Property Inspection Report

JSI Inspections

5737 Elizabeth Lake Rd , Leona Valley , CA 93551
Inspection prepared for:
Real Estate Agent: Farris Tarazi - EXP Realty

Date of Inspection: 3/25/2022 Time: 11:00 AM
Age of Home: Built in 1988 Size: 2671 sq ft
Weather: Sunny and Clear

Inspector: David Lara

Email: david@jsiinspections.com

"Inspections with Integrity"

Table Of Contents

Inspection Receipt

JSI Inspections
42511 71st Street W.
Lancaster, CA. 93536
www.JSIInspections.com
David@JSIInspections.com
(562)686-7289 (661)235-5859

Inspected For:

Subject Property:
5737 Elizabeth Lake Rd
Leona Valley , 93551

Date of Inspection:
3/25/2022

Description:
Standard home inspection of property listed in the contract

Receipt Amount:
$350

1. Inspection Receipt

- Paid by Credit Card

2. Receipt Number

- 2022 - 3- 39

3. Inspector

David Lara

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

[RU] - Recommended Upgrades : Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

[CR] - Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by a qualified contractor in the appropriate trade.

[SC] - Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and correction by a qualified contractor in the appropriate trade. These comments are also duplicated in the Report Summary page(s).

[FE] - Further Evaluation: Conditions noted that warrant further evaluation and correction by a qualified contractor in the appropriate trade.

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FMI": For More Information: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

"FYI": For Your Information: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

Scope of the Inspection

JSI Inspections endeavors to perform all inspections in substantial compliance with the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards–except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the InterNACHI Standards of Practice is available at:
https://www.nachi.org/sop.htm

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspection and Site Details

1. Inspection Time

Start: 11:00 AM
End : 12:30 PM

2. Attending Inspection

Client present
Buyer Agent present
Seller present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 3 - Car Garage

5. Age of Home or Year Built

Built in:
1988 (34 years old)

6. Square Footage

Approximately:. 2671 sq ft

7. Lot Size

Approximately:, 414,255 sq ft /9.51 acres

8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, South

9. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.
The utilities were on at the time of inspection.
ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

10. Weather Conditions

Dry
Clear, sunny sky
Weather leading up to inspection relatively dry
Temperature at the time of inspection approximately:
75 degrees

Exterior

1. Exterior Views

Left side of the home

Rear of the home

2. Driveway

Materials: Concrete
Observations:

2.1. The Inspector observed no deficiencies the driveway condition at the time of the inspection.

3. Walkways

Materials: Concrete
Observations:

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

4. Porch, Patio, Flatwork

Observations:

4.1. Patio Condition: The Inspector observed no deficiencies in the condition of this patio at the time of the inspection. Inspection of the patio typically includes examination of the:
surface for…
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

4.2. Level & Flat: The patio appeared to be level and flat at the time of the inspection.

4.3. Patio Slab Condition: At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio slab surface.

4.4. At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover.

5. Exterior Doors

Description: Metal • Wood
Observations:

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following:
- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

6. Exterior Windows

Observations:

6.1. The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

7. Window/Door Frames and Trim

Description: Vinyl Covered (window trim) • Wood (door trim)
Observations:

7.1. Window Trim: At the time of the inspection, the Inspector observed no deficiencies in the condition of the window trim.

7.2. Door Trim: At the time of the inspection, the Inspector observed no deficiencies in the condition of the door trim.

8. Exterior Walls

Description: Stucco
Observations:

8.1. Stucco: The Inspector observed no deficiencies in the condition of Stucco covering exterior walls.

8.2. The stucco covering exterior walls showed widespread minor cracking. This type of cracking, called "thermal cracking", is a reaction to internal stresses created by stucco expansion and contraction caused by temperature changes. It is common as stucco ages and is a cosmetic concern, not a structural problem. This type of cracking can be expected to continue slowly over time.

8.3. Minor cracks at the corners of doors and windows at the exterior walls appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

9. Soffits and Fascia

Description: Wood
Observations:

9.1. Soffits: At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

9.2. Fascia: At the time of the inspection, the Inspector observed no deficiencies in the condition of the fascia.

10. Grading and Surface Drainage

Description:
• Ground generally graded away from house
Observations:

10.1. The exterior drainage is generally away from foundation.

11. Limitations of Exterior Inspection

• [N]A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• [N]Storage sheds, awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Garage

1. Garage

Materials:
• The home had a three-car attached garage.
Observations:

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

2. Garage Lighting

Observations:

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the Garage lights.

