Property Inspection Report

JSI Inspections

42061 22nd Street W , Lancaster , CA 93536
Inspection prepared for:
Real Estate Agent: Mireya Estrada - Ambience Realty

Date of Inspection: 1/28/2023 Time: 11:30 AM
Age of Home: Built in 1991 Size: 3584 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:
42061 22nd Street W
Lancaster , 93536

Date of Inspection:
1/28/2023

Description:
Standard home inspection of property listed in the contract

Receipt Amount:
$500

1. Inspection Receipt

- Paid by Credit Card

2. Receipt Number

- 2023 - 1- 23

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: 11:30 AM
End : 2:30 PM

2. Attending Inspection

Client present
Buyer Agent present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 3 - Car Garage • Detached 2 car garage/shop

5. Age of Home or Year Built

Built in:
1991 (32 years old)

6. Square Footage

Approximately:. 3584 sq ft

7. Lot Size

Approximately:, 40,946 sq ft /0.94 acres

8. Direction Of Front Entrance

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

9. Occupancy

Vacant
The utilities were on at the time of inspection.

10. Weather Conditions

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

Exterior

1. Exterior Views

Left side of the home

Rear of the home

Right side 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. Door Bell

Observations:

4.1. The doorbell responded to the switch at the time of the inspection.

5. Porch, Patio, Flatwork

Observations:

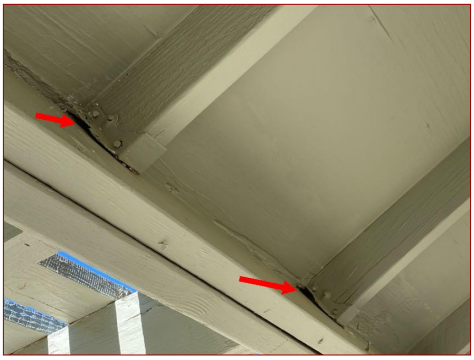
5.1. The patio appeared to be in generally serviceable condition at the time of the inspection.
Notable exceptions will be listed in this report.
Inspection of the patio typically includes examination of the…
surface for…
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

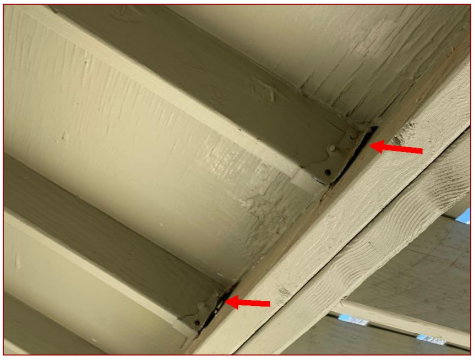
5.2. Level & Flat: The patio appeared to be level and flat at the time of the inspection.

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

5.4. [CR]The framed patio cover had structural deficiencies that should be corrected by a qualified contractor.



Separation observed



Separation observed

6. Exterior Doors

Description: Metal • Wood
Observations:

6.1. 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

7. Exterior Windows

Observations:

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

8. Window/Door Frames and Trim

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

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

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

9. Exterior Walls

Description: Stucco
Observations:

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

9.2. 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.

9.3. 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.

10. Soffits and Fascia

Description: Wood
Observations:

10.1. [CR] Home fascia/eaves were damaged in places and dry rot was observed. The Inspector recommends repair by a qualified contractor.

Dry rot observed

Dry rot observed

11. Grading and Surface Drainage

Description:
• Ground generally graded away from house
Observations:

11.1. The exterior drainage is generally away from foundation.

12. Fence

Observations:

12.1. The inspector observed no deficiencies in the condition of the fences at the time of the inspection.

13. Gates

Observations:

13.1. The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.

14. 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.

15. Other Components

Observations:
• At the time of the inspection, a built in BBQ was observed but was not tested or inspected. Built in BBQ are not within the scope of a general home inspection.

Garage

1. Garage

Materials:
• The home had a three-car attached garage.
• The home had a 2-car detached garage/shop.

Observations:

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

Shop

Shop

Shop

Main house

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

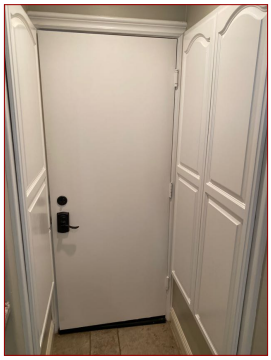
Observations:

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

4. Fire Separation

Observations:

4.1. [SC] The door in the wall between the garage and the home living space had operable self-closing hinges that needed adjustment as is required by generally-accepted current safety standards.



Self closing hinges need adjustment

5. Garage Walls and Ceiling

Observations:

5.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of The garage walls. Notable exceptions will be listed in this report.

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

5.3. [FE]Stains on the garage/shop wall indicated water leakage. The moisture meter did not show elevated levels of moisture in the ceiling materials at the time of the inspection. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.

Shop - Evidence of leakage

6. Overhead Garage Door(s)

Observations:

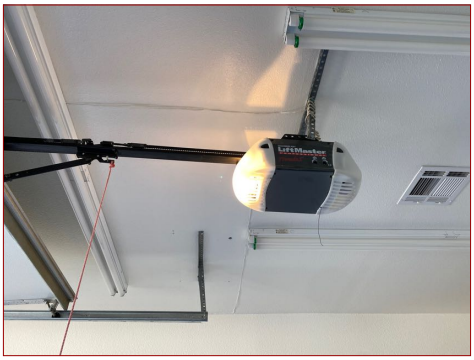
6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

7. Automatic Opener

Observations:

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

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



Main house

Main house

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: Concrete Tiles • The roof was covered with flat concrete tiles that interlocked with tiles in the same course and overlapped tiles in the course below.

