



## Inspection Report

**REvesty LLC**

**Property Address:**  
9774 San Cir  
Beverly Hills CA 90210



**Inspection Industries, LLC**

**Jerry Blodgett**  
**(714) 719-2274**



<b>Date:</b> 6/28/2023	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 9774San
<b>Property:</b> 9774 San Cir Beverly Hills CA 90210	<b>Customer:</b> REvesty LLC	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair, replace, monitor, review or evaluate should always be performed by a qualified licensed contractor that specializes in the appropriate profession. Any and all costs associated with further inspection, estimates, repairs or replacement fees of an item, component or unit should be considered before you purchase the property.

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

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended or its condition.

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

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

This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

**In Attendance:**  
Homeowner, Homeowner's Assistant

**Type Of Building:**  
Single Family (3 story)

**Approximate Age Of Building:**  
5 Years

**Temperature:**  
75 (F)

**Weather:**  
Partly Cloudy

**Ground/Soil Surface Condition:**  
Dry

**Rain In Last 3 Days:**  
No

## General Summary



**(714) 719-2274**  
**jerry@i2inspections.com**

**Customer**  
REvesty LLC

**Address**  
9774 San Cir  
Beverly Hills CA 90210

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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### I. Exterior

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#### **EXTERIOR WALL CLADDING**

##### **Repair or Replace**

- 1** The exterior siding is cracked at the rear under a living room window and at the left, under the primary bathroom. Have a qualified licensed contractor repair to prevent water intrusion as needed.



Cracked Siding, Rear Living Room Wall

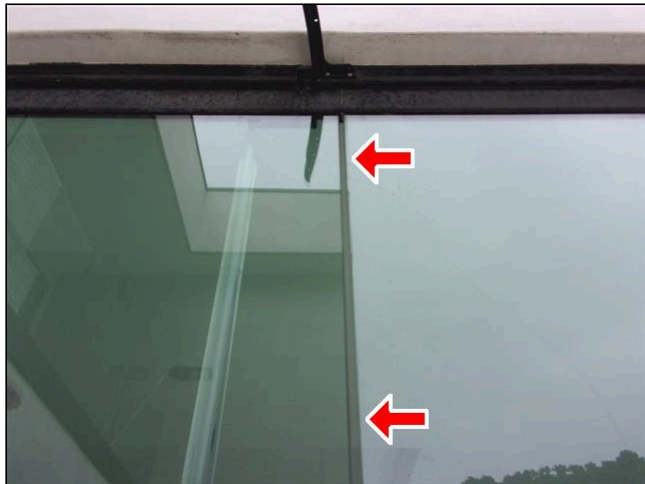


Cracked Siding, Left Side

**DOORS (Exterior)**

**Repair or Replace**

- 2 The sliding glass doors throughout the home are generally difficult to move, many panes have missing or damaged weather stripping, several base tracks are holding water, seals between glass & frame appear to have gaps that may allow water intrusion, tint in the glass appears to be damaged or discolored and one glass pane is chipped and damaged at the left side of the living room. Active leaking is suspected during rains as discolored and damaged ceilings were observed in the living room, kitchen and garage. Have a qualified licensed contractor or manufacturer's representative evaluate further and perform all necessary repairs or replacement throughout the home.



Missing Weather Stripping



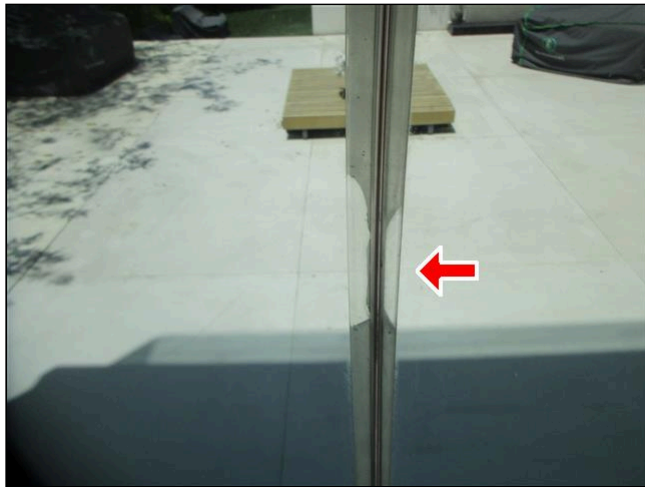
Damaged Tint



Water In Base Tracks



Doors Difficult To Slide



Damaged Weather Stripping

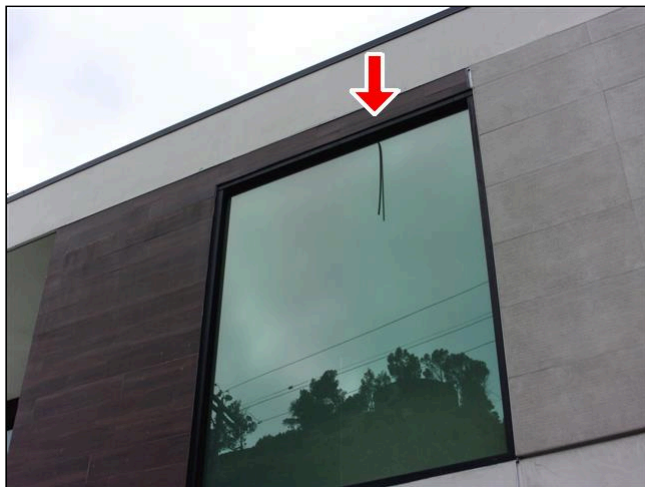


Chipped, Damaged Glass

**WINDOWS**

**Repair or Replace**

- 3 Weather stripping was observed to be loose and damaged at the primary bathroom fixed pane window, at the left side of the home. Water intrusion may occur without correction. Have a qualified licensed window contractor repair as needed.



Loose Weather Stripping

- 4 Window flashing at the right rear guest bedroom fixed window pane has been installed with a slope toward the home/window. This will trap water against the home and may allow water intrusion during

rains. Have a qualified licensed contractor evaluate further and repair/replace the flashing to divert water away from the home, as needed.



Flashing Incorrectly Sloped

**DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS**

**Repair or Replace**

- 5 The exterior stairs to the 1st level game room and at the rear patio are missing hand railing. Typically steps of 3 or 4 more require a graspable railing as a fall or injury could occur. A hand rail should be installed for safety by a qualified licensed contractor.

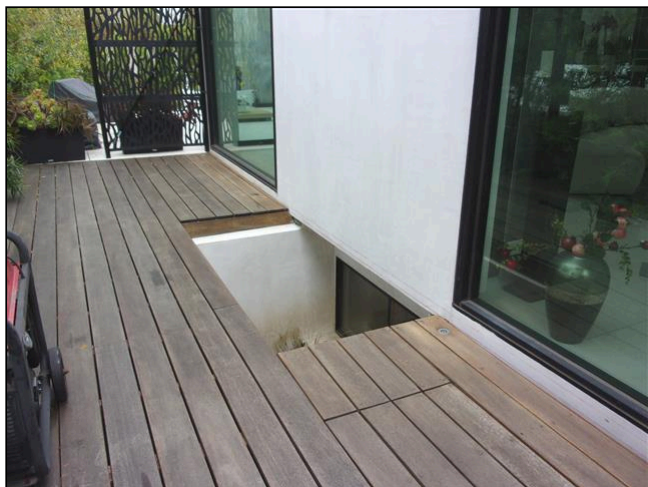


Railing Missing, Rear Steps



Railing Missing, Right Side Steps

- 6 A guard rail is missing at an opening in the rear wood deck surface where a fall and injury could occur if not installed. A guard rail should be installed for safety by a qualified licensed contractor.



Guard Rail Missing

- 7 The tile balcony surface is cracked, outside the top level loft. This may allow water intrusion and hidden damage to occur. A qualified licensed contractor should repair as needed.



Cracked Tile Surface

**DRAINAGE, GRADING, PATIO, WALKS AND FENCING**

**Repair or Replace**

- 8 Fencing at the rear is incomplete behind the pool area and the existing wood fencing at the rear is leaning. A qualified licensed contractor should repair for safety, as needed.



Incomplete Fencing



Leaning Fencing



## II. Roofing

### ROOFING MATERIALS

#### Repair or Replace

- 9 The roof covering is cracked at the front right area and the scupper collection area is weak as hidden damage may exist at the right side of the roof. Have a qualified licensed roofing contractor evaluate further and perform all necessary repairs.



Weak Spot, Right Side Scupper



Cracked Roof Covering

### FLASHINGS

#### Repair or Replace

- 10 Gaps exist at the primary bedroom chimney vent stack roof flashing. This may allow rain water into the home causing damage. Have a qualified licensed roofing contractor properly seal the flashing to prevent potential leaking.



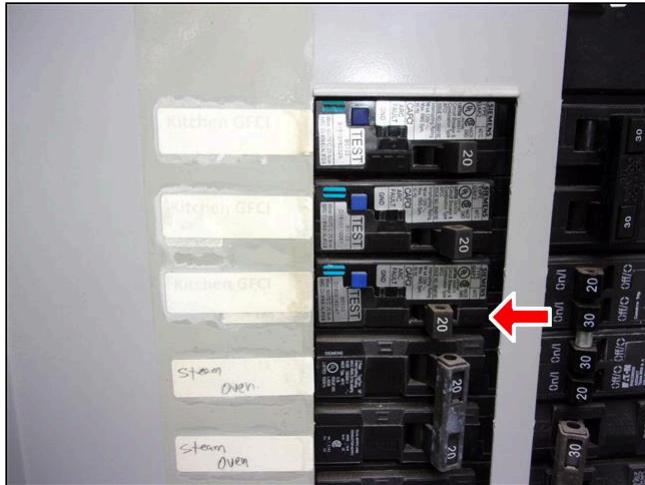
Gaps In Flashing

## III. Electrical System

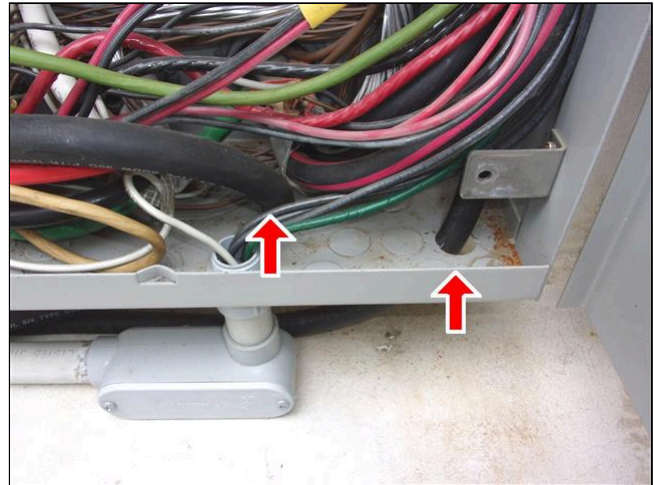
### SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

#### Repair or Replace

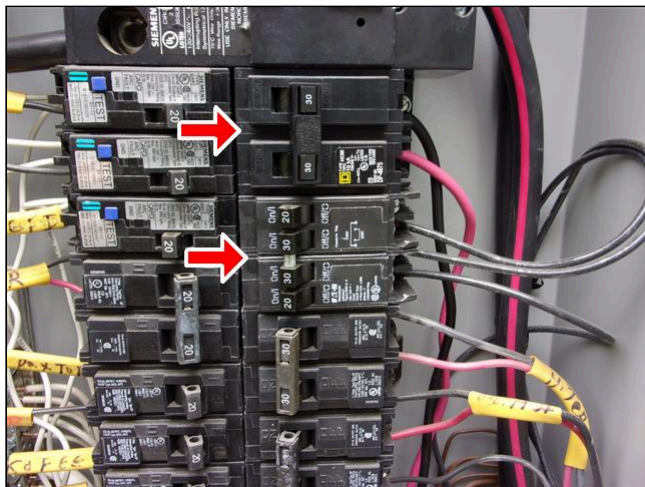
- 11 The main electrical panel box has wiring entering without protective bushings, mismatched circuit breaker brands and a tripped AFCI breaker, which may indicate improper operation. A qualified licensed electrical contractor should review and correct as needed to ensure safe and proper operation.