3. Garage Floor

Observations:

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

3.2. At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

4. Fire Separation

Observations:

4.1. The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

5. Garage Walls and Ceiling

Observations:

5.1. Garage Walls: At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

5.2. Garage Ceiling: At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

6. Overhead Garage Door(s)

Observations:

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

7. Automatic Opener

Observations:

7.1. Two overhead garage doors were equipped with automatic door openers.

7.2. Both automatic garage door openers responded to the controls at the time of the inspection.

8. Safety Features

Observations:

8.1. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

8.2. The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

8.3. The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

9. Automatic Opener Switch

Observations:

9.1. The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

10. Manual Disconnect

Observations:

10.1. At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Roofing

1. Roof Style

Observations:

1.1. The home had gabled roofs.




2. Method of Inspection

Observations:

2.1. The Inspector inspected the roof and its components by the use of drone.

3. Roof Covering

Description: Dimensional (upgraded) architectural shingles • The roof had one layer of asphalt shingles installed at the time of the inspection.
Age: Less than 2 years
Observations:

3.1. Asphalt Shingles: The Inspector observed no deficiencies in the condition of the asphalt composition shingle roof-covering material.

4. Combustion Vents

Combustion Vents:

4.1. Vent Condition: The inspector observed no deficiencies in the condition of combustion vents.

5. Plumbing Vents

Plumbing Vents:

5.1. Vent Condition: The inspector observed no deficiencies in the condition of plumbing vents.

6. Chimney

Observations:

6.1. Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
- Chimney crown
- Roof penetration
- Flue
- Cricket
- Spark arrestor
- Any necessary bracing
- Adequate height above roof

6.2. The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

7. Roof Drainage System

Observations: The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

8. Limitations of Roofing Inspection

• [N]Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

Structure

1. Foundation Type

Description: Slab on Grade

2. Slab-on-grade

Observations:

2.1. Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.
Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

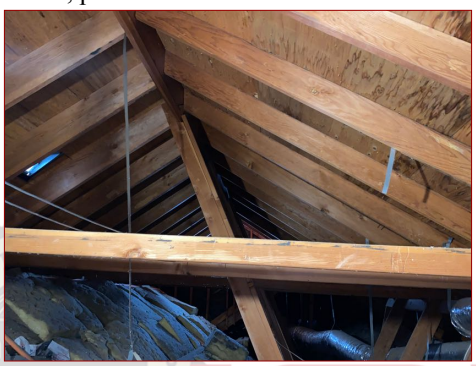
2.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

3. Truss Roof Structure

Observations:

3.1. The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.
Roof trusses should never be cut or structurally altered in any way.
Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

3.2. The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

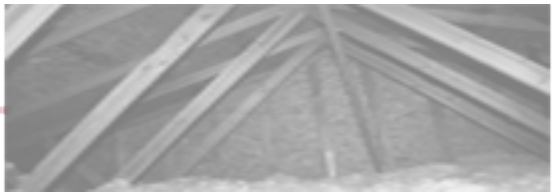


4. Roof Sheathing

Materials:
• The roof appeared to be sheathed with 7/16-inch plywood.
Observations:

4.1. The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

Attic and Insulation



1. Attic Access

Observations:

1.1. At the time of the inspection, the inspector observed no deficiencies in the approach to the attic access.

2. Method of Attic Inspection

Viewed and walked in the Attic

3. Insulation in Unfinished Spaces

Description: The attic floor was insulated with blown-in fiberglass. • The attic floor insulation included fiberglass batts.
Depth/R-Value: Attic floor insulation depth averages 12 to 14 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.
Observations:

3.1. The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

4. Attic Ventilation

Description:
• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter.
Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.
• Gable vents were installed to ventilate the attic space.

Observations:

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

5. Vent Piping Through Attic

Observations:

5.1. At the time of the inspection, the inspector observed no deficiencies in the condition of the vent piping in the attic.

Interior

1. General Condition

Observations:

1.1. Inspection of the interior typically includes examination of the following components...

ROOMS
- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL
- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM
- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

1.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the home interior.

