



Thoroughspec Home Inspections
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Inspection reference: 16217

Confidential Inspection Report

**1234 Main St
Huntington Beach CA 92646**

July 18, 2016



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: 16217 Address: 1234 Main St

Inspection Contents

Summary	3
GENERAL INFORMATION	8
EXTERIOR	9
ROOF & ATTIC	12
GARAGE	15
HEATING & COOLING	17
FOUNDATION & PLUMBING	19
ELECTRICAL	21
WATER HEATER	24
KITCHEN & LAUNDRY	26
BATHROOMS	28
LIVING AREAS	29
BEDROOMS	30

Inspection: 16217 Address: 1234 Main St

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

Monday, July 18, 2016

Inspection Site



1234 Main St..
Huntington Beach CA 92646

Dear Homeowner:

At your request, a visual inspection of the above referenced property was conducted on Monday, July 18, 2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR

Exterior:

2.1 Driveways/Walkways:

Concrete; Cracked and damaged concrete walkways.

2.2 Fencing/Gates:

Block; Wrought iron; Step cracking and loose wall blocks at right and left side walls. Damaged block planters.

Inspection: 16217 Address: 1234 Main St

2.3 Siding:

Stucco; Brick; Stucco near electrical panel right side is poorly patched. Common hairline cracking and chipping at walls, typical of age of structure.

2.4 Trim:

The termite report should be reviewed as deteriorated wood was visible at multiple areas.

2.6 Electrical Fixtures:

The doorbell was inoperable when tested. Loose electrical fixtures on front and rear walls.

2.10 Lot Grading/Drainage:

Structure is located on a flat lot. Grading at some areas is suggested to prevent water from pooling in low spots. Install holes at base of left wall to allow water to escape yard.

2.12 Exterior Comments:

Moisture barriers are required between planters and exterior walls to prevent water penetration, installation is needed at front planters.

ROOF & ATTIC

Attic Space:

3.3 Insulation:

The attic is minimally insulated, twelve inches of insulation is recommended for the Southern California climate. Adding insulation is an effective method of lowering energy costs.

3.4 Ventilation:

Torn attic vent screens in eaves, repair to prevent pest intrusion into attic.

Chimney Comments:

3.6 Chimney:

The chimney is lacking a spark arrestor, required for wood burning fireplaces to prevent embers from escaping. The mortar at the chimney cap is cracked and in need of repair, contact licensed contractor.

Roof Comments:

3.9 Roofing:

The roof was visually inspected from accessible vantage points as it is composed of materials that can be damaged if walked upon. Unless otherwise noted in the report, the roof is in serviceable condition. There is a small area of roll roofing in valley at right side, this area will require periodic sealing to prevent leakage.

GARAGE

Garage:

4.3 Overhead Door:

The garage doors show deterioration, replacements are suggested.

4.5 Man Door/ Windows:

Common with older structures, the glass used at doors/ windows is non-tempered. Non-tempered glass may shatter when cracked unlike current panes. A review by a licensed window contractor is suggested for upgrade options.

4.6 Fire Door/ Fire Wall:

The fire door is the door between the house and the garage and is required to be self-closing to prevent carbon monoxide from cars from entering the structure. An operable self-closing device has not been installed on the fire door as required. Contact licensed contractor for installation.

4.7 Garage Walls:

The garage walls show typical wear and tear (cosmetic damage). There is water damage to rear wall drywall.

4.8 Garage Ceiling/ Rafters:

Deteriorated wood at garage framing/ rafters.

HEATING & COOLING

Heating:

5.4 Heater Comments:

The heater ducting is original, replacement of ducting would improve air flow.

Fireplace:

5.9 Fireplace Comments:

The Gas Company requires a clamp be installed on the damper door (door inside the throat of the fireplace) to prevent complete closure of damper preventing products of combustion from entering the structure. There are gaps at brick mortar inside fireplace, maintenance is needed to prevent brick loosening.

Detectors:

5.10 Smoke Detector Comments:

There are no operable smoke detectors in the structure. Detectors are required on each level, in hallways and in each sleeping area. As of January 2014, 10 year life batteries became required when installing or replacing smoke detectors or when applying for a work permit above \$1000. All smoke detectors are now required to have a 10 year battery, an installation date and a hush feature.