Age: Appears to be original roof covering
Observations:

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the concrete tile 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. [CR] At the time of the inspection, the chimney was missing a spark arrestor. Inspector recommends correction by a qualified contractor.

Missing spark arrestor

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.

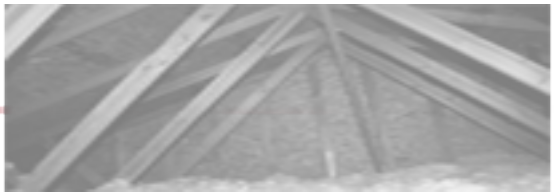
3.2. The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

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.

6. Room Vent Terminations

Observations:
• [CR] The bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.

Terminates in attic

Terminates in 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

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. Ceiling Fans

Observations:

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

8. Bedrooms

Location:
• The home had 4 bedrooms.


Bedroom 1


Bedroom 2


Bedroom 3


Bedroom 4

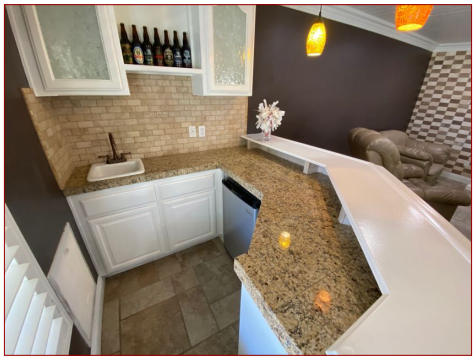
9. Wet Bar

Observations:

9.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the wet bar sink.

9.2. The wet bar sink had functional flow and functional drainage at the time of the inspection.

9.3. The wet bar sink faucet appeared to be in serviceable condition at the time of the inspection.



10. Limitations of Interiors Inspection

• 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

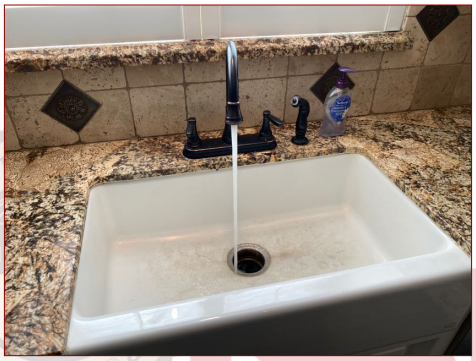
Observations:

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. Range Condition: The Inspector observed no deficiencies during inspection of the range.

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

8. Hood/Exhaust Fan

Observations:

8.1. The home was equipped with an OTR (Over the Range) Microwave which 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.

8.3. [CR]Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor.

Inoperable light

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. Trash Compactor

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the trash compactor.


13. 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 pedestal sink and a toilet.

• Bathroom 2
• This bathroom contained two sinks in a cabinet, a toilet and a tub with a shower.

• Bathroom 3
• This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

Bathroom 1 - Half bathroom

Bathroom 2 - Hallway bathroom

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 1, Bathroom 2, 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. Faucet: The bathroom bathtub faucets appeared to be in serviceable condition at the time of the inspection.

8.3. [CR] The tub in Bathroom 2 was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

Bathroom 2 - Slow to drain

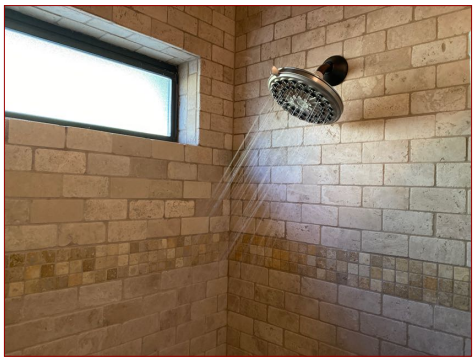
Bathroom 3

9. Shower

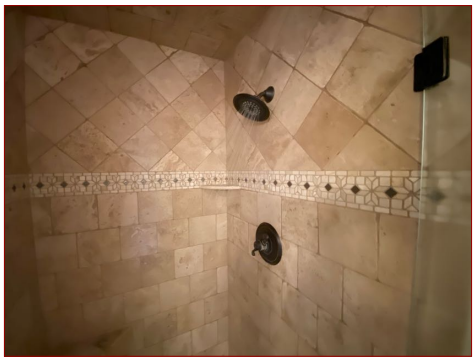
Bathroom: Bathroom 2 , Bathroom 3
Observations:

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



10. Bathroom Ventilation

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

10.1. This bathroom had an operable source of ventilation at the time of the inspection.

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.

11.3. [CR]A wall in Bathroom 2 exhibited damage at the time of the inspection.
The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair.

Bathroom 2 - Moisture damage observed

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.

1.2. [CR]At the time of the inspection, the laundry hook ups were corroded. Inspector recommends correction by a qualified plumbing contractor.

Corrosion/Evidence of leakage

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.

4. Sink

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the laundry room sink. Notable exceptions will be listed in this report.
• [CR]The handle of the faucet of the sink in the laundry room leaked when the water was turned on. The Inspector recommends service by a qualified plumbing contractor.

• [CR]The laundry room sink had poor drainage and should be serviced by a qualified plumbing contractor.

Slow to drain

Leak observed

5. Undersink Conditions

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the laundry room.

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:

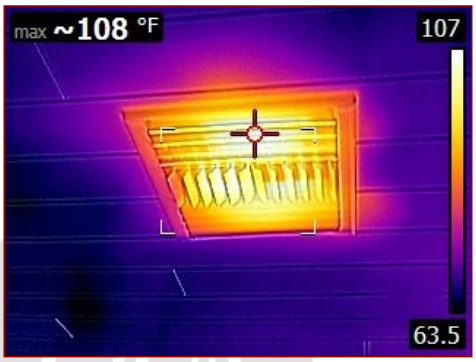
1.1. At the time of the inspection, the inspector observed no deficiencies in the condition of the thermostats.

