rotting. Currently water is getting between the gutter and the starter board. **It is recommended that a drip edge be applied by a licensed roofer or qualified person.**

### 1.5 ROOF DRAINAGE SYSTEMS (gutters and downspouts)


#### Repair or Replace

## 1. Roofing / Chimneys / Roof Structure and Attic

-  **Improper Gutter Slope.** There are sections of the gutter troughs that do not have the proper slope towards the downspouts. This was noted at the rear left side of the house. **It is recommend that the slope of the gutters be adjusted to allow the water to flow freely towards the downspouts.**

### 1.6 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)


#### Inspected, Not Inspected, Repair or Replace

-  **NOTE: Attic Space Not All Accessible.** There were parts of the attic that did not have access. One of these sections was over the entryway and dining area. The attic areas at these locations were not able to be inspected or viewed. **It is recommended that these areas be further evaluated before the close of escrow to ensure there are no existing problems with the roof or other elements at these locations.**

## 2. Exterior


### 2.0 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

-  (1) **NOTE:** There were several areas of stucco with common cracking. Some of these cracks are small and others are larger. These cracks appear to be cosmetic due to house settlement. There were no indications suggesting that there is reason for concern, and this is only noted for your information.


### 2.1 DOORS (Exterior)

#### Repair or Replace

-  (1) **Tint Damage.** There was some damage to some of the window tinting at some of the doors. **The tinting at the French door (off the family room by the kitchen) gave the window a foggy appearance. It could not be determined if the seal at this window was damaged or if this was caused by the tint. It is recommended that this be further evaluated and repaired as needed.**


### 2.2 WINDOWS

#### Repair or Replace

-  (3) **Tint Damage.** There was some damage to some of the window tinting at some of the windows. **This is noted for your information and can be repaired at your convenience.**


### 2.3 VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

-  (6) **Plants Against House.** There are areas where the shrubs or tree limbs come into contact with the roof line or the walls of the building. **It is recommended that all shrubbery and trees be cut away from the house to create a clear space of about 12 inches.** This will help to minimize potential moisture and pest related problems.


### 2.6 EAVES, SOFFITS AND FASCIAS

#### Repair or Replace

-  **Water Staining at Underside of Eaves.** There was some water staining noted at the underside of the eaves at two locations. These were noted at the right side of the house, and at the main rear patio area. **It is recommended that these areas be properly flashed to help ensure the starter boards do not become damaged.**


### 2.8 EXTERIOR LIGHT FIXTURES AND OUTLETS

#### Repair or Replace

-  (1) **GFCI NOTE:** It is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI (Ground Fault Circuit Interrupter) is a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral.

### 2.10 OTHER NOTES:

#### Repair or Replace

-  **NOTE:** Exterior Fencing of the Property is not part of the inspection and were not all viewed for damage or issues. However it was noted that there were several areas of rod iron fencing that were buried. This will cause

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## 2. Exterior

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deterioration and premature failure of the metal. It is recommended that the soil at these areas be leveled so there is no earth contact.


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## 3. Carport/ Garage

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### 3.3 GARAGE FLOOR

#### Repair or Replace


-  (1) **Efflorescence at the Garage Floor.** There was some mild pitting of the garage floor noted. Efflorescence is a (powder-like substance) of calcium/ and salt which deposit at the exterior of the block as water evaporates. In new construction this may occur through hydration as the block or brick cures. On concrete, this usually indicates that moisture is in contact with the masonry. **Typically in these instances, efflorescence is not a structural concern, but more of an aesthetic issue .** This is noted for your information and should be observed over time. Reducing the amount of watering may help limit this.
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## 4. Kitchen Components and Appliances

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### 4.2 FLOORS

#### Repair or Replace

-  **Hollow Tiles.** Some of the tiles in the kitchen were laid with a minimal thin set at the underside of the tile. According to ANSI tiles should be laid with a minimal of 90 percent coverage. If proper coverage has not been met this may result in the tiles to prematurely crack or lift, and become loose. This is noted for your information and repairs may be needed in the future.


### 4.8 OUTLETS WALL SWITCHES and FIXTURES

#### Repair or Replace

-  **NOTE:** Unknown GFCI Location. The GFCI outlet for the island was not able to be located. It was tested and "Tripped" but was not able to be reset. It is recommended that this outlet be located and reset.


### 4.9 DISHWASHER

#### Repair or Replace

-  **No Air-gap or High Loop.** There is presently no airgap or high loop at the waste line for the left dishwasher . Air gap devices prohibit sewer water from backing into the dishwasher through the possibility of siphonage. When water backs up, due to a plumbing clog, the air gap device installed for your dishwasher will dispense water at the sink. Recommend the purchase of an air gap device or the install of a high loop.