5.11 Carbon Monoxide Detector Comments:

Carbon monoxide detector are required to be installed on each level of structures that contain fossil fuel burning appliances or have an attached garage. As the structure is not currently compliant, installation is needed.

FOUNDATION & PLUMBING

Plumbing System:

6.7 Supply Piping Comments:

Shut off valves under sinks and toilets can become frozen if left untouched for an extended period of time. Replacement of frozen valves is suggested in this structure to allow for usage. Contact a licensed plumbing contractor for repair.

6.8 Drain Line Comments:

As some drains were found to be slow in the structure, a licensed plumbing contractor should be contacted for roofer service. Note left by previous occupant states the drains have been relined, use water jet (not blades) to clear drain lines.

ELECTRICAL

Electrical System:

7.8 Main Panel Comments:

The electrical panel is missing the legend (labeling) at some or all circuits. Each breaker must be listed as to which circuit it controls.

7.9 Electrical System Comments:

Common for electrical systems in the late 1950's to mid 1960's, outlets are grounded near water sources only (kitchen and bathrooms typically). The electrical service lines at mast are attached with tape, contact licensed contractor for permanent attachment (connectors).

KITCHEN & LAUNDRY

Kitchen:

9.1 Floors/ Walls/ Ceiling:

Cracked floor tile in the kitchen area.



Inspection: 16217 Address: 1234 Main St

9.4 Electrical:

The installation of GFCI (ground fault circuit interrupter) outlets are required near kitchen sink.

BATHROOMS

Bathrooms:

10.1 Bathroom #1 Location/ Comments:

Bathroom located off hallway; The installation of GFCI (ground fault circuit interrupter) outlets are required in bathrooms for safety. Contact licensed plumbing contractor for roofer service as drain is slow at tub. The tub drain is leaking (access in master bathroom), contact licensed contractor for repair. There is a chip in the tub. Drip at the sink faucet. The tub hardware is worn and leaks when operated. Improper installation (exposed wire) at overhead exhaust fan, this is a safety hazard.

10.2 Bathroom#2 Location/ Comments:

The bathroom is located off of the master bedroom; The shower wall panels are delaminated. The overhead light fixture is damaged. The installation of GFCI (ground fault circuit interrupter) outlets are required in bathrooms for safety.

LIVING AREAS

Living Areas:

11.1 Entry Way Comments:

Common with older structures, the glass used at doors/ windows is non-tempered. Non-tempered glass may shatter when cracked unlike current panes. A review by a licensed window contractor is suggested for upgrade options.

11.2 Living Room Comments:

Torn window screen(s) in the living room. Loose electrical outlet on rear wall.

11.3 Dining Area Comments:

Damaged runners on the screen door.

11.5 Family Room Comments:

Torn screen(s) in the family room. Loose electrical outlet at left wall. The rear wall upper electrical outlet is not grounded (a three prong outlet was installed), see electrical section of report.

BEDROOMS

Bedrooms:

12.3 Bedroom #3 Location/ Comments:

Rear right bedroom; Torn window and door screens. Closet doors are off track.

12.4 Bedroom #4 Location/ Comments:

Master bedroom; Missing the bedroom closet doors. Missing covers on closet lights.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Inspection: 16217 Address: 1234 Main St

Mark Kinder
Thoroughspec Home Inspections



Inspection: 16217 Address: 1234 Main St

GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:

7/18/2016 10:00 AM.

1.2 Client:

1.3 Inspection Site:

1234 Main St.
Huntington Beach CA 92646.

Building Characteristics:

1.4 Estimated Age:

Structure is 50-60 years old.

1.5 Building Type:

Structure is a single family residence.

1.6 Inspection Fee:

325.

1.7 Inspection Fee Paid/

Due:
Inspection fee paid.

Climatic Conditions:

1.8 Weather:

Clear.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior:

2.1 Driveways/Walkways:

Concrete; Cracked and damaged concrete walkways.



2.2 Fencing/Gates:

Block; Wrought iron; Step cracking and loose wall blocks at right and left side walls.
Damaged block planters.