AFCI Breaker Tripped

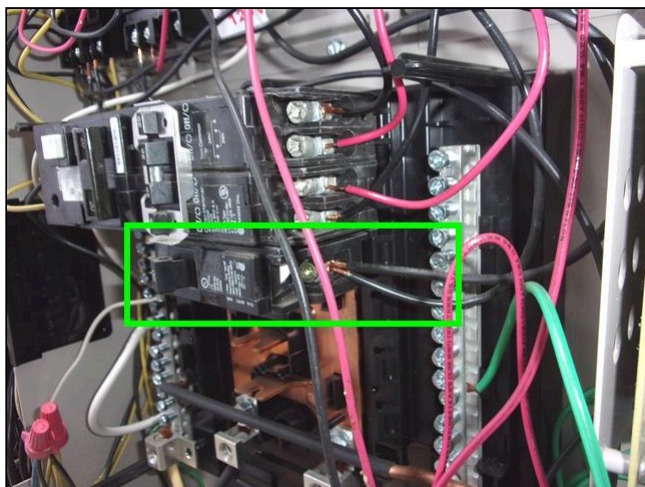


Bushings Missing At Panel Entry

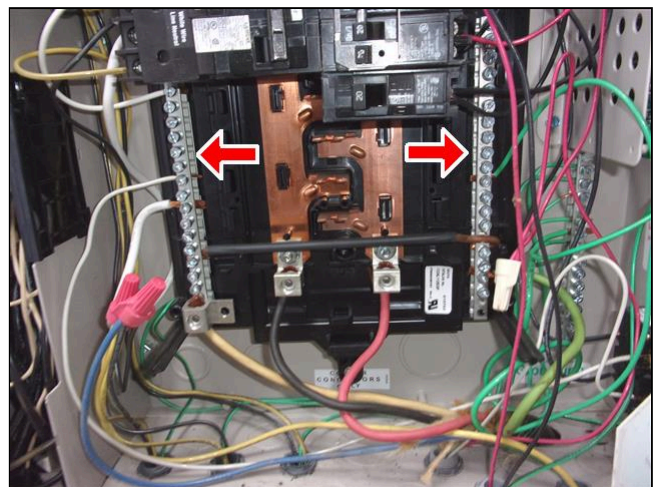


Mismatched Breaker Brands

- 12** The pool/spa sub electrical panel box has a double tapped breaker and the ground and neutral bus bars are incorrectly bonded together. This can cause malfunction and is a safety issue. A qualified licensed electrical contractor should review and correct as needed to ensure safe and proper operation.

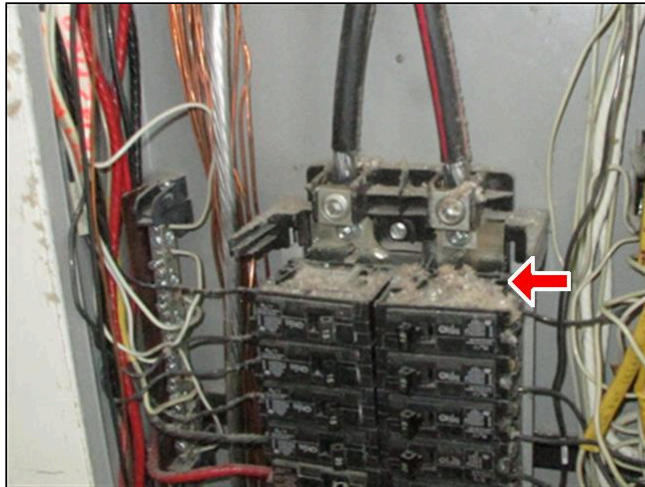


Double Tapped Breaker



Ground & Neutral Bus Bars Bonded

- 13** The garage sub electrical panel box has insulation debris inside. This is a potential fire hazard that needs to be corrected. A qualified licensed electrical contractor should clean the interiors of the panel box.



Insulation In Panel

**BRANCH CIRCUIT CONDUCTORS**

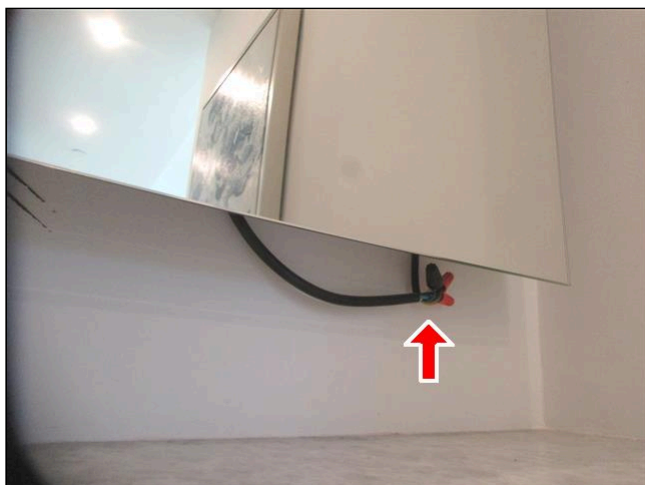
**Repair or Replace**

- 14** An open "L" electrical box exists at the rear exterior, under the main electrical panel. Have a qualified licensed electrician install a cover for safety.



Cover Plate Missing

- 15** Exposed electrical splices are present behind the mirror, outside the 1st level powder room. Splices should be installed in a junction box with a cover to prevent shock and contact with combustible materials. Have a qualified licensed electrician make repairs for safety.

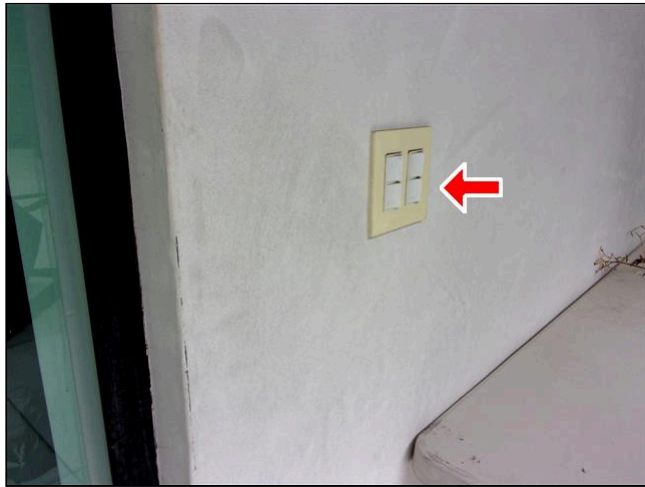


Exposed Splices

**CONNECTED DEVICES AND FIXTURES**

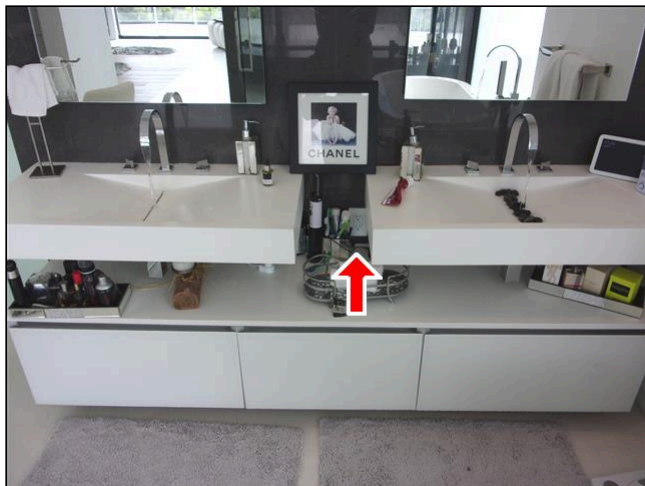
**Repair or Replace**

- 16** Exterior light switches at the left side covered patio area are missing weather rated covers. A qualified licensed electrical contractor should correct.

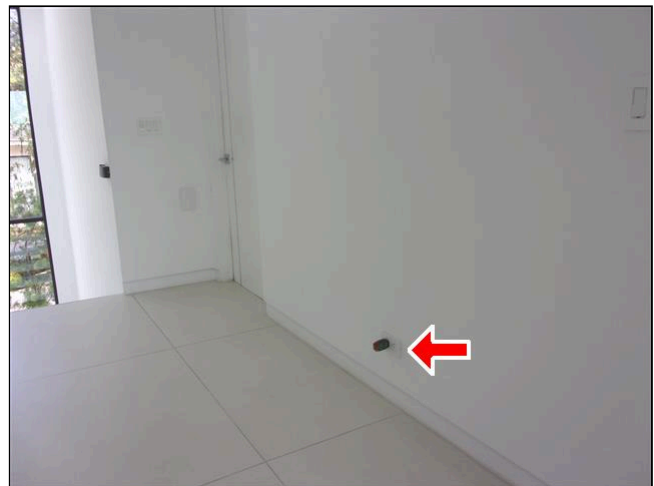


Weather Rated Cover Missing

- 17** Electrical outlets were not operational between sinks in the primary bathroom, at the top level landing, at the beverage counter top in the kitchen, left side game room bathroom and 1st level powder room. Have a qualified licensed electrician evaluate and correct for proper operation.



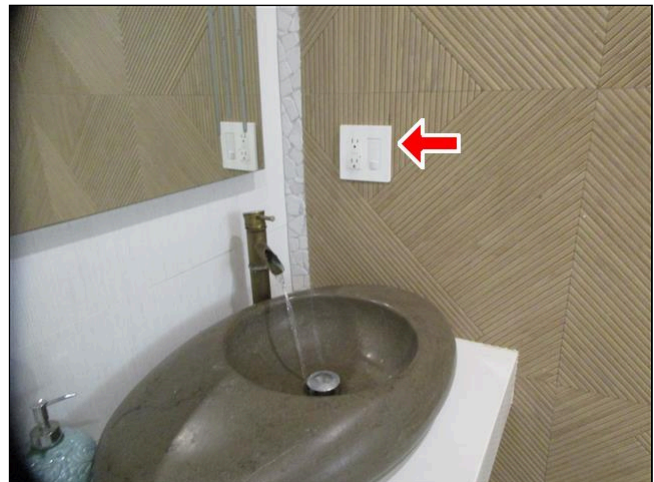
Outlet Not Operational, Primary Bath



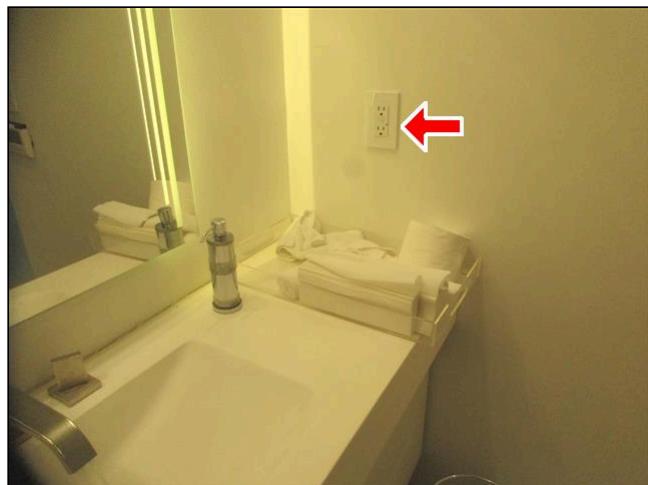
Outlet Not Operational, Top Of Stairs



Outlets Not Operational, Kitchen



Outlet Not Operational, Game Room Bath



Outlet Not Operational, 1st Level Powder Room

**POLARITY AND GROUNDING**

**Repair or Replace**

- 18** An electrical outlet tests with an open ground at the laundry room sink. This incorrect installation and is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



Ungrounded Outlet

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**VI. Heating**

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**NORMAL OPERATING CONTROLS**

**Not Inspected**

- 19** **NOTE:** All (4) HVAC systems were not able to be tested or operated as the thermostats were locked and the homeowner at the time of inspection insisted the systems were operational and refused to unlock for inspection purposes. The operability and conditions of the HVAC system are not known and not represented in this report. This is for your information.

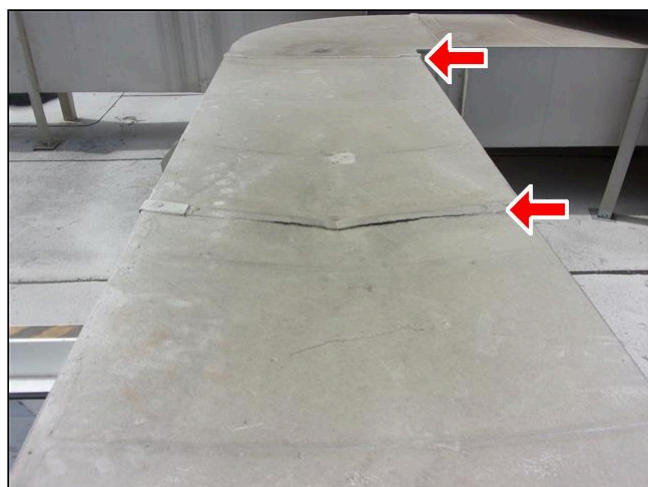


HVAC Systems Not Tested

**DISTRIBUTION SYSTEMS**

**Repair or Replace**

- 20 Some of the HVAC supply ductwork is dented and damaged with an opening between sections, near the roof hatch. Energy loss may occur during operation and water intrusion may be possible. Have a qualified licensed HVAC contractor repair or replace as needed.