2. Heating System

Location:
• The home was equipped with two furnaces. One located in the attic the other at the hallway.
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

117 degrees - South side of home



108 degrees - North side of home

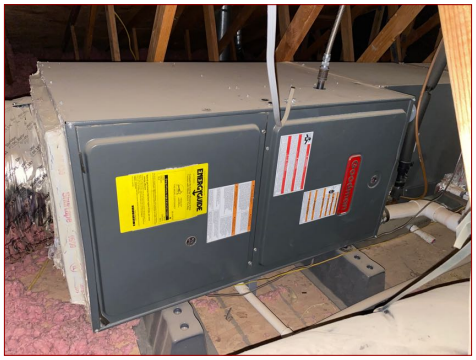
3. Furnace

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: Natural Gas -- Gas meter located at: • Exterior, North side of house
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.

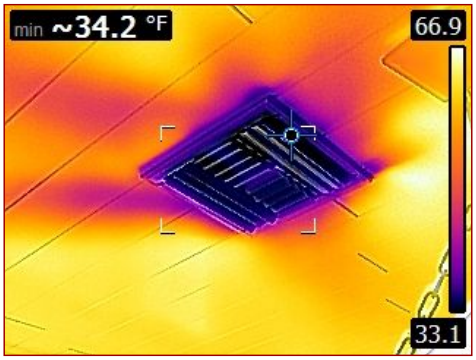
7. Cooling System

Description:
• The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinets were 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 the air ducts at the furnaces.
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.

41 degrees - North side of home



34 degrees - South side of home

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.

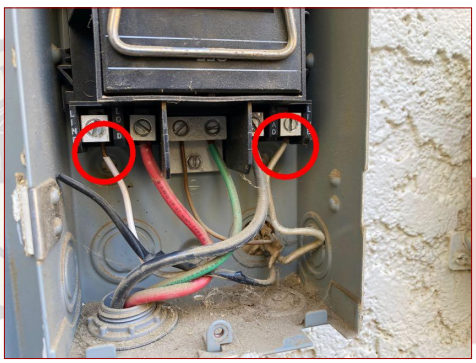

South side unit

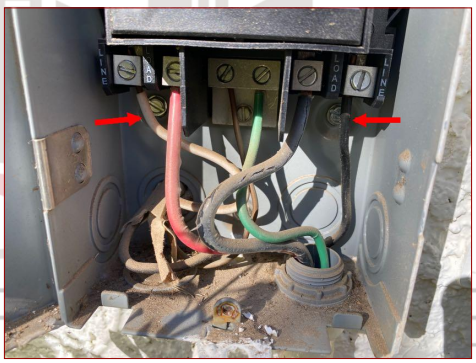

North side unit

9. AC Disconnect

Observations:

9.1. [SC]The electrical panel which housed the air-conditioner disconnect had improper wiring. All repairs should be made by a qualified HVAC or electrical contractor.


Improper gauge wire


Proper gauge wiring

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. [SC]The wood-burning fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.

No ember barrier

14. 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. Photovoltaic System

Observations:
• The home had a grid-tied photovoltaic (PV) system installed. A PV system is a system that converts sunlight to electricity. A grid-tied system is one that is connected to the power company electricity supply system. When the PV system is producing electricity, it causes the electric meter (called a “net meter”) to spin backwards. This can reduce monthly electrical costs or even generate income.
You will need to learn about the system maintenance and operation requirements.
This system requires a specialist inspection, and not all electrical contractors will be qualified. The Inspector strongly recommends that you have the PV system inspected. These systems commonly produce enough electricity to cause serious or fatal injury. You should have good instruction on the operation and maintenance requirements of this system.

• An adequate inspection of the PV system lies beyond the scope of the General Home Inspection and the expertise of the Inspector. These systems commonly produce enough electricity to cause serious or fatal injury. It is important that you have the system inspected by a qualified contractor to ensure that it is in safe operating condition. Not all electrical contractors will be qualified.

3. Service Entrance Wires

Observations:

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

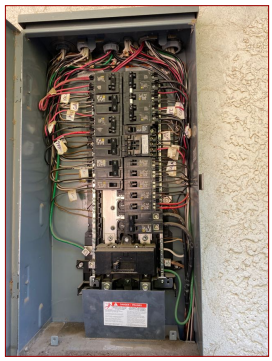
4. Electrical Service Rating

120/240 Volt, 3 Phase, 200 Ampere rating

5. Service Panel

Location: The electrical service panel was located at the right side 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 some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.
Observations:

5.1. 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



6. Cabinet Condition

Observations:

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

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

6.3. 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.

7. Cabinet Exposure Type

Observations:

7.1. 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.

8. Main Disconnect

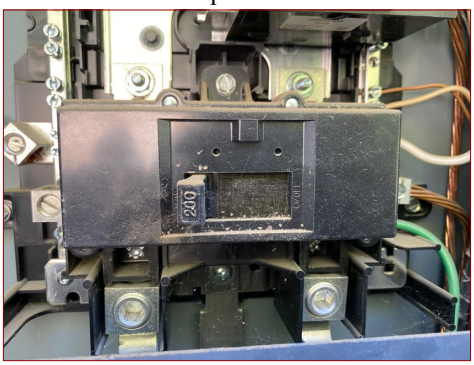
Observations:

8.1. 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.

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

8.3. 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.