2.3 Siding:

Stucco; Brick; Stucco near electrical panel right side is poorly patched. Common hairline cracking and chipping at walls, typical of age of structure.





Inspection: 16217 Address: 1234 Main St

2.4 Trim:

The termite report should be reviewed as deteriorated wood was visible at multiple areas.



2.5 Window Frames/Screens:

Aluminum; No defects noted in this area.

2.6 Electrical Fixtures:

The doorbell was inoperable when tested. Loose electrical fixtures on front and rear walls.



2.7 Gutter/Spouts:

There are no gutters/ downspouts.

2.8 Sprinklers:

The sprinklers were operable when tested at valves. Sprinkler timers are not tested as timing devices are beyond the scope of this inspection.



2.9 Hose Faucets:

No defects noted at hose faucets.



Inspection: 16217 Address: 1234 Main St

2.10 Lot Grading/Drainage:

Structure is located on a flat lot. Grading at some areas is suggested to prevent water from pooling in low spots. Install holes at base of left wall to allow water to escape yard.



Water will pond in this area

2.11 Gas Meter:

The gas meter is located at the right side of the structure; The gas was on at time of inspection.



2.12 Exterior Comments:

Moisture barriers are required between planters and exterior walls to prevent water penetration, installation is needed at front planters.



ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Attic Space:

3.1 Attic Access Location:

The access to the attic is located in the hallway.



3.2 Sheathing Type:

The sheathing consists of wood slats, common with wood roofs.



3.3 Insulation:

The attic is minimally insulated, twelve inches of insulation is recommended for the Southern California climate. Adding insulation is an effective method of lowering energy costs.



3.4 Ventilation:



Inspection: 16217 Address: 1234 Main St

Torn attic vent screens in eaves, repair to prevent pest intrusion into attic.



Chimney Location:

3.5 Chimney:

Chimney located at the front of the structure.



Chimney Comments:

3.6 Chimney:

The chimney is lacking a spark arrestor, required for wood burning fireplaces to prevent embers from escaping. The mortar at the chimney cap is cracked and in need of repair, contact licensed contractor.



Roof Sloping:

3.7 Roofing:

The structure has a pitched roof.



Roof Material:

3.8 Roofing:



Inspection: 16217 Address: 1234 Main St

The roof covering is composed of tile (metal), Tile is preferred for its durability and fire resistance. Tile roofs should not be walked upon as tiles can be fragile.



Roof Comments:

3.9 Roofing:

The roof was visually inspected from accessible vantage points as it is composed of materials that can be damaged if walked upon. Unless otherwise noted in the report, the roof is in serviceable condition. There is a small area of roll roofing in valley at right side, this area will require periodic sealing to prevent leakage.



This area will need periodic sealing



GARAGE

Garage:

4.1 Attached/ Detached:

The garage is attached to the structure.

4.2 Slab/ Floor:

Concrete; The garage slab shows typical cracking.

4.3 Overhead Door:

The garage doors show deterioration, replacements are suggested.



4.4 Garage Door Opener:

The garage door has an operable safety reverse system as required.



4.5 Man Door/ Windows:

Common with older structures, the glass used at doors/ windows is non-tempered. Non-tempered glass may shatter when cracked unlike current panes. A review by a licensed window contractor is suggested for upgrade options.



4.6 Fire Door/ Fire Wall:

The fire door is the door between the house and the garage and is required to be self-closing to prevent carbon monoxide from cars from entering the structure. An operable self-closing device has not been installed on the fire door as required. Contact licensed contractor for installation.

4.7 Garage Walls:



Inspection: 16217 Address: 1234 Main St

The garage walls show typical wear and tear (cosmetic damage). There is water damage to rear wall drywall.



4.8 Garage Ceiling/ Rafters:

Deteriorated wood at garage framing/ rafters.



4.9 Laundry Tub:

There is no laundry tub in the garage.

4.10 Washer Hook-ups:

No defects noted at garage washer hook-ups.

4.11 Dryer Hook-ups:

A gas line is provided in the garage for dryer hook-up. A 220 volt outlet is provided in the garage for dryer hook-up.



Garage Electrical:

4.12 Garage:

No defects noted at garage electrical fixtures.