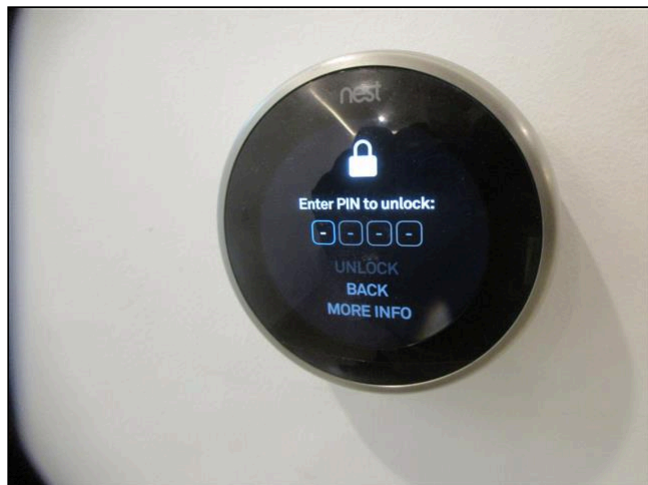
Damaged Ductwork, Opening Present

**VII. Air Conditioning**

**NORMAL OPERATING CONTROLS**

**Not Inspected**

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T-Stats Locked

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## VIII. Interiors

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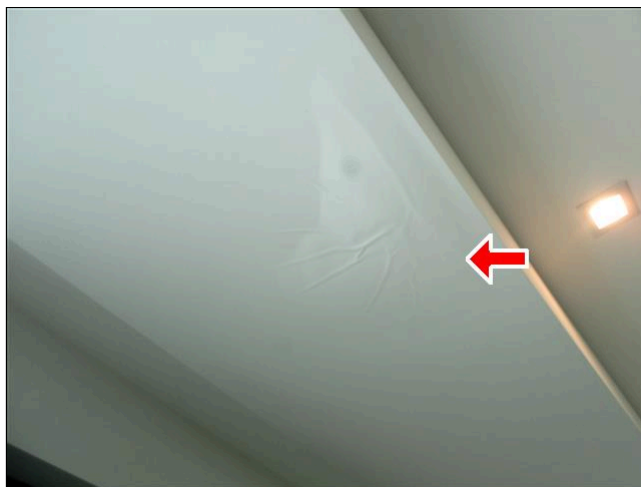
### CEILINGS

#### Repair or Replace

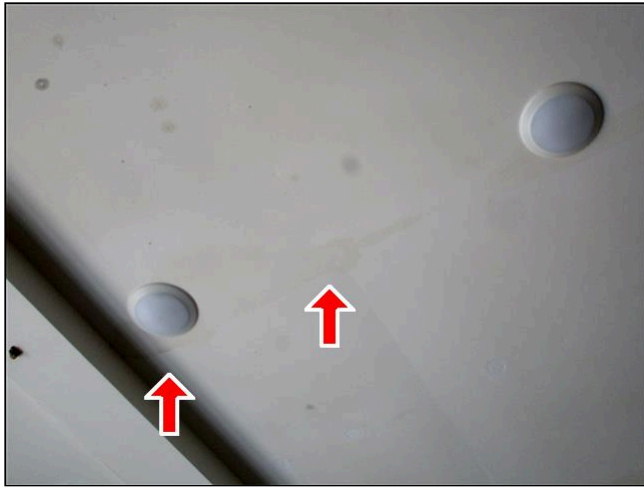
- 22 Ceilings reveal staining and damage in the living room, kitchen and garage. Leaking from the balconies/balcony doors and/or plumbing is suspected. Have a qualified licensed contractor evaluate further and perform all necessary repairs.



Stained, Damaged Ceiling, Living Room



Damaged Ceiling, Kitchen



Stained Ceiling, Garage

**WALLS**

**Repair or Replace**

**23** The front and right walls in the game room on the 1st level are stained at the floor from water intrusion. Leaking from the adjacent exterior staircase and landing is suspected. Have a qualified licensed contractor evaluate further and perform all necessary repairs.



Signs Of Water Intrusion



Signs Of Water Intrusion



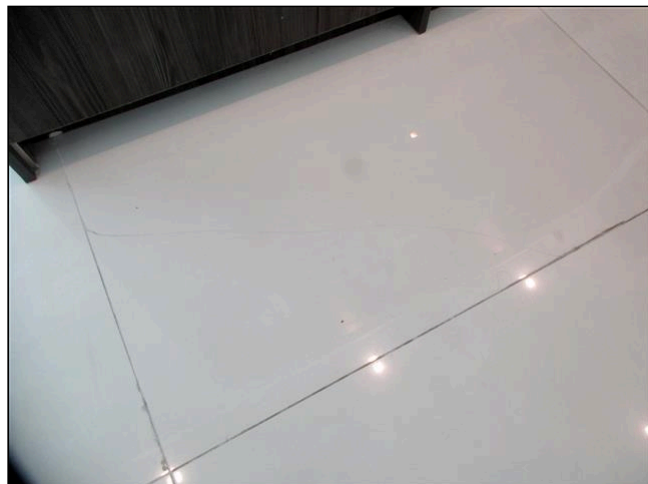
Signs Of Water Intrusion

**FLOORS**



**Repair or Replace**

- 24 Tiles are loose and cracked in the kitchen. While this is cosmetic, it needs to be repaired by a qualified licensed contractor as needed.

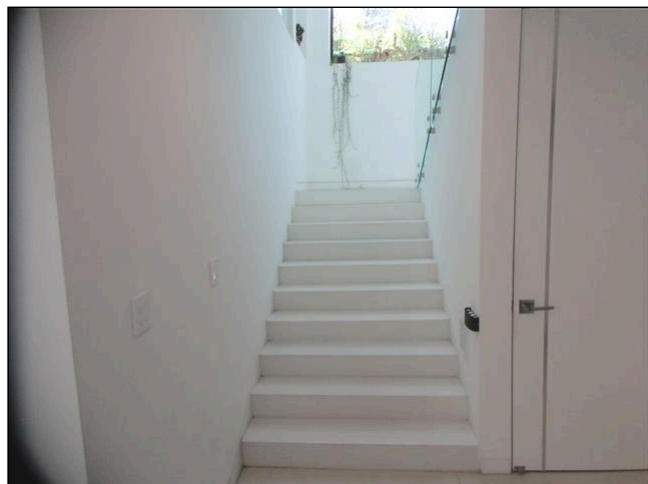


Cracked, Loose Tiles, Kitchen

**STEPS, STAIRWAYS, AND RAILINGS**

**Repair or Replace**

- 25 A graspable hand rail is missing at the lower level staircase. A fall or injury could occur if not corrected. A handrail should be installed for safety by a qualified licensed contractor.



Hand Rail Missing

**WINDOWS**

**Repair or Replace**

- 26 A window shows evidence of leaking at the jamb/sill at the rear wall of the main level entry. Water intrusion may continue to occur without correction. Have a qualified licensed window contractor repair as needed.



Signs Of Water Intrusion



Signs Of Water Intrusion

## IX. Garage/Carport

### GARAGE EXTERIOR DOOR

#### Repair or Replace

- 27 The garage vehicle door is not balanced. Tension is lost at the cables when the door is opened. This presents a safety hazard. Although the door opener was operational at the time of inspection, I recommend a qualified licensed garage door service company adjust/repair as necessary.



Loose Cables

### GARAGE DOOR OPENER

#### Repair or Replace

- 28 The automatic opener for the garage vehicle door will not reverse when met with resistance. This is considered unsafe and needs correcting by a qualified licensed garage door contractor.



Door Does Not Reverse

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## X. Plumbing System

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### PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

- 29** The static cold water pressure measured approximately 110psi at the exterior hose bibbs. Pressure above 80psi can cause leaking in the piping and fixtures of the home. Have a qualified licensed plumber adjust the pressure at the existing regulator valve accordingly.



High Pressure

- 30** Water supply piping installed at the roof top has not been insulated. This piping is exposed to extreme temperatures which may cause fluctuations in the plumbing system. Today's standards typically required exposed piping be insulated. Have a qualified licensed plumber repair as needed.



Piping Not Insulated

- 31 The entire shower pan floor is loose in the primary bathroom. This is incorrect installation and may allow leaking during operation of the shower. A qualified licensed contractor should evaluate further and perform all necessary repairs before continued use.



Loose Shower Pan

- 32 A cracked tile and loose drain cover were observed in the 1st level gym shower stall. A shower pan test should be performed by a qualified licensed contractor to determine if any leaking exists and to perform all necessary repairs.



Cracked Tile



Loose Drain Cover

## XII. Environmental

### Suspected Mold/Fungus Substance

#### Repair or Replace

- 33** Suspected mold/fungus/mildew-like staining or substances were observed in the shower tile grout at the front left, front right and left side game room baths and on the garage ceiling. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



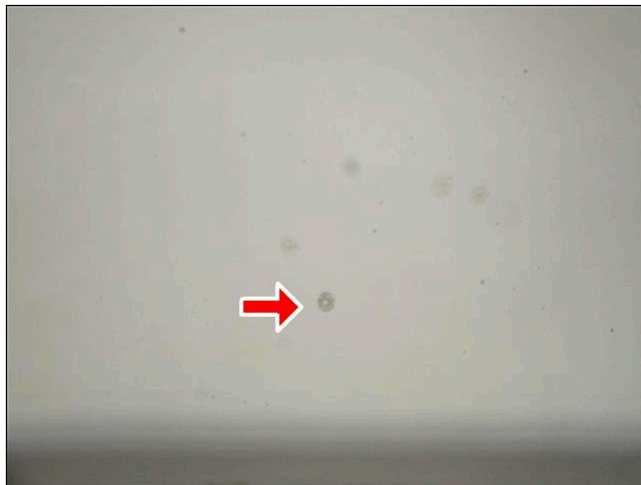
Suspected Mold/Fungus/Mildew, Front Left Guest Bath



Suspected Mold/Fungus/Mildew, Front Right Bath



Suspected Mold/Fungus/Mildew, Left Game Room Bath



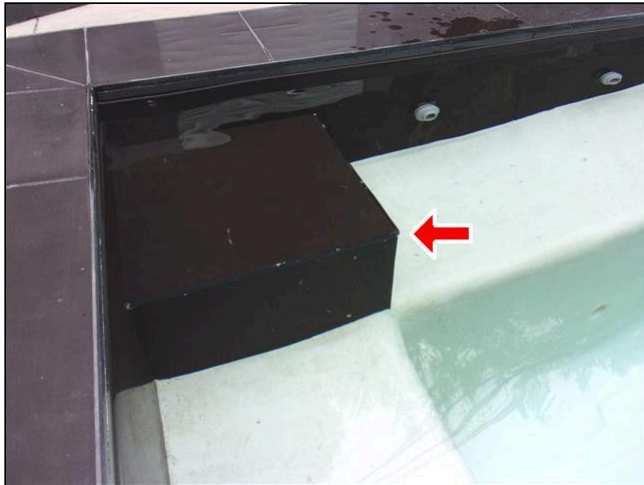
Suspected Mold/Fungus/Mildew, Garage Ceiling

## XIII. Swimming Pools, Spas, Equipment and Safety

### Pool/Spa Surfaces

#### Repair or Replace

- 34** Tiles are loose around the pool & spa and the edges of the tiles are sharp at the top step of the spa. Loose tiles may allow leaking into surrounding materials and the sharp edges of the top step may cause injury. Have a qualified licensed pool contractor perform repairs as needed.



Sharp Edges At Step



Loose Tiles



Loose Tiles

**Heater**

**Repair or Replace**

35 The pool/spa gas-fired heater failed to operate and the soil around the cabinet is too high. Have a qualified licensed pool contractor service and repair and clear away the soil for proper operation.



Heater Not Operational



Soil Too High

**Skimmer(s) & Drains**

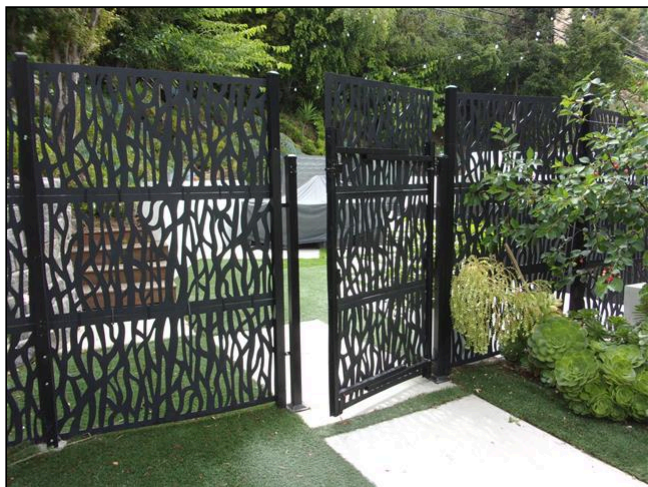
**Repair or Replace**

- 36 A back wash pit/drain for the pool/spa filter system was not found or installed at the waste lines of the home. When back washing the pool/spa filter, water will drain into the yard or it can be captured into a tank and disposed of by a qualified licensed pool contractor. Have a qualified licensed pool contractor install a back wash drain, as needed.