2. Walls and Ceilings

Materials: Drywall
Observations:

2.1. Walls: At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

2.2. Ceiling: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

3. Floor Surfaces

Materials: Hardwood type • Ceramic tile
Observations:

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

4. Interior Trim

Observations:

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following:
- Door and window casing
- Baseboard
- Any trim around walls and ceilings
- Any permanently-installed corner or cabinet trim
- Built-in features such as book cases

5. Windows

Description:
• The home had double-pane vinylwindows.
• Most windows in the home were sliding.
Observations:

5.1. At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

6. Interior Doors

Description: Wood
Observations:

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

7. Sliding Glass Doors

Observations:

7.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the sliding glass doors.

8. Ceiling Fans

Observations:

8.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

9. Bedrooms

Location:
• The home had 4 bedrooms.


Bedroom 1


Bedroom 2


Bedroom 3


Bedroom 4

10. Limitations of Interiors Inspection

• There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
• Recommend thorough review of interior areas during final walk-through inspection prior to closing.
• Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Kitchen and Appliances

1. General Condition

Observations:

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.

2. Kitchen Lighting

Observations:

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

3. Sink

Observations:

3.1. Sink Condition: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

3.2. The kitchen sink had functional flow and functional drainage at the time of the inspection.

3.3. Faucet: The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

3.4. Wand: The kitchen sink wand appeared to be in serviceable condition at the time of the inspection.

4. Undersink Conditions

Observations:

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

5. Cabinets

Observations:

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

6. Countertops

Observations:

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

7. Ranges, Ovens, Cooktops

Observations:

7.1. Gas Range: The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

7.2. Oven: The Inspector observed no deficiencies during inspection of the oven.

7.3. [CR]A gas-fired rangetop burners was inoperable. The Inspector recommends service by a qualified technician.

Inoperable burner

8. Hood/Exhaust Fan

Observations:

8.1. Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.

8.2. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

9. Microwave

Observations:

9.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

10. Dishwasher

Observations:

10.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

11. Garbage Disposal

Observations:

11.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

12. Limitations of Appliances Inspection

• Appliances are tested by turning them on for a short period of time. It is recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
• Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
• Dishwasher are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

Bathrooms

1. Number of Bathrooms

Number of Bathrooms:
• The home had 2 full bathroom and 1 half bathroom
Designation/Location:
• For the purposes of this report:
• Bathroom #1 - Half bathroom
• Bathroom #2 - Hallway bathroom
• Bathroom #3 - Master bathroom

2. Bathroom Configurations

Description:
• Bathroom 1
• This bathroom contained a sink in a cabinet and a toilet.
• Bathroom 2
• This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.
• Bathroom 3
• This bathroom contained two sinks in a cabinet, a toilet and a tub with a shower.

Bathroom 1

Bathroom 2

Bathroom 3

3. Sinks

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

3.1. Sink Condition: At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom sinks.

3.2. The bathroom sinks had functional flow and functional drainage at the time of the inspection.

3.3. Faucet: The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.


Bathroom 1


Bathroom 2


Bathroom 3

4. Undersink Conditions

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the undersink plumbing in the bathrooms.

5. Cabinets

Bathroom: Bathroom 2, Bathroom 1, Bathroom 3
Observations:

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

6. Counters

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

6.1. The countertops in the bathrooms appeared to be in serviceable condition at the time of the inspection

7. Toilet Condition

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

7.1. The toilets in the bathrooms were flushed and operated in a satisfactory manner.

8. Tub

Bathroom: Bathroom 2 , Bathroom 3
Observations:

8.1. Bathtub Condition: At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.
Tub inspection incudes testing for:
- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

8.2. The tubs had functional flow and functional drainage at the time of the inspection.

8.3. Faucet: The bathroom bathtub faucets appeared to be in serviceable condition at the time of the inspection.


Bathroom 2


Bathroom 3

9. Shower

Bathroom: Bathroom 2 , Bathroom 3
Observations:

9.1. Shower Condition: The shower in the bathrooms appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

9.2. The showers had functional flow and functional drainage at the time of the inspection.


Bathroom 2


Bathroom 3

10. Bathroom Ventilation

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

10.1. [CR]Bathroom 2 had an inoperable exhaust fan at the time of the inspection. Inspector recommends repair by a qualified contractor.