HEATING & COOLING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating:

5.1 Heater Type:

The structure is equipped with forced air heating.



5.2 Heater Fuel:

The heater fuel is natural gas.

5.3 Heater Location:

The heater is located in a hallway closet.

5.4 Heater Comments:

The heater ducting is original, replacement of ducting would improve air flow.

5.5 Thermostat Location:

The thermostat is located in the dining area.



5.6 Thermostat Comments:

The thermostat operated properly with no visible defects.

Fireplace:

5.7 Fireplace Fuel:

The fireplace is designed for both gas and wood burning.



5.8 Fireplace Location:

The fireplace is located in the living room.

5.9 Fireplace Comments:

The Gas Company requires a clamp be installed on the damper door (door inside the throat of the fireplace) to prevent complete closure of damper preventing products of combustion from entering the structure. There are gaps at brick mortar inside fireplace, maintenance is needed to prevent brick loosening.

Detectors:

5.10 Smoke Detector Comments:

There are no operable smoke detectors in the structure. Detectors are required on each level, in hallways and in each sleeping area. As of January 2014, 10 year life batteries became required when installing or replacing smoke detectors or when applying for a work permit above \$1000. All smoke detectors are now required to have a 10 year battery, an installation date and a hush feature.

5.11 Carbon Monoxide Detector Comments:

Carbon monoxide detector are required to be installed on each level of structures that contain fossil fuel burning appliances or have an attached garage. As the structure is not currently compliant, installation is needed.

FOUNDATION & PLUMBING

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

6.1 Foundation Type:

The structure's foundation consists of a concrete slab. This foundation type is a common building standard of post 1950's housing.

6.2 Earthquake Bolted:

The structure has bolts at the sill plates set into the foundation as required for earthquake standards of the period built.



Plumbing System:

6.3 Location of Main Water Valve:

The main water shut off valve is located at the front of the structure.



6.4 Plumbing Main Line Materials:

The plumbing main line materials are copper where visible, plumbing main lines are primarily underground and not visible.

6.5 Plumbing Supply Line Materials:

The plumbing supply lines materials are copper where visible, some portions of supply lines not visible.

6.6 Visible Drain Line Materials:

The structure's drain lines are not visible.

6.7 Supply Piping Comments:



Inspection: 16217 Address: 1234 Main St

Shut off valves under sinks and toilets can become frozen if left untouched for an extended period of time. Replacement of frozen valves is suggested in this structure to allow for usage. Contact a licensed plumbing contractor for repair.



6.8 Drain Line Comments:

As some drains were found to be slow in the structure, a licensed plumbing contractor should be contacted for roter service. Note left by previous occupant states the drains have been relined, use water jet (not blades) to clear drain lines.

Foundation Comments:

6.9 Foundation:

The visible portions of the foundation were found to be in serviceable condition with no major defects noted.

ELECTRICAL

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Panel Locations:

7.1 Main Electrical Panel Location:

The main electrical panel is located at the right side of the structure.



Electrical System:

7.2 Main Service Amperage:

The main electrical service panel is 100 amps.



7.3 Service Entrance:

The main service power supply lines enter the structure from underground.

7.4 Overload Protection Provided by:

Breakers - The structure is equipped with a breaker type panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.



Inspection: 16217 Address: 1234 Main St

7.5 Main Disconnect Provided:

The electrical panel has a main breaker to allow quick shut down of all circuits.



7.6 Room Available/ Knockouts in Panel:

There is no room in the service panel for additional circuits, the installation of a larger main panel or sub-panel would be required for further circuits.

7.7 Wiring Type:

The structure is equipped with copper wire where visible, copper wire is preferred for its safety and stability.



7.8 Main Panel Comments:

The electrical panel is missing the legend (labeling) at some or all circuits. Each breaker must be listed as to which circuit it controls.



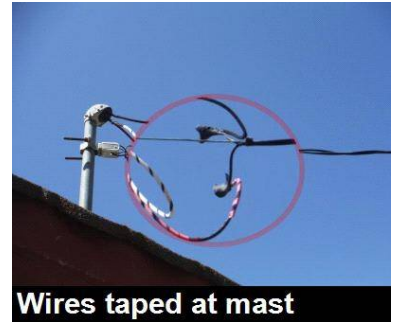
Label the breakers

7.9 Electrical System Comments:



Inspection: 16217 Address: 1234 Main St

Common for electrical systems in the late 1950's to mid 1960's, outlets are grounded near water sources only (kitchen and bathrooms typically). The electrical service lines at mast are attached with tape, contact licensed contractor for permanent attachment (connectors).