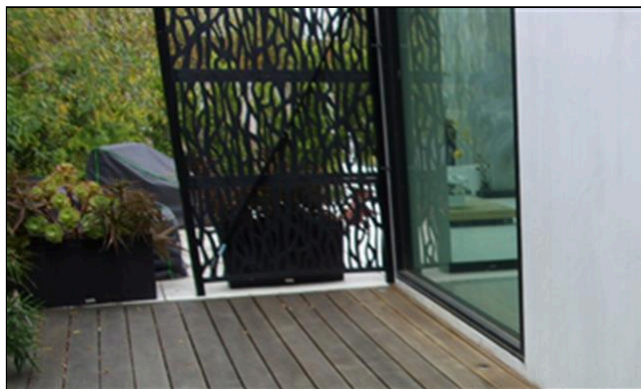
**Do Gate(s) Comply With Current Safety Standards?**

**Repair or Replace**

- 37 A side yard gate is missing at the right side of the home and the left side yard gate is not in compliance with today's safety standards when a pool/spa is present. Gates are typically required to be at least 60" high, self closing, self latching, opening away from the pool/spa with the latch on the pool side of the gate. If gates are able to stand open, this can allow wandering children and unauthorized access to the pool/spa areas, creating a drowning hazard. Have a qualified licensed pool contractor perform all necessary repairs for security of the yard as required.



Left Side Yard Gate Not In Compliance With Safety Standards



Gate Missing At Right

**Pool/Spa Mesh Fence/Enclosure/Barrier Present?**

**Not Present, No**

- 38 The exterior doors allow direct access from the house to the pool/spa area. This is a significant safety and childproofing issue. I recommend you have a qualified licensed pool contractor properly install an enclosure, fencing, cover, door alarms, water surface alarm and/or childproof locks as necessary.



Direct Access To Pool/Spa Area

**Are There Fewer Than 2 Drowning Prevention Safety Features?**

**Yes, Repair or Replace**

- 39 There are fewer than 2 drowning prevention safety features present regarding access to the pool/spa. At least 2 of the following safety features are now required to meet today's standards: a proper

barrier/enclosure, self closing self latching exterior doors, pool/spa safety cover, door exit alarms or water surface alarm are safety features. Contact a qualified licensed pool contractor for options, costs and installation for safety.



Less Than 2 Drowning Prevention Features Present

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified, certified inspector to perform their own home inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jerry Blodgett



# I. Exterior

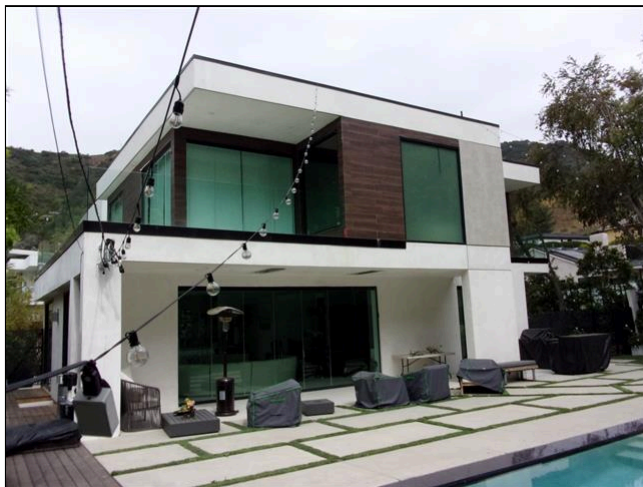
The home inspector shall **Observe**: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, fencing and retaining walls with respect to their effect on the condition of the building. The home inspector shall **Describe**: wall cladding materials; **Operate**: all entryway doors and a representative number of windows; and **Probe**: exterior wood components only when/where deterioration is suspected. *The home inspector is not required to observe*: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. *The home inspector is not required to*: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



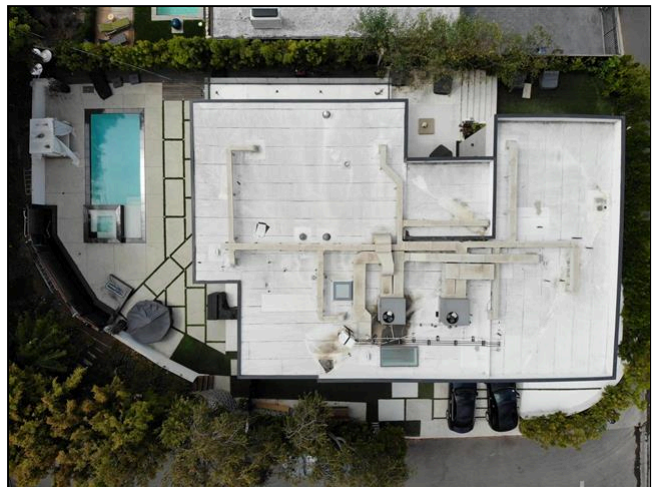
Right Side View



Rear View



Left Side View



Overview

## Components

**Siding Material:**

Tile  
Concrete

**Exterior Doors:**

Sliding Glass

**Appurtenance:**

Patio-Concrete  
Deck-Wood  
Porch-Concrete  
Built-In & Cantilevered Balconies -  
Tile Finished  
Steps-Concrete  
Steps-Wood

**Driveway:**

Concrete

**Walks:**

Concrete

**Fencing:**

Chainlink

Wood  
Wrought Iron  
Plastic

**Retaining Walls:**

- Block
- Wood
- Concrete

*Items*

**A. EXTERIOR WALL CLADDING**

Repair or Replace

The exterior siding is cracked at the rear under a living room window and at the left, under the primary bathroom. Have a qualified licensed contractor repair to prevent water intrusion as needed.



Cracked Siding, Rear Living Room Wall



Cracked Siding, Left Side

Vegetation, trees, bushes, shrubs, etc are overgrown and in contact with the exterior of the home. This prevents complete visibility of the exterior and may lead to damage. Trim and/or remove the overgrowth away from the home.

Evidence of previous repairs/ patching is present at the exterior siding at the underside of the primary bedroom balcony facing the pool. Inquire of the seller for past problems, work performed and receipts.

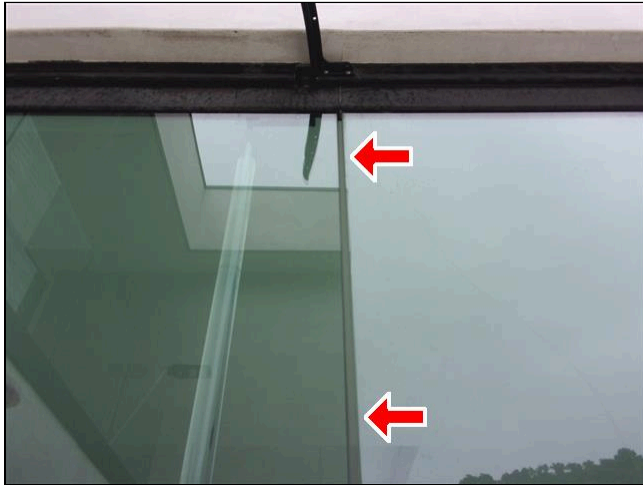


Repair To Exterior

**B. DOORS (Exterior)**

Repair or Replace

The sliding glass doors throughout the home are generally difficult to move, many panes have missing or damaged weather stripping, several base tracks are holding water, seals between glass & frame appear to have gaps that may allow water intrusion, tint in the glass appears to be damaged or discolored and one glass pane is chipped and damaged at the left side of the living room. Active leaking is suspected during rains as discolored and damaged ceilings were observed in the living room, kitchen and garage. Have a qualified licensed contractor or manufacturer's representative evaluate further and perform all necessary repairs or replacement throughout the home.



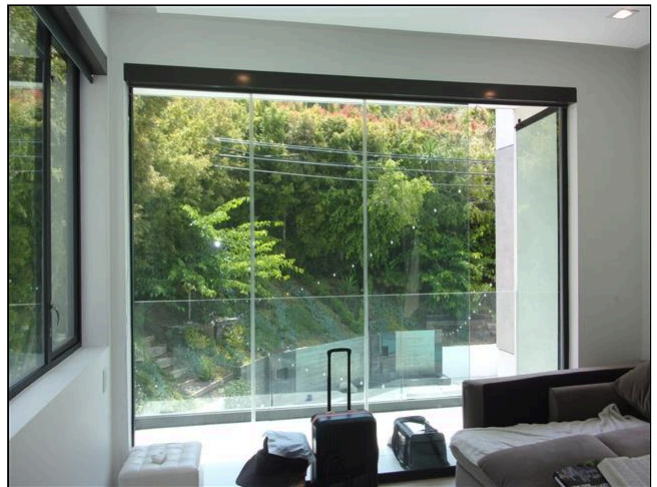
Missing Weather Stripping



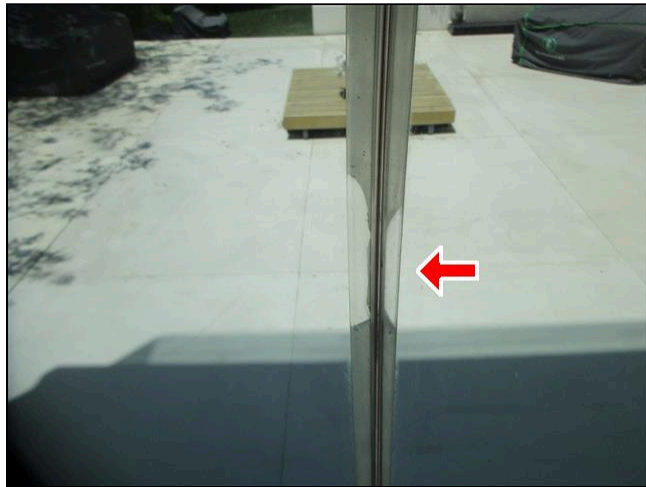
Damaged Tint



Water In Base Tracks



Doors Difficult To Slide



Damaged Weather Stripping



Chipped, Damaged Glass

**C. WINDOWS**

Repair or Replace

Weather stripping was observed to be loose and damaged at the primary bathroom fixed pane window, at the left side of the home. Water intrusion may occur without correction. Have a qualified licensed window contractor repair as needed.



Loose Weather Stripping

Window flashing at the right rear guest bedroom fixed window pane has been installed with a slope toward the home/window. This will trap water against the home and may allow water intrusion during rains. Have a qualified licensed contractor evaluate further and repair/replace the flashing to divert water away from the home, as needed.

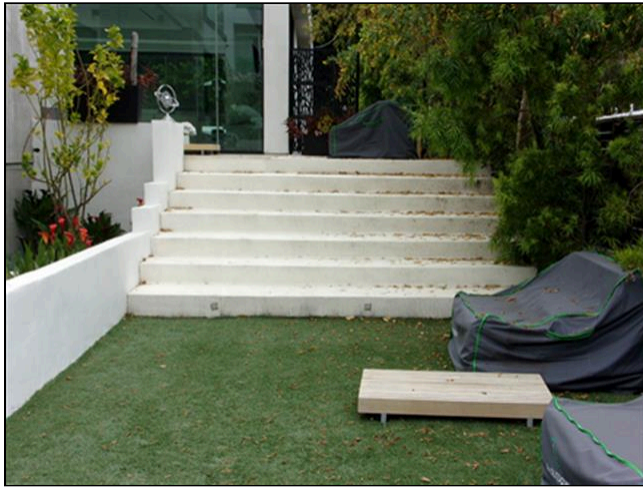


Flashing Incorrectly Sloped

**D. DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS**

Repair or Replace

The exterior stairs to the 1st level game room and at the rear patio are missing hand railing. Typically steps of 3 or 4 more require a graspable railing as a fall or injury could occur. A hand rail should be installed for safety by a qualified licensed contractor.



Railing Missing, Rear Steps



Railing Missing, Right Side Steps

A guard rail is missing at an opening in the rear wood deck surface where a fall and injury could occur if not installed. A guard rail should be installed for safety by a qualified licensed contractor.



Guard Rail Missing

The tile balcony surface is cracked, outside the top level loft. This may allow water intrusion and hidden damage to occur. A qualified licensed contractor should repair as needed.



Cracked Tile Surface

**E. DRAINAGE, GRADING, PATIO, WALKS AND FENCING**

Repair or Replace

Fencing at the rear is incomplete behind the pool area and the existing wood fencing at the rear is leaning. A qualified licensed contractor should repair for safety, as needed.



Incomplete Fencing



Leaning Fencing

Vegetation prevented full inspection and visibility of the fencing. Only the visible portions were able to be inspected.

The drains in the walkways, flower beds and yards will need periodical cleaning and maintenance. I am unable to determine underground conditions.

There is some cracking in the driveway, walks, porch and/or patio which is typical for this type of surface. This does not have a significant effect on functionality. Consider sealing the cracks, as normal maintenance, to prevent water intrusion and deterioration.