8.4. The electrical service disconnect was rated at 200 amps.



200 amp main disconnect

9. Dead Front Cover

Observations:

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

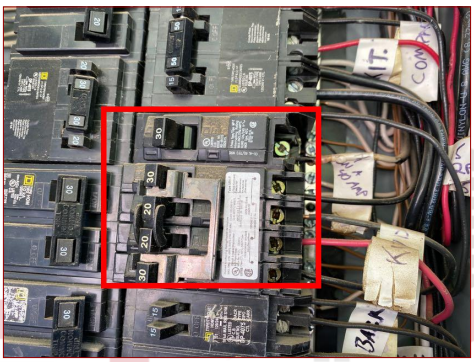
10. Overcurrent Protection

Type: Breakers
Observations:

10.1. Overcurrent protection was located in the service panel.

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

10.3. [SC]One or more breakers visible in the service panel were not securely attached to the bus bar. The Inspector recommends correction by a qualified electrical contractor.



Loose breakers

11. Sub Panel(s)

Observations:
• At the time of the inspection, the inspector observed no deficiencies in the condition of the electrical sub panel.

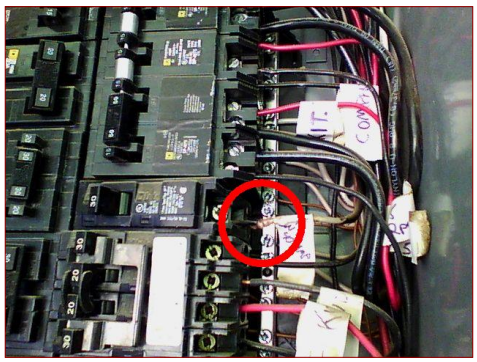
12. WIRING DEFECTS

Observations:

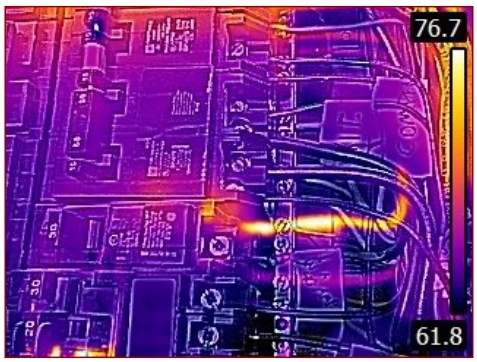
• [SC]Melted insulation on branch conductors visible in the service panel indicated component overheating. This condition represents a potential fire hazard and should be evaluated and corrected by a qualified electrical contractor.

• [SC]A wire on the neutral bus bar of the service panel showed signs of overheating such as scorching and melted insulation. The source of the problem should be located and corrected by a qualified electrical contractor.

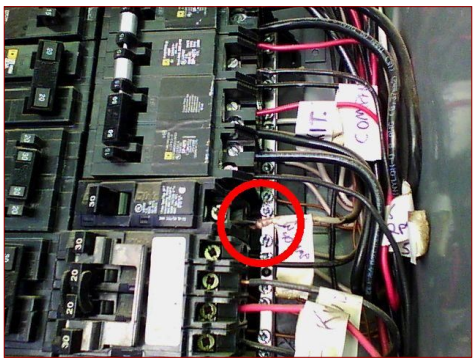
• [SC]A 30 amp breaker had improper wire gauge for the size breaker. This condition should be corrected by a qualified electrical contractor.



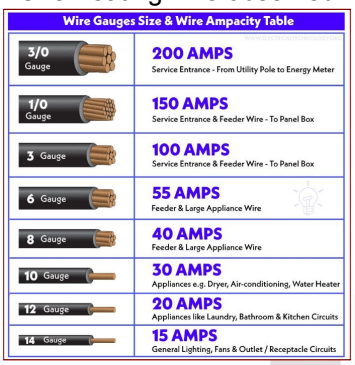
Melted sheathing observed



Overheating wire observed



Improper gauge wiring for breaker size



13. GFCI - GROUND FAULT CIRCUIT INTERRUPTER

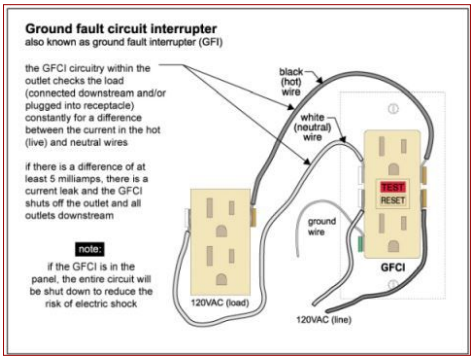
Description:

• [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:

13.1. 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.



14. Attic Electrical

Observations:

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

15. Branch Wiring

Observations:

15.1. 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.

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

16. Electrical Receptacles

Observations:

16.1. 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.

16.2. [SC]At the time of the inspection, an electrical receptacle cover plate was missing in Bedroom 4. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

Bedroom 4 - Missing cover

17. Smoke/Heat Detector(s)

Observations:

17.1. 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.

18. Carbon Monoxide (CO) Detector(s)

Comments:

18.1. 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.

19. 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 few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report.

5.2. [CR]An exterior faucet at the left side of the house leaked. The Inspector recommends repair by a qualified plumbing contractor.