Wires taped at mast

WATER HEATER

Water Heater:

8.1 Water Heater Size:

The water heater has a capacity of 40 gallons.



8.2 Water Heater Power Source:

The water heater power source is gas.

8.3 Water Heater Location:

The water heater is located in the garage.

8.4 Cold Water Shut Off Valve:

The cold water shut off valve is intact and operable.



8.5 Pressure Relief Valve & Discharge Line:

The water heater is equipped with the required pressure valve and discharge line.



8.6 Earthquake Strapping:



Inspection: 16217 Address: 1234 Main St

The water heater is properly earthquake strapped.



8.7 Water Heater Venting:

The water heater is properly vented.



KITCHEN & LAUNDRY

Kitchen:

9.1 Floors/ Walls/ Ceiling:

Cracked floor tile in the kitchen area.

9.2 Doors/ Windows:

No defects noted in this area.

9.3 Cabinets/ Countertops:

No defects noted in this area.

9.4 Electrical:

The installation of GFCI (ground fault circuit interrupter) outlets are required near kitchen sink.

9.5 Sinks/ Faucets:

No defects noted in this area.

9.6 Traps, Valves & Drains:

No defects noted in this area.

9.7 Garbage Disposal:

No defects noted in this area.



9.8 Dishwasher:

No defects noted in this area.



9.9 Oven/ Stove/ Cooktop Comments:

No defects noted in this area.

9.10 Exhaust Fan:

No defects noted in this area.



9.11 Microwave:

There is no microwave.



Inspection: 16217 Address: 1234 Main St

9.12 Trash Compactor:

The kitchen does not have a trash compactor.

Oven/ Stove/ Cooktop Type:

9.13 Kitchen:

The oven is electric. The cooktop is electric.



BATHROOMS

Bathrooms:

10.1 Bathroom #1 Location/ Comments:

Bathroom located off hallway; The installation of GFCI (ground fault circuit interrupter) outlets are required in bathrooms for safety. Contact licensed plumbing contractor for roofer service as drain is slow at tub. The tub drain is leaking (access in master bathroom), contact licensed contractor for repair. There is a chip in the tub. Drip at the sink faucet. The tub hardware is worn and leaks when operated. Improper installation (exposed wire) at overhead exhaust fan, this is a safety hazard.



Leaking tub drain



Exposed wire at fan

10.2 Bathroom#2 Location/ Comments:

The bathroom is located off of the master bedroom; The shower wall panels are delaminated. The overhead light fixture is damaged. The installation of GFCI (ground fault circuit interrupter) outlets are required in bathrooms for safety.





Inspection: 16217 Address: 1234 Main St

LIVING AREAS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Living Areas:

11.1 Entry Way Comments:

Common with older structures, the glass used at doors/ windows is non-tempered. Non-tempered glass may shatter when cracked unlike current panes. A review by a licensed window contractor is suggested for upgrade options.



11.2 Living Room Comments:

Torn window screen(s) in the living room. Loose electrical outlet on rear wall.

11.3 Dining Area Comments:

Damaged runners on the screen door.

11.4 Hallway Comments:

No defects noted in this area.

11.5 Family Room Comments:

Torn screen(s) in the family room. Loose electrical outlet at left wall. The rear wall upper electrical outlet is not grounded (a three prong outlet was installed), see electrical section of report.



BEDROOMS

Bedrooms:

12.1 Bedroom #1 Location/ Comments:

Front Right Bedroom; No defects noted in this room.

12.2 Bedroom #2 Location/ Comments:

Middle bedroom; No defects noted in this bedroom.

12.3 Bedroom #3 Location/ Comments:

Rear right bedroom; Torn window and door screens. Closet doors are off track.

12.4 Bedroom #4 Location/ Comments:

Master bedroom; Missing the bedroom closet doors. Missing covers on closet lights.