**F. OTHER**

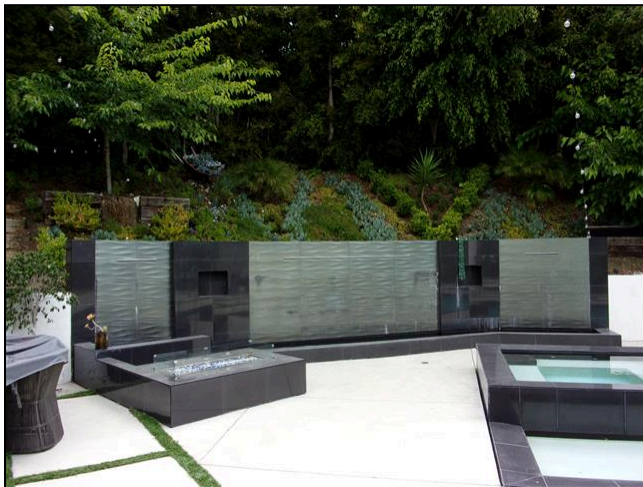
Not Inspected

The home is located on or nearby a hillside or steep slope. Evaluation and inspection of the stability of the slope is outside the scope of a general home inspection and excluded from this report. Have a qualified licensed geo-technical engineer perform an evaluation of the slope as desired.



Not Inspected

Water features are outside the scope of a general home inspection and excluded from this report.



Not Inspected



Not Inspected

The BBQ grill and ancillary equipment are outside the scope of a general home inspection and excluded from this report.



Not Inspected

Exterior fire pits, fireplaces, outdoor heaters, etc are outside the scope of a general home

inspection and excluded from this report.



Not Inspected



Not Inspected

**G. LAWN SPRINKLERS**

Not Inspected

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



## II. Roofing

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



Roof View



Roof View

### Components

**Roof Material:**

Modified Bitumen  
Elastomeric Coating

**Roof Age:**

Approximately  
5 Years

**Viewed Roof From:**

Walked

**Flashings:**

Skylight  
Parapets With Cap Flashing  
Not Visible: Tar Covered

**Skylight:**

Fixed  
Solar Tube  
Manually Opened

**Chimney & Fireplace:**

Metal Flue  
Metal Direct Wall Vent

### Items

**A. ROOFING MATERIALS**

Repair or Replace

The roof covering is cracked at the front right area and the scupper collection area is weak as hidden damage may exist at the right side of the roof. Have a qualified licensed roofing contractor evaluate further and perform all necessary repairs.



Weak Spot, Right Side Scupper

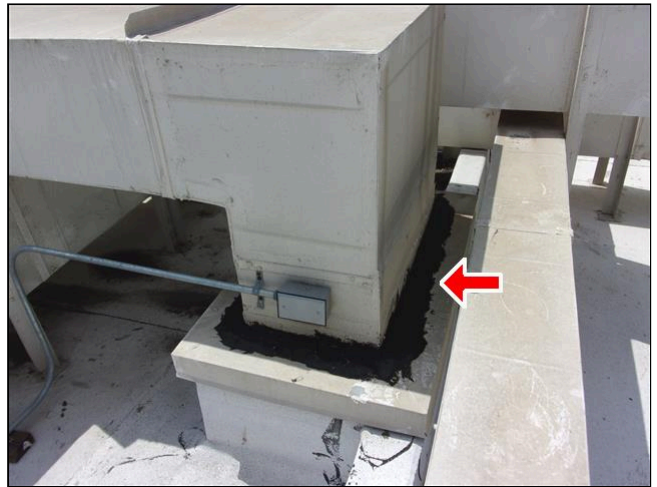


Cracked Roof Covering

Evidence of past repairs to the roofing and exposed ducting were visible. Inquire with the seller for past problems, repairs performed and if a warranty/guarantee is transferrable. This is for your information.



Repairs



Repairs



Repairs

**B. FLASHINGS**

Repair or Replace

Gaps exist at the primary bedroom chimney vent stack roof flashing. This may allow rain water into the home causing damage. Have a qualified licensed roofing contractor properly seal the flashing to prevent potential leaking.



Gaps In Flashing

**C. SKYLIGHTS**

Acceptable Condition

**D. CHIMNEYS**

Acceptable Condition

**E. ROOF SCUPPERS & DOWNSPOUTS**

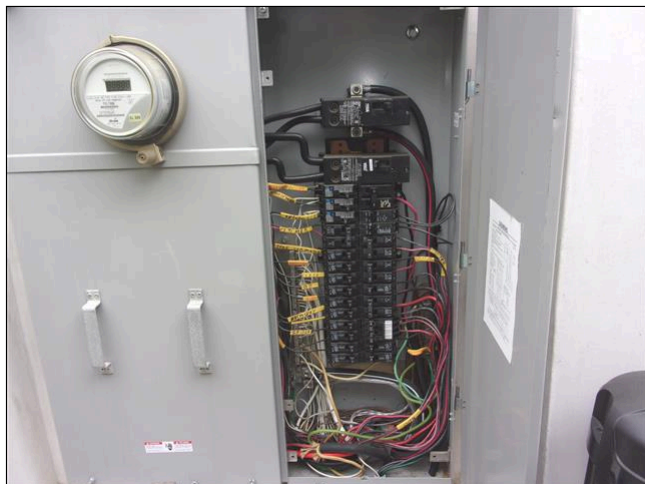
Acceptable Condition

Roof scupper and downspout systems require regular maintenance. Dirt, leaves and other debris need to be cleaned out of the scuppers and downspouts on a regular basis. Check these often so that this water control system will operate as expected when it rains.

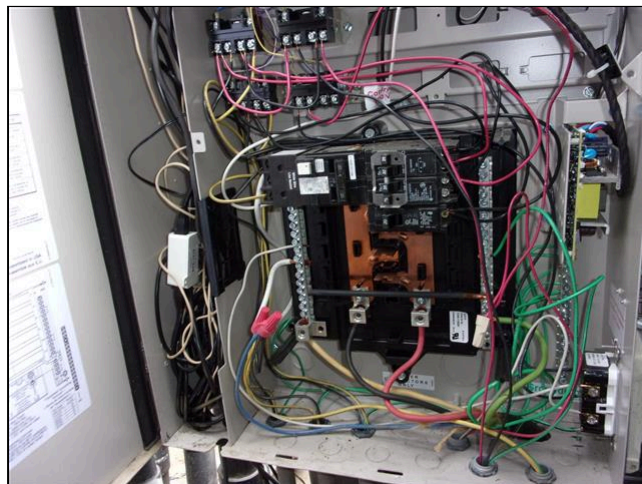
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt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

### III. Electrical System

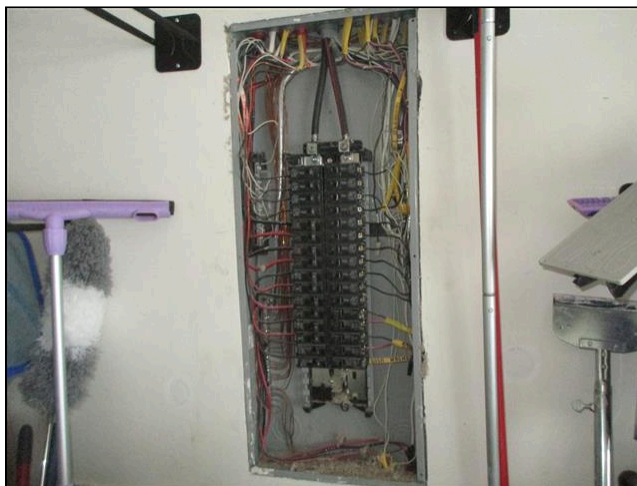
The home inspector shall **Observe**: Service entrance conductors where visible; Service equipment, grounding equipment where visible, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors where visible, their over current devices,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



Main Electrical Panel View



Pool/Spa Sub Electrical Panel View



Sub Electrical Panel View, Garage

#### Components

**Panel capacity:**

200 AMP

**Electrical Service Conductors:**

Overhead Service  
120/240 Volts

**Panel Type:**

Circuit Breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex  
Non-Metallic (NM)

**Grounding Electrode:**

Unknown, Untraceable

#### Items

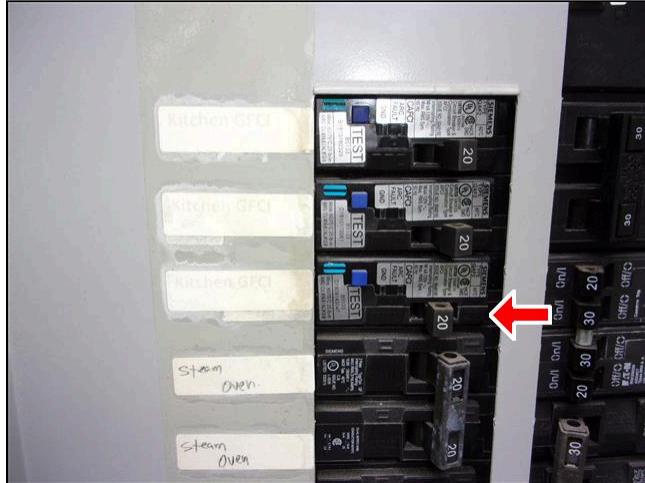
**A. SERVICE ENTRANCE CONDUCTORS**

Acceptable Condition

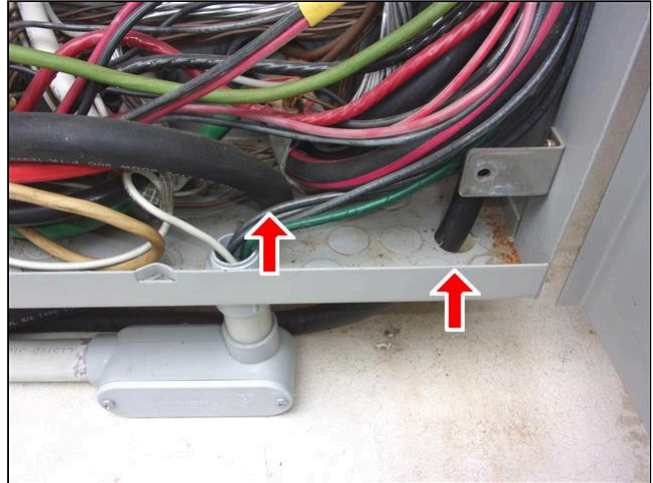
**B. SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS**

Repair or Replace

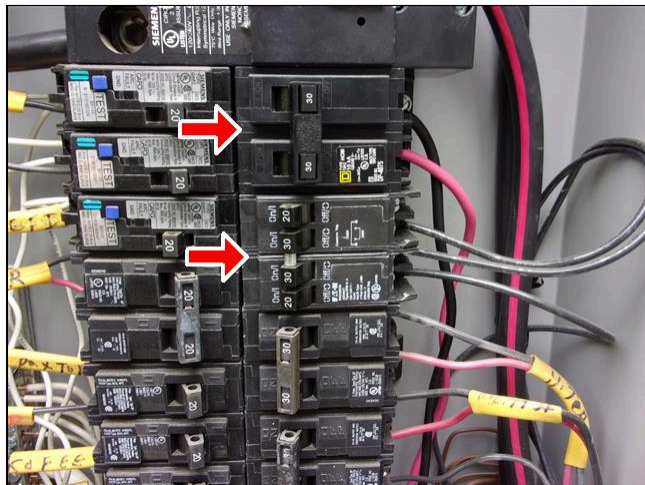
The main electrical panel box has wiring entering without protective bushings, mismatched circuit breaker brands and a tripped AFCI breaker, which may indicate improper operation. A qualified licensed electrical contractor should review and correct as needed to ensure safe and proper operation.



AFCI Breaker Tripped

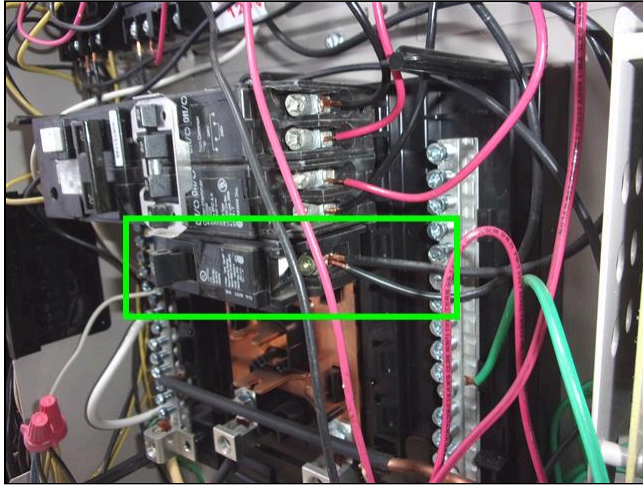


Bushings Missing At Panel Entry

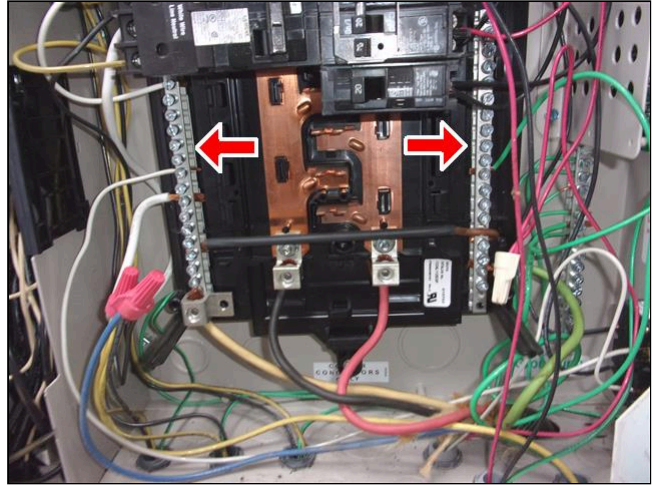


Mismatched Breaker Brands

The pool/spa sub electrical panel box has a double tapped breaker and the ground and neutral bus bars are incorrectly bonded together. This can cause malfunction and is a safety issue. A qualified licensed electrical contractor should review and correct as needed to ensure safe and proper operation.