Leak observed

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

85 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:
• The home was equipped with two water heaters.
Observations:

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


South side of home


North side of home

11. PRESSURE RELIEF VALVE

Observations:

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

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

12. TPR Discharge Pipe

Observations:

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

13. Water Heater Vent Piping

Observations:

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

14. Water Heater Pipe Connections

Observations:

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

15. Water Heater Drip Pan

Observations:

15.1. This water heater rested in a drip pan that had a properly-routed overflow pipe.

16. Water Heater Fuel Supply

Observations:

16.1. This gas-fired water heater was equipped to burn natural gas.

17. Fuel Supply and Distribution

Description: Black iron pipe used for gas branch/distribution service
Observations:

17.1. Gas Shut-off Location: The main gas shut-off was located at the gas meter located at the right side of the home.

17.2. Gas Shut-off Condition: The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

18. Irrigation System

Observations:

18.1. [CR]At the time of the inspection, the inspector tested the sprinkler system at the valves. At the time of the inspection, valves were leaking at the rear of the home causing excessive amounts of water to leak out of the valves. Inspector recommends correction by a qualified contractor.

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.

Infrared Thermal Imaging

1. Thermal Imaging

• Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show clients things about their homes or buildings that can't be revealed using conventional inspection methods. Ancillary inspection reports are just as important as the reports generated for standard inspections. For something as specialized as a thermal imaging inspection, it's critical that the information presented meets the clients' needs for information they can use and act on.

The art of an IR inspection is to interpret the results as accurately and reasonably as possible such that the client is given actionable information in order to proceed with necessary repairs

Benefits of Thermal Imaging in the detection of:
• Water infiltration (roof leaks located with recent rain fall within 24~48 hours)
• Cold air infiltration
• Excessive moisture in building materials
• Stud / Joist / Beam / Rafter placement and structure
• Insulation gaps, insufficient and unevenness
• Electrical drops, panels, breakers, switches and wire connections
• Heating and cooling duct placement, insulation, air leaks
• Pipe location
• Special Inspections
o Pest infestation
o Energy audits
o Insurance claims

Thermal Imaging Limitations:
• Thermal imaging only displays surface temperatures of solid objects.

• IR detects the temperature based upon wavelength of the light emitted by the object (longer wavelength, colder). IR, therefore, does not show the temperature of objects that reflect light, (glass, shiny metal, light colored objects in direct sunlight).

• IR, does not "see through walls", but only displays the very slight differences in surface temperature of the wall. Images of areas "behind" and not in contact with walls depends upon the temperature difference of the area. It is easier to see "hot" objects because they will be radiating heat to the not-in-contact surface. See pictures below for how IR is still incredibly useful.

• Careful adjustment of the range of temperatures displayed is important to proper imaging and interpretation

2. Laundry Room

Observations:
• At the time of the inspection, moisture stains located in the Laundry room were observed. Infrared Thermal Imaging camera did not detect signs of moisture intrusion.

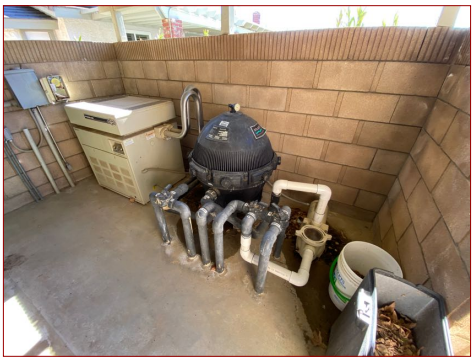
No evidence of leakage

Pool and Spa

1. Pool Equipment

Observations:

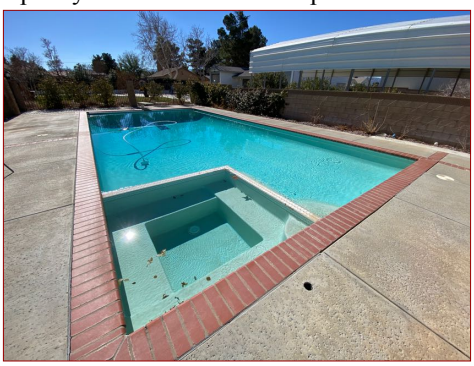
1.1. The photo shows the pool equipment for the pool.



2. Fill

Observations:

2.1. The pool appeared to be filled to capacity at the time of the inspection.



3. Deck

Observations:

3.1. At the time of the inspection, the inspector observed no deficiencies in the coping or decking of the pool.

4. Control Systems

Observations:

4.1. At the time of the inspection, no deficiencies were observed with the control panel of the pool system.

5. ELECTRICAL SYSTEMS

Observations:

5.1. Pool electrical equipment circuits were protected by breakers.

5.2. Pool electrical circuits were protected by a ground fault circuit interrupter (GFCI) device.

5.3. GFCI devices protecting pool electrical circuits responded to testing.

6. LIGHTS

Observations:

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool lights.

7. HEATING SYSTEM

Observations:

7.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool heating system.

8. PUMP

Observations:

8.1. [CR]The pool system pump was leaking at the time of the inspection. The Inspector recommends service by a qualified contractor.

Leak observed

9. FILTERS

Observations:

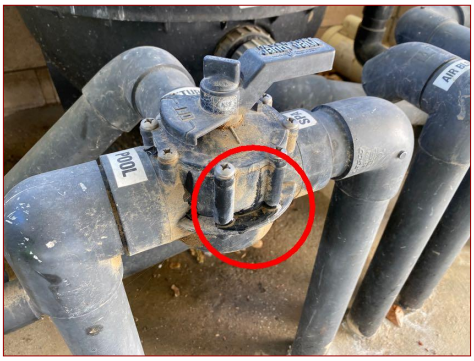
9.1. [CR]The pool filter had leaking gaskets or O-rings. The Inspector recommends service by a qualified contractor.

Leak observed

10. PLUMBING SYSTEM

Observations:

10.1. [CR]The pool system plumbing pipes had leaking fittings. The Inspector recommends correction by a qualified contractor.