### 4.10 RANGES/OVENS/COOKTOPS

#### Repair or Replace


-  **INOP Burner.** One of the burners did not properly operate at time of Inspection. This may be able to be repaired with a simple cleaning, or may need to have parts replaced. It is recommended that this be further inspected by a licensed repairman.
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## 5. Interior

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### 5.1 WALLS

#### Repair or Replace


-  **The wall in the dining room has a slight bow at the ceiling/wall connection to the left of the arch.** The cause of this could not be determined. It is possible that this has occurred due to the bowing of a framing member, or it could be caused by water intrusion. It was noted that there was some water staining at the exterior of the wall at this location. It is recommended that this be further inspected by a licensed contractor.

### 5.2 FLOORS

#### Repair or Replace


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## 5. Interior

-  **Hollow Tiles.** Some of the tiles at the entryway, were either laid with insufficient thinset, or have 'popped'. These areas were noted as having a hollow sound when tapped. According to ANSI tiles should laid with a minimum of 90 percent coverage. If proper coverage has not been met this may result in the tiles to prematurely crack or lift, and become loose. **It is important that excessive weight not be placed on these areas, doing so may cause these tiles to break.** This is noted for your information and repairs may be needed in the future.


### 5.3 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

-  **Double Cylinder Lock.** The door to the garage is equipped with a lock which requires a key to unlock the door from the inside of the house. These are often found on doors with windows in them, because of the fear of someone breaking the glass and unlocking the door. **However these pose as a safety risk, if the key is not provided in the door when the door needs to be used in the event of an emergency.** Because of this factor, it is recommended that this lock be changed to a single cylinder lock type by a qualified person.


### 5.4 WINDOWS (REPRESENTATIVE NUMBER)

#### Repair or Replace

-  **Missing Window Crank.** The jalousie window crank in bedroom #1 was missing at time of inspection. It is recommended that this be replaced by a qualified person to allow the window to properly function.

### 5.5 OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace


-  (1) **Loose Outlet(s).** There was a(n) loose at the wall connection in the study . Loose outlets can pull the wires from the back of the receptacle causing the wires to arch or cause electric shock . For safety reasons it is recommended that these outlets be properly secured.

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## 6(A). 1/2 Bath

### 6.9.A OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace


-  **NOTE:** Unknown GFCI Location. The GFCI outlet for this bathroom was not able to be located. It was tested and "Tripped" but was not able to be reset. It is recommended that this outlet be located and reset.

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## 6(B). Bedroom #1 Bath


### 6.2.B FLOORS

#### Repair or Replace

-  **Cracked Floor Tile.** There was a floor tile that was cracked at the entrance of the bathroom. This is noted for your information.

### 6.9.B TOILET FIXTURE

#### Repair or Replace


-  **Loose Tank with Leak.** The toilet tank at the back of the toilet is loose and should be tightened. Currently this toilet leaked at the tank connection. **(WARNING)** Over tightening will cause the porcelain to crack and the need for replacement of the toilet/ tank.

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## 6(C). Bedroom #2 Bath

### 6.9.C TOILET FIXTURE

#### Repair or Replace

-  **The toilet fixture in this bathroom is loose at the floor.** This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet



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## 6(C). Bedroom #2 Bath

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secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. (WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.


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## 6(E). Master Bath

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### 6.7.E PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

-  **INOP Shower Fixture.** The left shower fixture did not work at the time of the inspection. **The cause of this was not determined at the time of the inspection.** It is recommended that a licensed plumber be called out for further analysis and repair as needed.

### 6.9.E TOILET FIXTURE

#### Repair or Replace


-  **Improper Flush.** The toilet in this bathroom did not have a proper flush. The water swirled around but not all of the water was flushed, leaving debris in the toilet after the flush. It is recommended that this be further evaluated and repaired by a licensed plumber.
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## 8. Plumbing System

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### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Repair or Replace

-  (1) **No Sediment Trap.** There was currently no sediment traps on the gas lines leading into the hot water heaters. It is recommended by the manufacturer that a sediment trap be installed at these heaters. It is recommended that a trap be installed by a licensed plumber.
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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.

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**INVOICE**

**Nation Wide Inspections**  
**10928 Black Mtn Rd # 18**  
**San Diego Ca. 92126**  
**Inspected By: Jason Havel**

**Inspection Date: 10/18/2012**  
**Report ID: J101812A**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sample Report	18145 Old Crow Rd San Diego Ca 92116
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
S.F House Sq Ft 5,000+	900.00	1	900.00
Additional Sq Ft Over 5,000	0.15	627	94.05
Pool Inspection (No Features)	100.00	1	100.00
			<b>Tax \$0.00</b>
			<b>Total Price \$1094.05</b>

**Payment Method:** Check  
**Payment Status:** Sending By Mail  
**Note:** Awaiting Payment