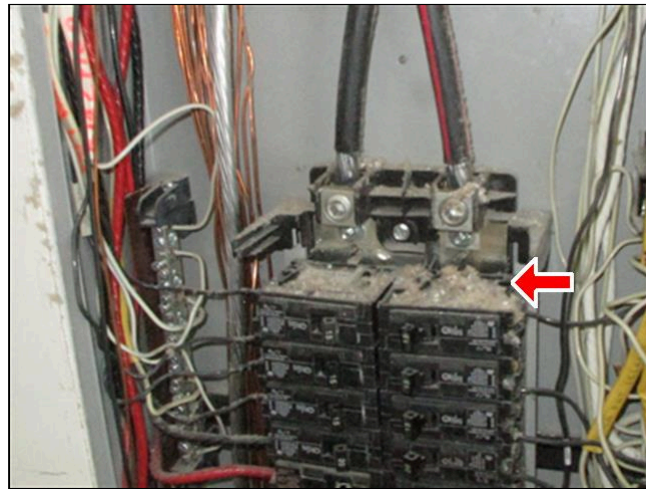


Double Tapped Breaker



Ground & Neutral Bus Bars Bonded

The garage sub electrical panel box has insulation debris inside. This is a potential fire hazard that needs to be corrected. A qualified licensed electrical contractor should clean the interiors of the panel box.



Insulation In Panel

**C. LOCATION OF MAIN AND DISTRIBUTION PANELS**

Acceptable Condition

The main electrical panel box is located at the rear exterior.

The sub electrical panel boxes are located at the pool/spa equipment and garage interior.

**D. BRANCH CIRCUIT CONDUCTORS**

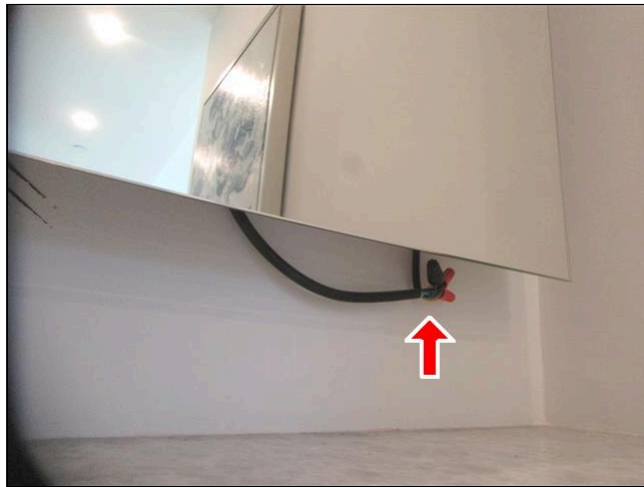
Repair or Replace

An open "L" electrical box exists at the rear exterior, under the main electrical panel. Have a qualified licensed electrician install a cover for safety.



Cover Plate Missing

Exposed electrical splices are present behind the mirror, outside the 1st level powder room. Splices should be installed in a junction box with a cover to prevent shock and contact with combustible materials. Have a qualified licensed electrician make repairs for safety.



Exposed Splices

**E. CONNECTED DEVICES AND FIXTURES**

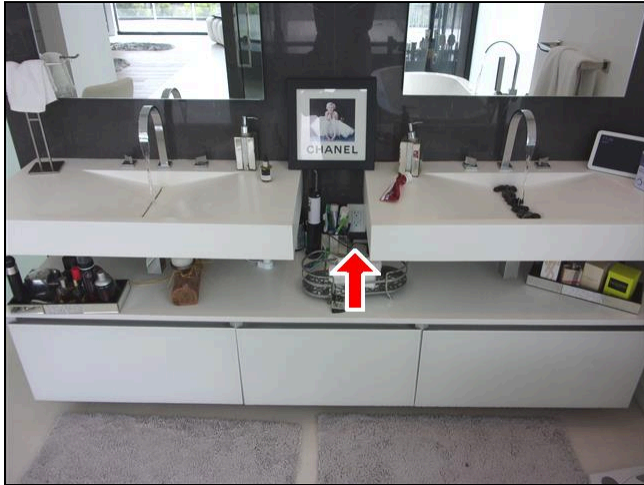
Repair or Replace

Exterior light switches at the left side covered patio area are missing weather rated covers. A qualified licensed electrical contractor should correct.

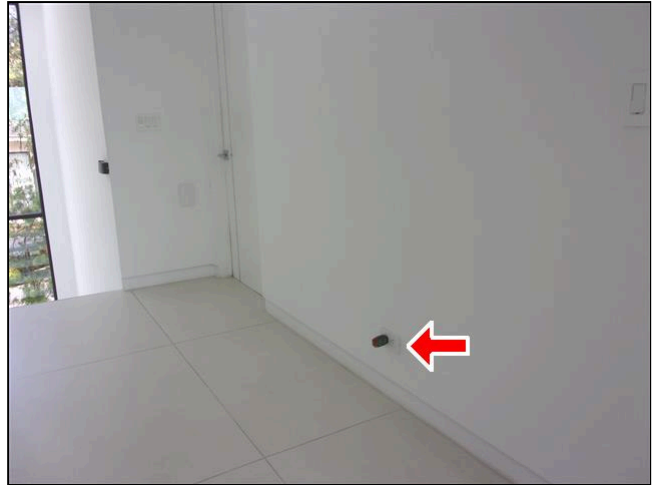


Weather Rated Cover Missing

Electrical outlets were not operational between sinks in the primary bathroom, at the top level landing, at the beverage counter top in the kitchen, left side game room bathroom and 1st level powder room. Have a qualified licensed electrician evaluate and correct for proper operation.



Outlet Not Operational, Primary Bath



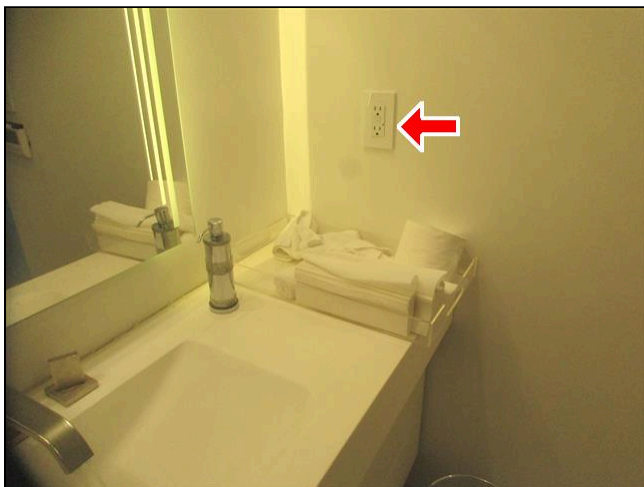
Outlet Not Operational, Top Of Stairs



Outlets Not Operational, Kitchen



Outlet Not Operational, Game Room Bath



Outlet Not Operational, 1st Level Powder Room

In an occupied home, not all outlets are accessible for testing due to stored, personal items of



the current homeowner or occupant. All efforts are made to test as many outlets as possible for proper operation and polarity.

#### **F. POLARITY AND GROUNDING**

Repair or Replace

An electrical outlet tests with an open ground at the laundry room sink. This incorrect installation and is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



Ungrounded Outlet

#### **G. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)**

Acceptable Condition

#### **H. ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)**

Not Inspected

#### **I. SMOKE DETECTORS**

Acceptable Condition

#### **J. CARBON MONOXIDE DETECTORS**

Acceptable Condition

#### **K. Other**

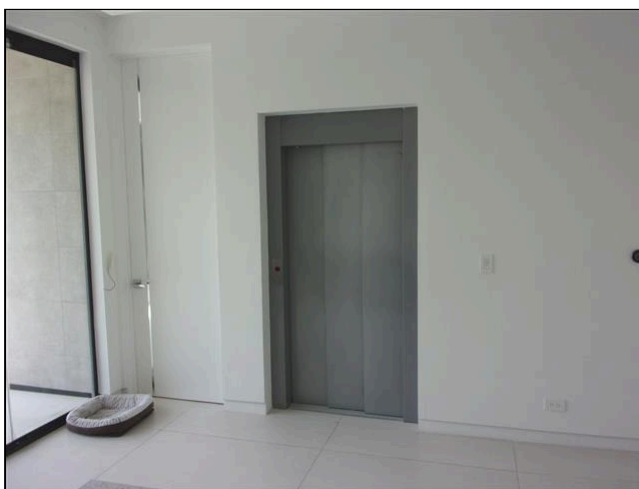
Not Inspected

The security & camera system is outside the scope of a general home inspection and excluded from this report.

Low voltage exterior/interior lighting is outside the scope of a general home inspection and excluded from this report.

Audio speaker systems are outside of the scope of this general home inspection and excluded. No representation of their condition is represented in this report.

The elevator and all of it's associated equipment is outside the scope of a general home inspection and excluded from this report.



**Not Inspected**

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

## IV. Structural Components

The home inspector shall **Observe**: structural components including foundations, floors, walls, columns and/or piers, ceilings and roof when accessible. The home inspector shall **Describe**: the type of foundation, floor structure, wall structure, columns and/or piers, ceiling structure, roof structure. The home inspector shall only **Probe**: structural components when/where deterioration is suspected; **Enter**: under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected that may harm the inspector; **Report**: the methods used to observe under floor crawl spaces and attics; and **Report**: signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. *The home inspector is not required to: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.*

### Components

<p><b>Foundation Material:</b> Concrete Masonry Unit (CMU) Block Finished - Not Visible</p>	<p><b>Foundation Type:</b> Basement</p>	<p><b>Floor Structure:</b> Slab</p>
<p><b>Wall Structure:</b> Wood Studs Not Visible</p>	<p><b>Ceiling Structure:</b> Not visible</p>	<p><b>Roof Structure:</b> Not visible</p>
<p><b>Roof-Type:</b> Flat</p>	<p><b>Method Used To Observe Attic:</b> No Attic Cathedral/Vaulted Ceilings</p>	

### Items

**A. FOUNDATIONS**

Not Inspected

**B. WALLS (Structural)**

Acceptable Condition

Complete evaluation of the structural components was restricted by finished materials, walls and/or ceilings. There were no visibly apparent deficiencies at the time of the inspection; however, complete evaluation would require removal of the finished materials.

**C. FLOORS (Structural)**

Acceptable Condition

**D. CEILINGS (structural)**

Acceptable Condition

**E. ROOF STRUCTURE**

Not Inspected

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

## V. Insulation and Ventilation

The home inspector shall **Observe**: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall **Describe**: Insulation in unfinished spaces; Absence of insulation in unfinished space at conditioned surfaces. *The home inspector shall not*: Move any insulation unless evidence of damage indicates the need to do so. *The home inspector is not required to report on*: Concealed insulation and vapor retarders; or concealed venting equipment that is integral with household appliances.

### Components

**Attic Insulation:**

No Accessible Attic, Not Visible

**Bathroom Ventilation:**

Exhaust Fan  
Window

**Dryer Power Source:**

Unknown, Not Visible Behind  
Equipment

**Dryer Vent:**

Unknown, Not Visible

**Floor System Insulation:**

Not Visible

### Items

**A. INSULATION UNDER FLOOR SYSTEM**

Not Inspected

**B. VENTING SYSTEMS (Bathrooms & Laundry)**

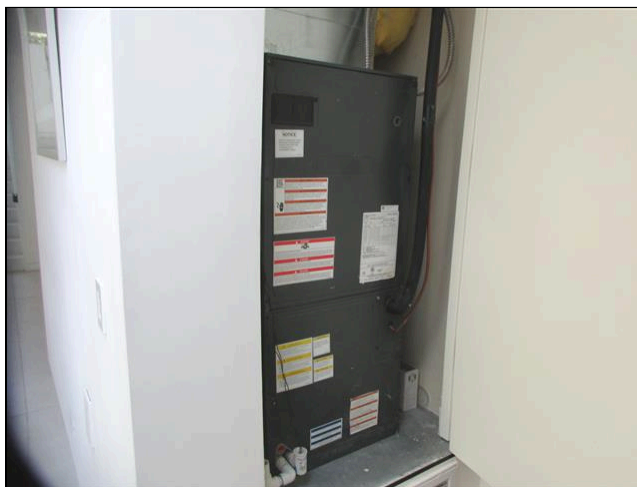
Acceptable Condition

Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid, metal type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## VI. Heating

The home inspector shall **Observe**: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall **Describe**: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall **Operate**: the systems using normal operating controls. The home inspector shall **Open**: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to:* Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



Air Handler View, 1st Level, Left Side

### Components

**Heat Type:**

Packaged Rooftop Units, Systems  
For Main & Top Levels  
Heat Pumps, Systems For 1st Level

**Energy Source:**

Natural Gas, Rooftop Systems Only  
Electric, 1st Level Systems Only

**Number of Heat Systems  
(excluding fireplace):**

Four

**Heating System Location:**

1st Level (Basement)

**Heat System Age:**

5 Years, Rooftop Unit  
6 Years, Rooftop Unit  
9 Years, 1st Level, Left Side Heat  
Pump

**Ductwork:**

Insulated  
Sheet Metal

**Filter Type:**

Disposable

**Fireplaces:**

Prefabricated  
Gas Starter  
Sealed  
Heatilator Fan

**Number Of Fireplaces:**

Two

### Items

**A. HEATING EQUIPMENT**

Not Inspected

Note: The heat pump air handler for the 1st level right side was not accessible for inspection at the ceiling of the laundry room due to personal items. It's condition is not known and not represented in this report. This is for your information.