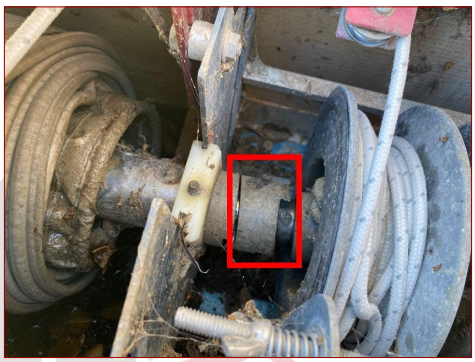


Leak observed

11. COVERS

Observations:

11.1. [CR]The tracking system for the automatic cover was damaged at the time of the inspection. The inspector recommends service by a qualified contractor.



Coupling not engaging to close

12. BARRIER SYSTEM

Observations:

12.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the barrier around the pool or spa.

13. SPA

Observations:

13.1. [FE]At the time of the inspection, an above ground spa was observed at the rear of the home exterior. A full inspection lies beyond the scope of a general home inspection. Inspector recommends having the spa evaluated by a qualified pool contractor.

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

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

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

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

Observations:

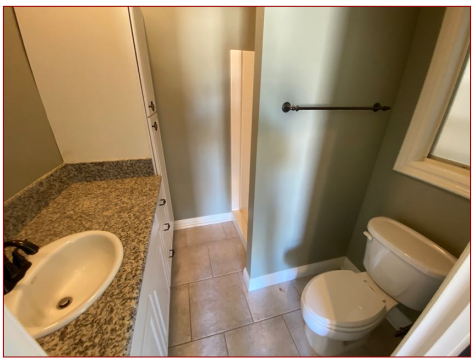
6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

1. Number of Bathrooms

Number of Bathrooms:
• The home had 1 bathrooms.
Designation/Location:
• Bathroom #1 - Hallway bathroom

2. Bathroom Configurations

Description:
• Bathroom 1
• This bathroom contained a sink in a cabinet, a toilet, and a shower.



3. Sinks

Observations:

3.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of the sinks in this bathroom. Notable exceptions will be listed in this report.

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

3.3. [CR] This bathroom sink was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

Slow to drain

4. Undersink Conditions

Observations:

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

5. Cabinets

Observations:

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

6. Counters

Observations:

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

7. Toilet Condition

Observations:

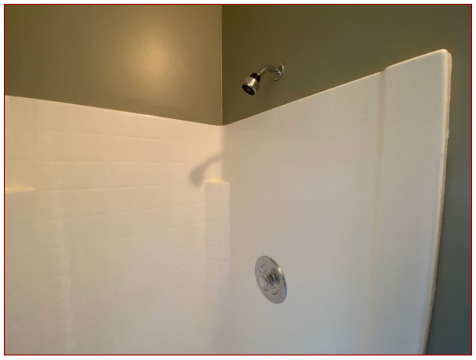
7.1. The toilet in this bathroom was flushed and operated in a satisfactory manner.

8. Shower

Observations:

8.1. Shower Condition: The shower in this bathroom 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.

8.2. [CR]The shower in the Bathroom was plugged and did not allow for proper drainage. The inspector recommends correction by a qualified plumbing contractor.



Plugged drain

9. Bathroom Ventilation

Observations:

9.1. This bathroom had an operable source of ventilation at the time of the inspection.

10. Walls & Ceilings

Observations:

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

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

1. Thermostat(s)

Description:
• The thermostat was located in the main hallway of the home.
Observations:

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

2. Heating System

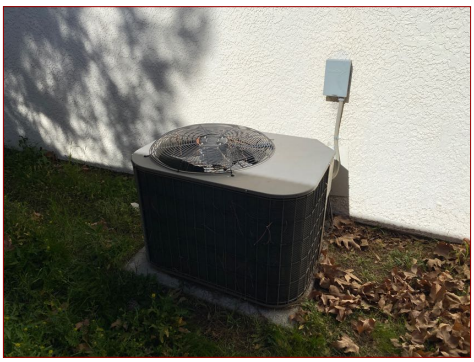
Observations:

2.1. [CR]At the time of the inspection, the furnace did not respond adequately to the call for hot air. Inspector recommends evaluation and service by a qualified HVAC contractor.

3. Cooling System

Observations:

3.1. [CR] The air-conditioning system was inoperable at the time of the inspection. The Inspector recommends you consult with a qualified contractor to discuss options and costs for replacement.



Shop - Inoperable

1. Exterior Views

,

Thank you for allowing us to inspect your future home located at 42061 22nd Street W in the city of Lancaster . 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.

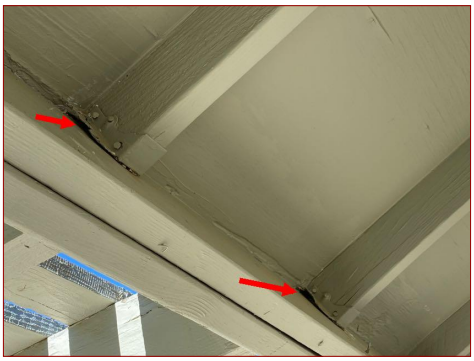
David Lara
JSI Inspections
"Inspections with Integrity"

Report Summary

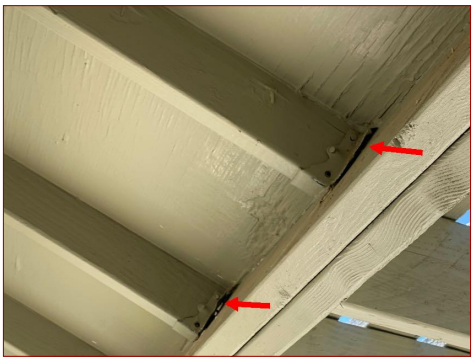
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion 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.