Bathroom 2 - Inoperable

11. Walls & Ceilings

Bathroom: Bathroom 1, Bathroom 2, Bathroom 3
Observations:

11.1. Walls: At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

11.2. Ceilings: At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

Laundry Room

1. General Condition

Observations:

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.

2. Laundry Lighting

Observations:

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the Laundry lights.

3. Room Ventilation

Observations:
• The laundry room had an operable source of ventilation at the time of the inspection.

Heating and Air Conditioning

1. Thermostat(s)

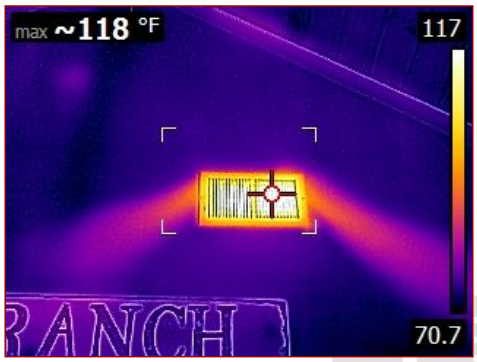
Description:
• The thermostat was located in the main hallway of the home.
• The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.
Observations:

1.1. At the time of the inspection, the inspector observed no deficiencies in the condition of the thermostat

2. Heating System

Location:
• The furnace was located at the attic of the home.
Observations:

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components



118 degrees

3. Furnace

Observations:

3.1. System Response: At the time of the inspection, the system responded adequately to the call for hot air.

3.2. Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

3.3. Blower: The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

4. Energy Source

For Heating: Liquid Propane (LP)
For Cooling: Electric - 220 volt
Observations:

4.1. At the time of the inspection, the inspector observed no deficiencies in the condition of the heating and cooling energy source.

5. Combustion Air

Observations:
• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

6. Venting, Flue(s), and Chimney(s)

Observations:

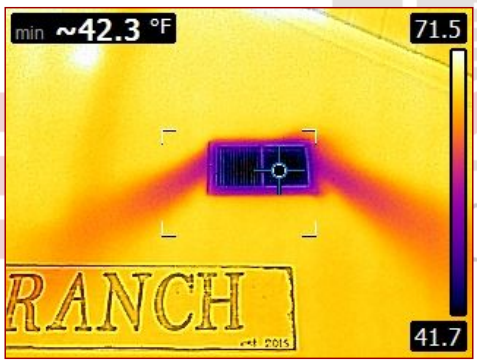
6.1. At the time of the inspection, the inspector observed no deficiencies in the visible portions of the vent pipes and appeared functional.

7. Cooling System

Description:
• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.
Observations:

7.1. Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.
The system should be serviced at the beginning of every cooling season.

7.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.



42 degrees

8. Condenser Unit

Observations:

8.1. The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

8.2. The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

8.3. System Response: At the time of the inspection, the system responded adequately to the call for cold air.

9. AC Disconnect

Observations:

9.1. Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

10. AC Refrigerant Lines

Observations:

10.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

11. Temperature Splits

Observations:

11.1. [N]Temperature split is the difference between the temperature of the air going into an air conditioner and the temperature of the air coming out, and is also called the "delta T" by HVAC professionals. A temperature split is usually determined using a probe thermometer inserted in the main return air duct just before the air handler and then at the main supply air duct at the other end of the unit. If the air temperature going in is 78º F, for example, and the air coming out is 60º F, then the temperature split is 18º F.
We consider the acceptable range to be between 14º F and 24º F, with 18º F to 20º F being ideal. Below 14º F means the system is performing poorly and above 24º F indicates that it is actually cooling too well, which can cause condensation at the air vents and eventual mold growth. A dirty air filter and the first stage of a refrigerant leak are two of several different problems that can cause a high temperature split.

11.2. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 24 degrees F.

12. Heating & Cooling Distribution

Description: Flex ducting in attic - ceiling registers
Observations:

12.1. The inspector observed no deficiencies in the condition of the ducting inside the attic at the time of the inspection.

13. Fireplace(s)

Observations:

13.1. The home contained a gas-burning fireplace located in the family room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

14. Wood Stove

15. Limitations of Heating and Air Conditioning Inspection

• This inspection does not involve igniting or extinguishing fires nor the determination of draft.
• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
• Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
• Fireplace inserts, stoves, or firebox contents are not moved.