Air Handler Not Accessible

## B. NORMAL OPERATING CONTROLS

Not Inspected

**NOTE:** All (4) HVAC systems were not able to be tested or operated as the thermostats were locked and the homeowner at the time of inspection insisted the systems were operational and refused to unlock for inspection purposes. The operability and conditions of the HVAC system are not known and not represented in this report. This is for your information.

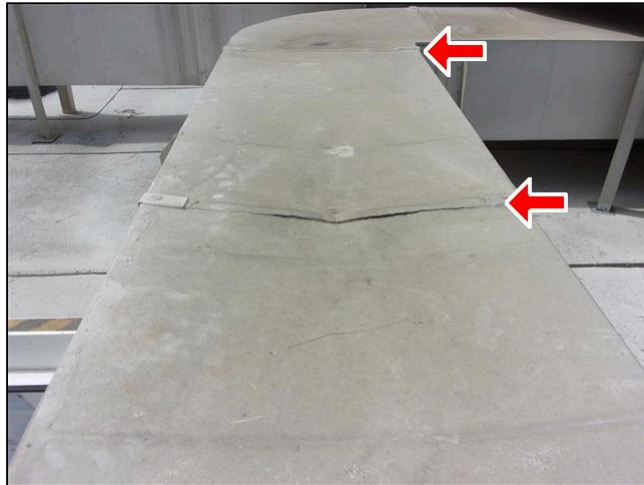


HVAC Systems Not Tested

## C. DISTRIBUTION SYSTEMS

Repair or Replace

Some of the HVAC supply ductwork is dented and damaged with an opening between sections, near the roof hatch. Energy loss may occur during operation and water intrusion may be possible. Have a qualified licensed HVAC contractor repair or replace as needed.



Damaged Ductwork, Opening Present

The air filters for the heating/cooling systems should be cleaned or replaced every 30-90 days. This is for your information.

**D. PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Not Inspected

**E. FIREPLACES**

Not Inspected

The remote for the primary bedroom fireplace was not accessible for testing and operation at the time of inspection. The condition of this fireplace is not known and not represented in this report. Test the fireplace when accessible. This is for your information.

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

## VII. Air Conditioning

The home inspector shall **Observe**: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall **Describe**: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall **Operate**: the systems using normal operating controls. The home inspector shall **Open**: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to:* Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



A/C Condenser View, 1st Level, Right Side



A/C Condenser View, 1st Level, Left Side

### Components

**Cooling Equipment Type:**

Packaged Rooftop Units, Systems  
 For Main & Top Levels  
 Heat Pumps, Systems For 1st Level  
 Condensate Pump

**Cooling Equipment Energy**

**Source:**  
 Electric

**A/C Age:**

4 Years, 1st Level, Left Side  
 5 Years, 1st Level, Right Side  
 6 Years, Rooftop Unit  
 7 Years, Rooftop Unit

**Number Of Air Conditioning**

**Systems:**

Four

### Items

**A. COOLING EQUIPMENT**

Not Inspected

**B. NORMAL OPERATING CONTROLS**

Not Inspected



**NOTE:** All (4) HVAC systems were not able to be tested or operated as the thermostats were locked and the homeowner at the time of inspection insisted the systems were operational and refused to unlock for inspection purposes. The operability and conditions of the HVAC system are not known and not represented in this report. This is for your information.



T-Stats Locked

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

## VIII. Interiors

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



Interior View



Interior View



Interior View

### Components

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board  
 Tile

**Floor Covering(s):**

Carpet  
 Wood  
 Tile  
 Area rug

**Interior Doors:**

Wood

**Window Types:**

Metal Framed, Double Pane,  
 Casement  
 Metal Framed, Double Pane, Sliding

**Cabinetry:**

Wood  
 Laminate

**Countertop:**

Quartz  
 Stone

### Items

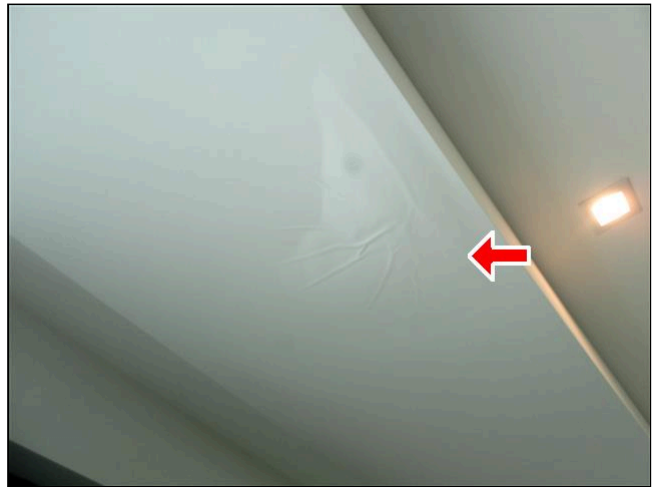
**A. CEILINGS**

Repair or Replace

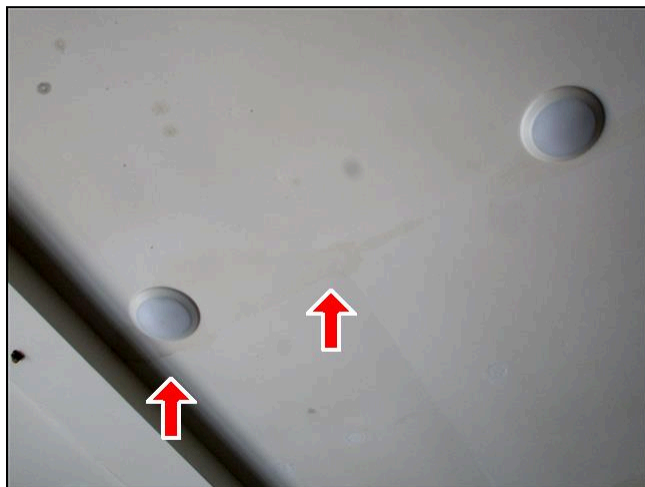
Ceilings reveal staining and damage in the living room, kitchen and garage. Leaking from the balconies/balcony doors and/or plumbing is suspected. Have a qualified licensed contractor evaluate further and perform all necessary repairs.



Stained, Damaged Ceiling, Living Room



Damaged Ceiling, Kitchen



Stained Ceiling, Garage

Signs of previous repairs exist at the ceiling of the 1st level game room and garage. I am unable to determine the reason for the repair and recommend you inquire with the seller for additional information.

**B. WALLS**

Repair or Replace

The front and right walls in the game room on the 1st level are stained at the floor from water intrusion. Leaking from the adjacent exterior staircase and landing is suspected. Have a qualified licensed contractor evaluate further and perform all necessary repairs.



Signs Of Water Intrusion



Signs Of Water Intrusion



Signs Of Water Intrusion

In an occupied home, a full view of the floors, walls and windows is limited due to stored, personal items of the current homeowner or occupant. All efforts are made to perform a thorough inspection to discover any deficiencies.

**C. FLOORS**

Repair or Replace

Tiles are loose and cracked in the kitchen. While this is cosmetic, it needs to be repaired by a qualified licensed contractor as needed.

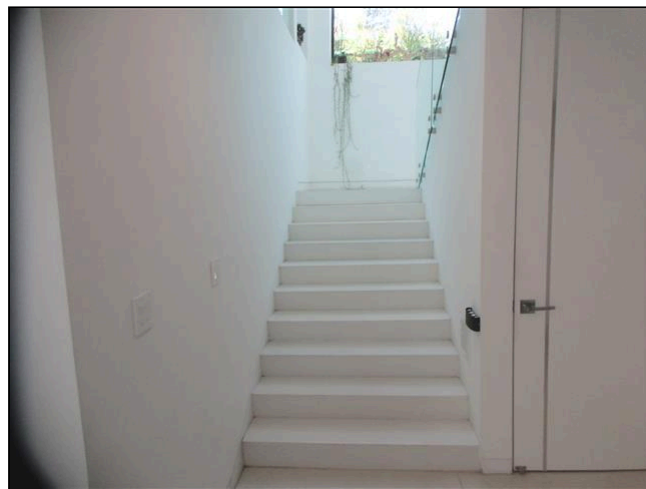


Cracked, Loose Tiles, Kitchen

**D. STEPS, STAIRWAYS, AND RAILINGS**

Repair or Replace

A graspable hand rail is missing at the lower level staircase. A fall or injury could occur if not corrected. A handrail should be installed for safety by a qualified licensed contractor.



Hand Rail Missing

**E. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Acceptable Condition

Old, dry stains were visible in the vanity of the right rear guest bathroom. The stains were dry at the time of inspection and appear to be from a previous leak that has been repaired. This is for your information.



Old, Dry Stains

**F. DOORS**

Acceptable Condition

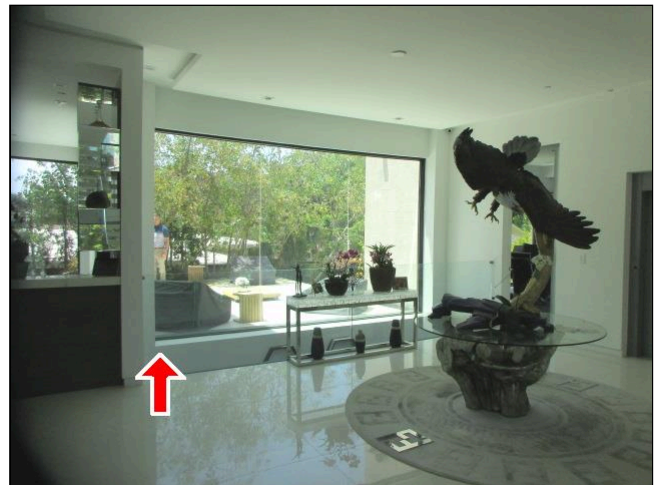
**G. WINDOWS**

Repair or Replace

A window shows evidence of leaking at the jamb/sill at the rear wall of the main level entry. Water intrusion may continue to occur without correction. Have a qualified licensed window contractor repair as needed.



Signs Of Water Intrusion



Signs Of Water Intrusion

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

## IX. Garage/Carport

The home inspector shall **Observe**: Walls, ceilings, floors when visible and accessible; Garage door operators. The home inspector shall **Describe**: wall and ceiling cladding materials; **Operate** all garage doors manually or by using permanently installed controls for any garage door operator present; **Report** whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing. *The home inspector is not required to observe*: Garage door operator remote control transmitters; *The home inspector is not required to*: Move personal items, panels, furniture, equipment, or debris that obstructs access or visibility.



Garage View

### Components

**Garage Door Type:**

Overhead-Sectional  
Automatic Opener

**Garage Door Material:**

Metal  
Light Inserts

**Garage Structure:**

Attached

**Garage Ceiling & Wall Material:**

Gypsum Board

### Items

**A. GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

Acceptable Condition

**B. GARAGE FLOOR**

Acceptable Condition

A full view of the floors, ceilings and/or walls is restricted due to stored, personal items of the current homeowner or occupant. All efforts are made to perform a thorough inspection to discover any deficiencies.

Hairline cracks are present in the garage concrete slab. These are typically caused by normal settlement and/or material shrinkage and repairs are not needed unless displacement is present.

**C. GARAGE DOOR TO INSIDE HOME (FIRE DOOR)**

Acceptable Condition

**D. GARAGE EXTERIOR DOOR**

Repair or Replace

The garage vehicle door is not balanced. Tension is lost at the cables when the door is opened. This presents a safety hazard. Although the door opener was operational at the time of inspection, I recommend a qualified licensed garage door service company adjust/repair as necessary.



Loose Cables

**E. GARAGE DOOR OPENER**

Repair or Replace

The automatic opener for the garage vehicle door will not reverse when met with resistance. This is considered unsafe and needs correcting by a qualified licensed garage door contractor.