Exterior

Page 7 Item: 5	Porch, Patio, Flatwork	5.4. [CR]The framed patio cover had structural deficiencies that should be corrected by a qualified contractor.



Separation observed



Separation observed

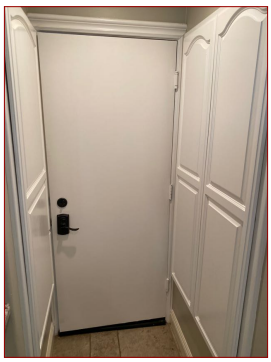
Page 8 Item: 10	Soffits and Fascia	10.1. [CR] Home fascia/eaves were damaged in places and dry rot was observed. The Inspector recommends repair by a qualified contractor.

Dry rot observed

Dry rot observed

Garage

Page 10 Item: 4	Fire Separation	4.1. [SC] The door in the wall between the garage and the home living space had operable self-closing hinges that needed adjustment as is required by generally-accepted current safety standards.



Self closing hinges need adjustment

	Page 11 Item: 5	Garage Walls and Ceiling	5.3. [FE]Stains on the garage/shop wall indicated water leakage. The moisture meter did not show elevated levels of moisture in the ceiling materials at the time of the inspection. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.

Shop - Evidence of leakage

Roofing

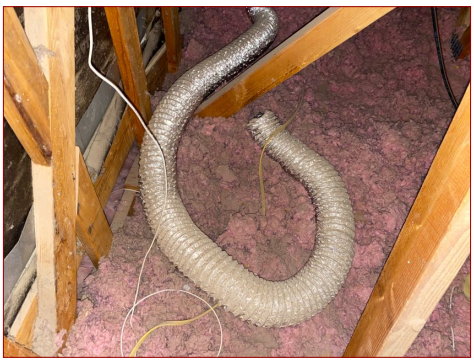
	Page 14 Item: 6	Chimney	6.2. [CR] At the time of the inspection, the chimney was missing a spark arrestor. Inspector recommends correction by a qualified contractor.

Missing spark arrestor

Attic and Insulation

	Page 16 Item: 6	Room Vent Terminations	• [CR] The bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.

Terminates in attic



Terminates in attic

KITCHEN AND APPLIANCES

	Page 23 Item: 8	Hood/Exhaust Fan	8.3. [CR]Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor.

Inoperable light

BATHROOMS

	Page 26 Item: 8	Tub	8.3. [CR] The tub in Bathroom 2 was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

Bathroom 2 - Slow to drain

	Page 27 Item: 11	Walls & Ceilings	11.3. [CR]A wall in Bathroom 2 exhibited damage at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair.

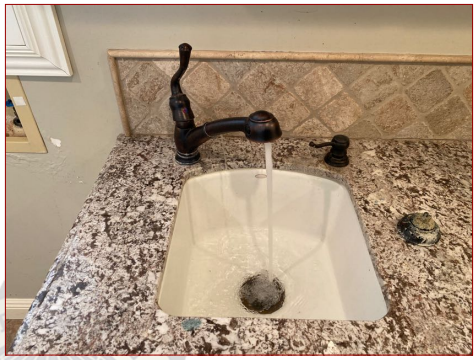
Bathroom 2 - Moisture damage observed

Laundry Room

	Page 29 Item: 1	General Condition	1.2. [CR]At the time of the inspection, the laundry hook ups were corroded. Inspector recommends correction by a qualified plumbing contractor.

Corrosion/Evidence of leakage

	Page 29 Item: 4	Sink	• [CR]The handle of the faucet of the sink in the laundry room leaked when the water was turned on. The Inspector recommends service by a qualified plumbing contractor. • [CR]The laundry room sink had poor drainage and should be serviced by a qualified plumbing contractor.

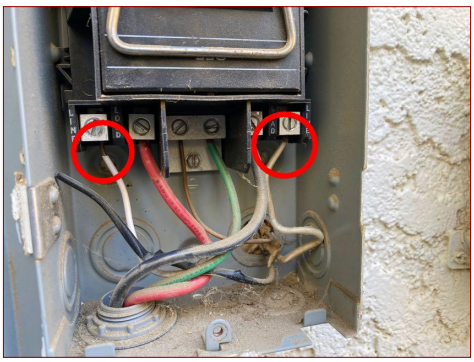


Slow to drain

Leak observed

Heating and Air Conditioning

	Page 33 Item: 9	AC Disconnect	9.1. [SC]The electrical panel which housed the air-conditioner disconnect had improper wiring. All repairs should be made by a qualified HVAC or electrical contractor.



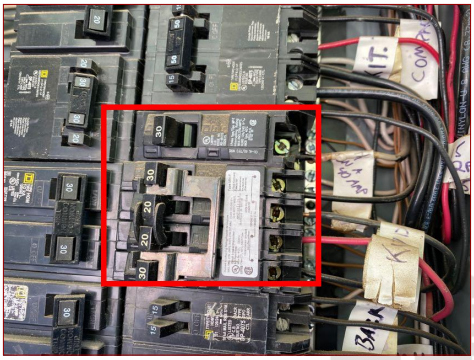
Improper gauge wire

	Page 34 Item: 13	Fireplace(s)	13.1. [SC]The wood-burning fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.