Electrical

1. Service Drop

Description: Underground service lateral • Meter Location: • North • Outside wall of residence
Observations:

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

2. Service Entrance Wires

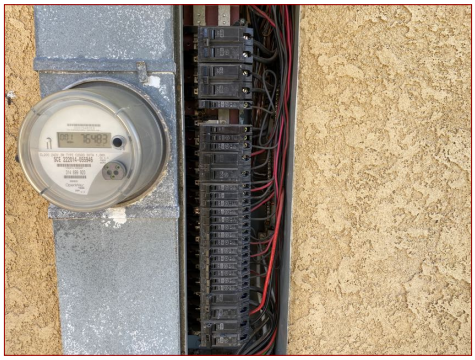
Observations:

2.1. The service entrance conductors were inspected in the service panel.

3. Service Panel

Location: The electrical service panel was located at the rear of the home exterior.
Description: The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.
Observations:

3.1. The Inspector observed no deficiencies at the electrical service panel at the time of the inspection.
Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



4. Cabinet Condition

Observations:

4.1. Panel Exterior: The inspector observed no deficiencies in the condition of the panel exterior.

4.2. Panel Interior: The inspector observed no deficiencies in the condition of the panel interior.

4.3. Panel Interior: The interior of the service panel was dirty and needed cleaning. This condition may affect the ability of electrical components within the service panel to function as they were designed. The Inspector recommends that the service panel be cleaned by a qualified electrical contractor.

5. Cabinet Exposure Type

Observations:

5.1. The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

6. Main Disconnect

Observations:

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

6.2. The main disconnect was located at the service panel.

6.3. The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

7. Dead Front Cover

Observations:

7.1. At the time of the, the inspector observed no deficiencies in the condition of the dead front cover.

8. Overcurrent Protection

Type: Breakers
Observations:

8.1. Overcurrent protection was located in the service panel.

8.2. Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

8.3. At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

9. Lighting, Fixtures, Switches, Outlets

Observations:

9.1. [CR]A light fixture in the kitchen above the sink appeared damaged. Inspector recommends correction by a qualified contractor.

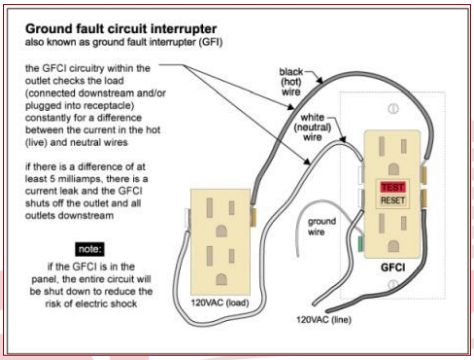
Kitchen - Flickering bulb

Kitchen - Damage observed

10. GFCI - Ground Fault Circuit Interrupter

Description:
• [N]GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
• [N]Recommend review of the Consumer Product Safety Commission publication at the following web site:
http://www.cpsc.gov/CPSCPUB/PUBS/99.html
Observations:

10.1. The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.



11. Attic Electrical

Observations:

11.1. The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

12. Branch Wiring

Observations:

12.1. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

12.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

13. Electrical Receptacles

Observations:

13.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

14. Smoke/Heat Detector(s)

Observations:

14.1. Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

15. Carbon Monoxide (CO) Detector(s)

Comments:

15.1. CO detector placement appeared to be adequate. CO detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

16. Limitations of Electrical Inspection

- [N]Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- [N]Only a representative sampling of outlets, switches and light fixtures were tested.
- [N]The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Plumbing

1. Water Supply Source

Source: The home water was supplied from a public source.

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Observations:

3.1. Main Water supply Shut-off Location: The main water supply shut-off was located at the front of the home

3.2. Main Water Shut-off Condition: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

4. Supply Branch Piping

Description: Readily visible water supply pipes are: • Copper
Observations:

4.1. At the time of the inspection, no deficiencies were observed at the visible portions of the supply piping.

5. Exterior Hose Bibs/Spigots

Observations:

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

6. Water Flow and Pressure

Pressure: Tested at the Exterior Faucet
Observations:

6.1. The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

6.2. Water pressure measured 55 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

Approximately 55 psi of water pressure

7. Traps and Drains

Observations:

7.1. Water was run through the fixtures and drains. Functional drainage was observed at most of the plumbing fixtures. Notable exceptions will be noted in this report.