Door Does Not Reverse

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



# X. Plumbing System

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



View Of Tankless Water Heaters

## Components

**Water Source:**

Public

**Water Filters:**

(We do not inspect any water filtration systems)

**Plumbing Water Service:**

Copper  
Pressure Regulator Present

**Plumbing Water Supply:**

Copper

**Plumbing Waste:**

ABS

**Gas Piping:**

Black Iron

**Water Heater Power Source:**

Natural Gas

**Water Heater Capacity:**

Tankless, On Demand  
Hot Water Expansion Devices  
Two Systems

**Water Heater Location:**

Rooftop

**Water Heater Age:**

5 Years  
6 Years

## Items

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

Acceptable Condition

Because many of the waste and drain lines are hidden from view and access, a video camera inspection of the waste lines by a qualified licensed plumbing company is recommended. This type of inspection can reveal underground piping conditions.

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

Repair or Replace

The static cold water pressure measured approximately 110psi at the exterior hose bibbs. Pressure above 80psi can cause leaking in the piping and fixtures of the home. Have a qualified licensed plumber adjust the pressure at the existing regulator valve accordingly.



High Pressure

Water supply piping installed at the roof top has not been insulated. This piping is exposed to extreme temperatures which may cause fluctuations in the plumbing system. Today's standards typically required exposed piping be insulated. Have a qualified licensed plumber repair as needed.



Piping Not Insulated

The entire shower pan floor is loose in the primary bathroom. This is incorrect installation and may allow leaking during operation of the shower. A qualified licensed contractor should evaluate further and perform all necessary repairs before continued use.



Loose Shower Pan

A cracked tile and loose drain cover were observed in the 1st level gym shower stall. A shower pan test should be performed by a qualified licensed contractor to determine if any leaking exists

and to perform all necessary repairs.



Cracked Tile



Loose Drain Cover

The bidet functions at the toilets were not inspected and are specifically excluded from this inspection and report.



Not Inspected

California water conservation law now requires the seller to disclose to prospective buyers whether low flow plumbing fixtures i.e., shower heads, sink faucets, toilets have been installed in the home. Flow capacity and rates are outside the scope of a general home inspection and not represented in this report. Inquire with the seller for additional information and whether or not low flow fixtures are present in the home. Upgrade as necessary.

**C. WATER HEATER**

Acceptable Condition

Note: Tankless water heaters typically need to be flushed & de-scaled on a regular basis to keep them operating at peak efficiency. Refer to the manufacturer's specifications for maintenance of the appliance.

The water heaters operated properly at the time of inspection.

**D. MAIN WATER SHUT-OFF LOCATION**

Acceptable Condition

The main water shut off is the white lever located at the front exterior.



Water Shut Off Valve

**E. GAS PIPING**

Acceptable Condition

**F. MAIN FUEL SHUT OFF LOCATION**

Not Inspected

Contact the utility for the location of the main gas shut off.

**G. FIRE SPRINKLER SYSTEM**

Not Inspected

A fire sprinkler system is present in the home. This is a specialty system that is outside the scope of a general home inspection. The condition of the fire sprinkler system is excluded from this report.

**H. OTHER**

Not Inspected

The steam equipment for the shower is a specialty system and is excluded from this general home inspection. Inquire with the seller and/or a qualified specialist for its condition, operation and maintenance.

The sauna and its components are outside the scope of a general home inspection. Their conditions and operations are not represented in this inspection report. Inquire with the seller for additional information.



Not Inspected

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

## XI. Built-In Appliances

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



Kitchen View

### Components

**Dishwasher:**

Present

**Disposer:**

Present

**Exhaust/Range Hood:**

Present

**Range/Oven:**

Built In Double Oven

**Trash Compactor:**

Present

**Refrigerator & Freezer:**

Present

Built-In

**Cooktop:**

Gas & Electric

**Wine Cooler/Beverage**

**Refrigerator:**

Present

Not Inspected

**Central Vacuum:**

Present

Not Inspected

**Coffee/Cappuccino Maker:**

Not Inspected

### Items

**A. DISHWASHER**

Acceptable Condition

**B. RANGES/OVENS/COOKTOPS**

Acceptable Condition

**C. RANGE HOOD**

Acceptable Condition

**D. TRASH COMPACTOR**

Acceptable Condition

**E. GARBAGE DISPOSAL**

Acceptable Condition

**F. LAUNDRY EQUIPMENT**

Not Inspected

The laundry equipment is outside the scope of this inspection and specifically excluded from this report.



Not Inspected

#### **G. REFRIGERATOR**

Acceptable Condition

#### **H. WARMING DRAWER**

Acceptable Condition

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

## XII. Environmental

*Items*

### A. Suspected Mold/Fungus Substance

Repair or Replace

Suspected mold/fungus/mildew-like staining or substances were observed in the shower tile grout at the front left, front right and left side game room baths and on the garage ceiling. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



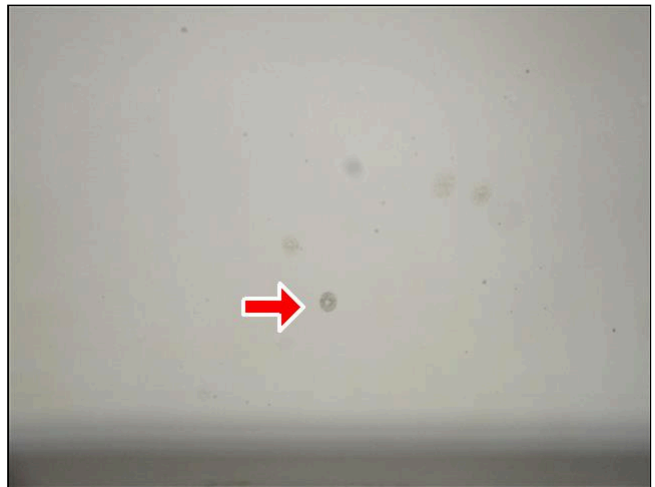
Suspected Mold/Fungus/Mildew, Front Left Guest Bath



Suspected Mold/Fungus/Mildew, Front Right Bath



Suspected Mold/Fungus/Mildew, Left Game Room Bath



Suspected Mold/Fungus/Mildew, Garage Ceiling



# XIII. Swimming Pools, Spas, Equipment and Safety

Scope: The pool/spa inspection is limited to those visible and accessible items without disassembly. Pressure testing of the plumbing lines is not performed, pool filters are not disassembled, back flush mechanisms are not tested, thermostats, temperature controls or timers are not operated or inspected. Accessories such as slides, diving boards, automatic covers, steps/stairs, chlorinators, water conditioners, solar systems or other specialty equipment are excluded from this inspection, unless otherwise noted in the report.

Pools are fun, but children and adults can lose their life quickly. Over 4,000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. Drowning surpasses all other causes of death to children age 14 and under in California. **A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety.** Contact your local municipal's building department for the most recent safety requirements and make sure your home and property are updated for safety.



Pool/Spa View



Pool/Spa Equipment View

### Components

**Style:**

- Pool & Spa Combination
- In Ground Pool
- In Ground Spa

**Wall Material:**

- Plaster
- Tile

**Equipment:**

- Diatomaceous Filter
- Gas Fired Heater
- Circulation Pump
- Booster Pump
- Water Feature Pump
- Blower/Bubbler
- Light(s)
- Water Feature

### Items

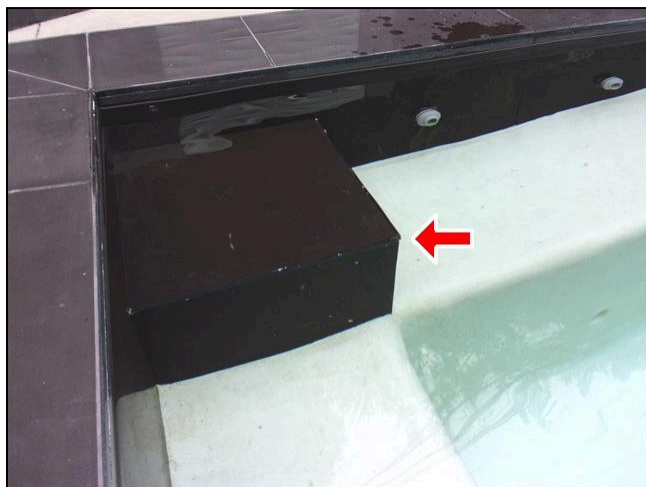
**A. Operation Of Pool/Spa**

Acceptable

**B. Pool/Spa Surfaces**

Repair or Replace

Tiles are loose around the pool & spa and the edges of the tiles are sharp at the top step of the spa. Loose tiles may allow leaking into surrounding materials and the sharp edges of the top step may cause injury. Have a qualified licensed pool contractor perform repairs as needed.



Sharp Edges At Step



Loose Tiles



Loose Tiles

**C. Pumps: Circulation, Booster, Features**

Acceptable

**D. Filtering Equipment**

Acceptable

**E. Heater**

Repair or Replace

The pool/spa gas-fired heater failed to operate and the soil around the cabinet is too high. Have a qualified licensed pool contractor service and repair and clear away the soil for proper operation.



Heater Not Operational



Soil Too High

**F. Coping, Decks**

Acceptable

**G. Electrical Items**

Acceptable

**H. Verify Electrical Outlets & Lighting Is On A GFCI (Ground Fault Circuit Interrupter)**

Acceptable, Yes

**I. Skimmer(s) & Drains**

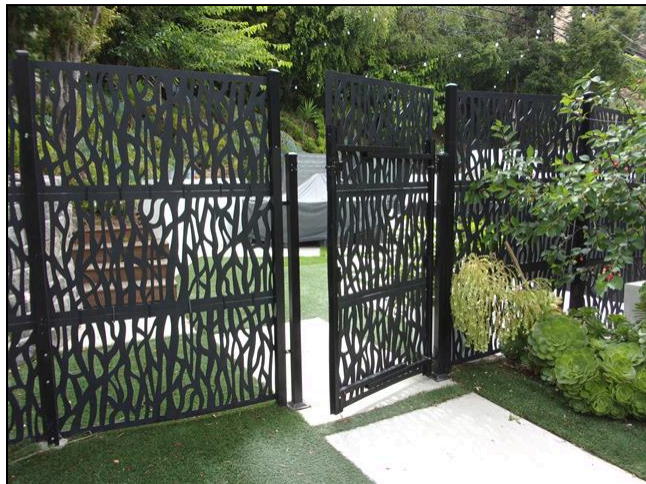
Repair or Replace

A back wash pit/drain for the pool/spa filter system was not found or installed at the waste lines of the home. When back washing the pool/spa filter, water will drain into the yard or it can be captured into a tank and disposed of by a qualified licensed pool contractor. Have a qualified licensed pool contractor install a back wash drain, as needed.

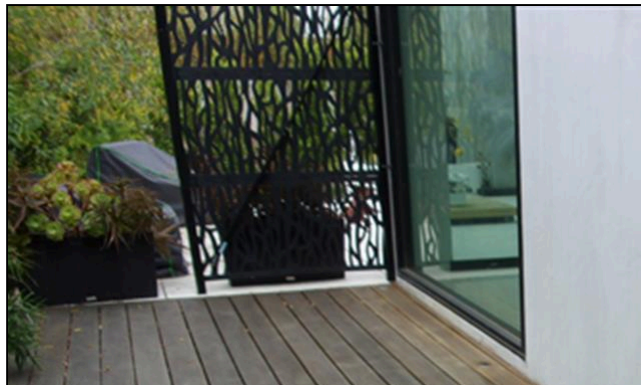
**J. Do Gate(s) Comply With Current Safety Standards?**

Repair or Replace

A side yard gate is missing at the right side of the home and the left side yard gate is not in compliance with today's safety standards when a pool/spa is present. Gates are typically required to be at least 60" high, self closing, self latching, opening away from the pool/spa with the latch on the pool side of the gate. If gates are able to stand open, this can allow wandering children and unauthorized access to the pool/spa areas, creating a drowning hazard. Have a qualified licensed pool contractor perform all necessary repairs for security of the yard as required.



Left Side Yard Gate Not In Compliance With Safety Standards



Gate Missing At Right

**K. Pool/Spa Mesh Fence/Enclosure/Barrier Present?**

Not Present, No

The exterior doors allow direct access from the house to the pool/spa area. This is a significant safety and childproofing issue. I recommend you have a qualified licensed pool contractor properly install an enclosure, fencing, cover, door alarms, water surface alarm and/or childproof locks as necessary.



Direct Access To Pool/Spa Area

**L. Do Exterior Doors Have Self Closing, Self Latching Device?**

Not Present, No

**M. Safety Pool/Spa Cover Present?**

Not Present, No

**N. Exit Alarms Present On Exterior Doors?**

Not Present

**O. Water Surface Alarm?**

Not Present, No

**P. Are There Fewer Than 2 Drowning Prevention Safety Features?**

Yes, Repair or Replace

There are fewer than 2 drowning prevention safety features present regarding access to the pool/spa. At least 2 of the following safety features are now required to meet today's standards: a proper barrier/ enclosure, self closing self latching exterior doors, pool/spa safety cover, door exit alarms or water surface alarm are safety features. Contact a qualified licensed pool contractor for options, costs and installation for safety.



Less Than 2 Drowning Prevention Features Present

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