No ember barrier

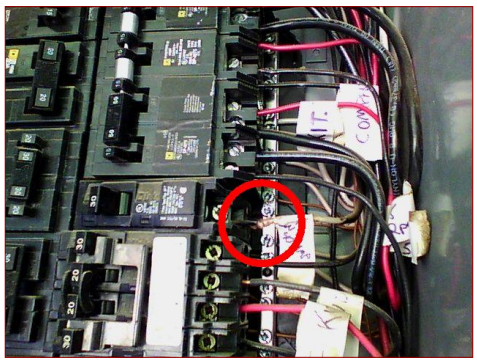
ELECTRICAL

	Page 37 Item: 10	Overcurrent Protection	10.3. [SC]One or more breakers visible in the service panel were not securely attached to the bus bar. The Inspector recommends correction by a qualified electrical contractor.

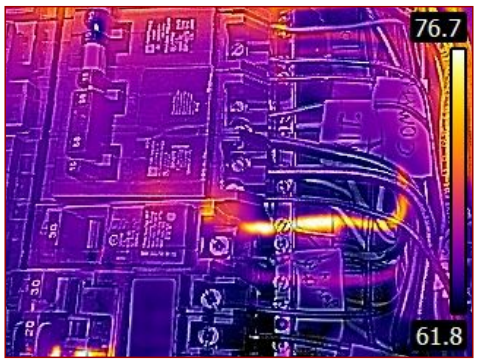


Loose breakers

	Page 38 Item: 12	Wiring Defects	• [SC]Melted insulation on branch conductors visible in the service panel indicated component overheating. This condition represents a potential fire hazard and should be evaluated and corrected by a qualified electrical contractor. • [SC]A wire on the neutral bus bar of the service panel showed signs of overheating such as scorching and melted insulation. The source of the problem should be located and corrected by a qualified electrical contractor. • [SC]A 30 amp breaker had improper wire gauge for the size breaker. This condition should be corrected by a qualified electrical contractor.



Melted sheathing observed



Overheating wire observed

	Page 39 Item: 16	Electrical Receptacles	16.2. [SC]At the time of the inspection, an electrical receptacle cover plate was missing in Bedroom 4. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

Bedroom 4 - Missing cover

PLUMBING

	Page 41 Item: 5	Exterior Hose Bibs/Spigots	5.2. [CR]An exterior faucet at the left side of the house leaked. The Inspector recommends repair by a qualified plumbing contractor.

Leak observed

	Page 43 Item: 18	Irrigation System	18.1. [CR]At the time of the inspection, the inspector tested the sprinkler system at the valves. At the time of the inspection, valves were leaking at the rear of the home causing excessive amounts of water to leak out of the valves. Inspector recommends correction by a qualified contractor.

POOL/SPA

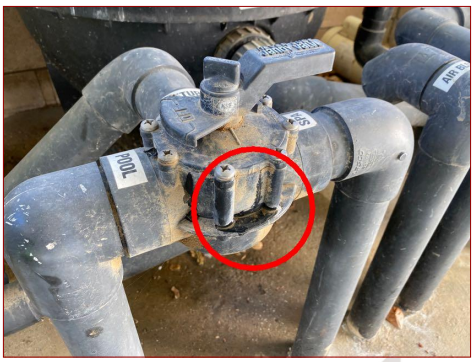
	Page 47 Item: 8	Pump	8.1. [CR]The pool system pump was leaking at the time of the inspection. The Inspector recommends service by a qualified contractor.

Leak observed

	Page 47 Item: 9	Filters	9.1. [CR]The pool filter had leaking gaskets or O-rings. The Inspector recommends service by a qualified contractor.

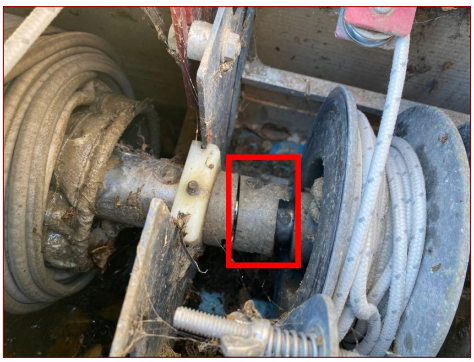
Leak observed

	Page 48 Item: 10	Plumbing System	10.1. [CR]The pool system plumbing pipes had leaking fittings. The Inspector recommends correction by a qualified contractor.



Leak observed

	Page 48 Item: 11	Covers	11.1. [CR]The tracking system for the automatic cover was damaged at the time of the inspection. The inspector recommends service by a qualified contractor.



Coupling not engaging to close

Guest House Bathrooms

	Page 51 Item: 3	Sinks	3.3. [CR] This bathroom sink was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

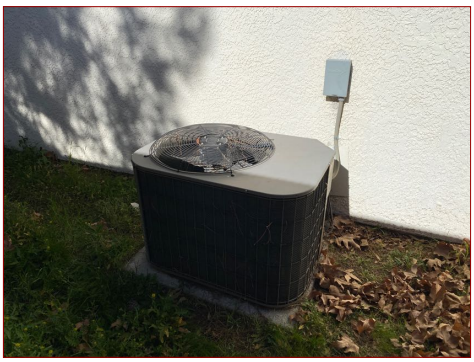
Slow to drain

	Page 52 Item: 8	Shower	8.2. [CR]The shower in the Bathroom was plugged and did not allow for proper drainage. The inspector recommends correction by a qualified plumbing contractor.

Plugged drain

Guest House HVAC

	Page 53 Item: 2	Heating System	2.1. [CR]At the time of the inspection, the furnace did not respond adequately to the call for hot air. Inspector recommends evaluation and service by a qualified HVAC contractor.
	Page 53 Item: 3	Cooling System	3.1. [CR] The air-conditioning system was inoperable at the time of the inspection. The Inspector recommends you consult with a qualified contractor to discuss options and costs for replacement.



Shop - Inoperable