8. Waste System

Description: Private sewage disposal - Septic - system

9. Drainage, Wastewater & Vent Piping

Description: Visible waste piping in house: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color
Observations:

9.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

10. Water Heater

Materials:
• This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.
Observations:

10.1. At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

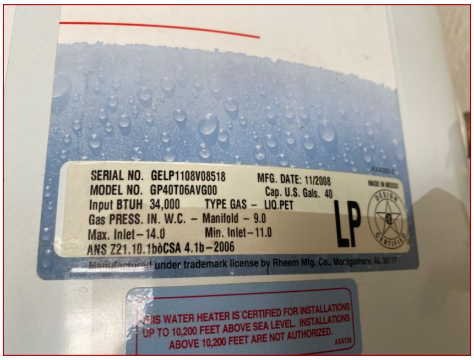
11. Water Heater Data Plate Information

Observations:

11.1. The photo shows the data plate of the water heater.

11.2. The water heater was manufactured by General Electric.

11.3. Water heater capacity was 40 gallons.



40 gallon GE

12. Water Heater Recirculating Pump

Observations:
• The water heater was equipped with a recirculating pump. This pump is designed to help reduce the wait for hot water. The pump system includes a bypass valve. When hot water is needed, the valve sends it up into the pipes. If hot water is not required, the water returns to the water heater. Inspection of the recirculating pump lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system.
You may wish to have this system inspected by a qualified plumbing contractor.

13. Pressure Relief Valve

Observations:

13.1. The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

13.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

14. TPR Discharge Pipe

Observations:

14.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

15. Water Heater Vent Piping

Observations:

15.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

16. Water Heater Pipe Connections

Observations:

16.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

17. Water Heater Fuel Supply

Observations:

17.1. This gas-fired water heater was equipped to burn propane.

18. Fuel Supply and Distribution

Observations:

18.1. The main propane shut-off was at the tank.

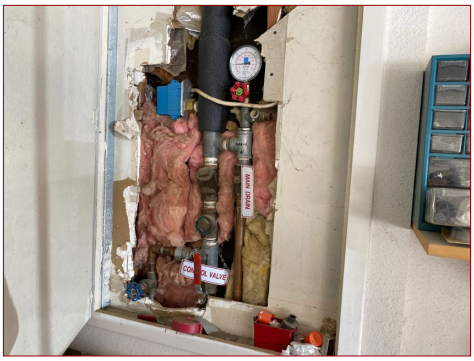
18.2. The propane shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

19. Private Sewage Disposal (Septic) System

Comments:
• This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection.
• Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.
• Highly recommend that PRIOR to close of escrow: This septic system be inspected by a licensed septic company--to include locating and visually inspecting the distribution box(s). A plat of the exact measurements of the septic field component locations on the grounds should be obtained from the owner or the County Health Dept.

20. Fire Suppression System

Observations:
• The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceilings of the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. The Inspector recommends inspection by a qualified contractor. You should ask the contractor about any system maintenance requirements.



,

Thank you for allowing us to inspect your future home located at 5737 Elizabeth Lake Rd in the city of Leona Valley . We at JSI Inspections appreciate the opportunity to conduct this inspection for you! Please carefully read your entire inspection report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **THIS REPORT WILL FOCUS ON SAFETY AND FUNCTION, NOT CURRENT CODE.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

We at JSI Inspections would like to again thank you for this opportunity and we wish you luck on the purchase of your new home.

David Lara
JSI Inspections
"Inspections with Integrity"

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen and Appliances

	Page 20 Item: 7	Ranges, Ovens, Cooktops	7.3. [CR]A gas-fired rangetop burners was inoperable. The Inspector recommends service by a qualified technician.

Inoperable burner

Bathrooms

	Page 25 Item: 10	Bathroom Ventilation	10.1. [CR]Bathroom 2 had an inoperable exhaust fan at the time of the inspection. Inspector recommends repair by a qualified contractor.

Bathroom 2 - Inoperable

Electrical

	Page 34 Item: 9	Lighting, Fixtures, Switches, Outlets	9.1. [CR]A light fixture in the kitchen above the sink appeared damaged. Inspector recommends correction by a qualified contractor.

Kitchen - Flickering bulb

Kitchen - Damage observed