

First Shield Home Inspections



456 - Any Street, Any Town, CA, 90000

Prepared For: Jane Brown

Inspector: Andrew Jenkins

Date of Inspection: 8/14/2023



www.FirstShieldHomeInspections.com

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Inspection Details

Climatic Conditions

It was partly cloudy at the time of the inspection
The temperature was in the 80's at the start of the inspection.

Property Type Being Inspected

1. This is a condo.

Stories

There is one story

There is parking at the lower level.

Utility Service

The utilities were on at the time of the inspection.

Occupancy

The property is vacant

Comments

The Client was present

The buyer's agent was present

The seller's agent was present

This is a new building and has never been lived in. It has never had the appliances, fixtures and systems tested under actual living conditions. It is not uncommon for defects to show up when the building is occupied and most new construction has a warranty by the builder to cover this time period. It is advised to check out what this warranty covers and its time frame.

IMPORTANT: As this is condo / townhouse and portions of the property are owned/maintained by the association, this inspection is directed to and intended to address only 'Your' portion of the property, and does not cover common areas, roof/ foundation/ pool etc that are part of the association and typically does not cover the exterior of the building or a parking space in a common garage. It is important that you contact the association to determine how these other areas are addressed and any questions you may have about it. The report may include comments on some common area items as a courtesy only.

The property appears to be vacant. In some situations this has lead to unforeseen conditions such as blocked sewer pipes and other hidden defects in the electrical, heating and plumbing systems, that may not become evident until the property is occupied and under normal use again. We recommend a sewer line video inspection to evaluate this vital and concealed system.

There is an interior fire suppression system in the property. This is not tested as part of a general visual property inspection.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

Main Water Shutoff Location and Type

The water main is located in a utility closet in the parking area under the building. Contact the building if the water needs to be shut off to the unit. As this line is underground from the street to the building and not visible, the material it is made of is not known.

Interior Water Line Material

The interior piping that supplies the water throughout the building is made of copper where visible.

Interior Water Line Condition

A representative examination of the visible water lines found that those examined were working properly (ie. not severely corroded or leaking etc. No representation is made as to their internal condition or function)

Drain /Waste / Vent Line Materials

The piping that takes the waste water to the sewer system is a combination of different materials where visible

Drain / Waste / Vent Line Condition

A representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function)

Gas Meter Location

The gas meter was located in a utility room. Contact the building if the gas needs to be shut off to the unit.

The HOA or building may maintain this system. It is advised to check on this.

There are automatic seismic gas shut off valves for all the gas meters in the building

Gas System Condition

Serviceable



Water Supply Pipe Comments

There are shutoff valves under the master bathroom sink. It is unclear what they control. Please confirm with the seller about what these are.

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.



There are shutoff valves under the master bathroom sink. It is unclear what they control. Please confirm with the seller about what these are.

Drain Line Comments

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

Water Heater

Type and Location

The water heating system is common to all the units in the building. This unit does not have its own water heater. The maintenance of this system is usually by the management or Home Owners Association.

The water heater is on the roof



Age and Size

This is a new water heater

Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

Type of Electrical Service.

The electricity is supplied by an underground line from the power pole to the building

110/220 Volt

Electrical Service to the Building.

Underground, not visible.

Main Panel Location

The main electrical panel is located inside the building, in the hallway leading to this unit.



Main Panel Amperage

125 amps



125 amps

Main Electrical Panel Condition

Serviceable



Main Panel Circuit Protection

Serviceable

Grounding System

The connection of the grounding wires to the grounding system is not visible. It may be connected to the electrical system in an area that was not visible.

Subpanel Location

There is a panel in a bedroom.



Subpanel Condition / Circuit Protection



Type of Wiring

The wiring is copper

The wiring is the plastic coated type

Condition of Wiring

Serviceable

Electrical Outlets

There are no **GFCI** outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source. - Bathrooms



Master bath.



Master bath



Master bedroom closet bath.

Electrical Switches

Serviceable

Light Fixtures

Serviceable

Smoke Detectors

Acceptable, in location but it is noted that smoke detectors are not tested as part of a general visual inspection (these are often times certified by a licensed specialist).

Carbon Monoxide Detectors

Acceptable, in location but it is noted that detectors are not tested as part of a general visual inspection (these are often times certified by a licensed specialist).

Exterior Electrical

Serviceable

Heating and Cooling

Heating Type and Location

The heating is a conventional split system

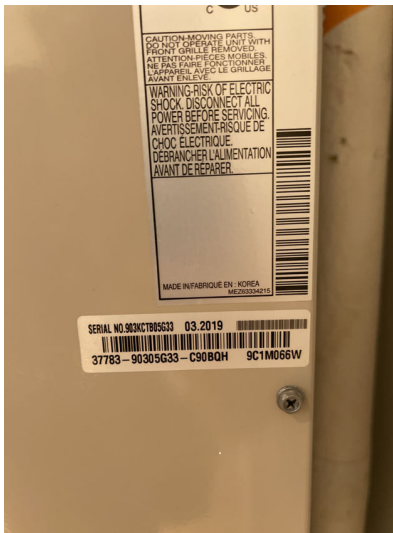
There is a forced air electric system.

The system is installed in a closet.



Heating System Condition

Serviceable



Manufactured - 2019

Cooling Type and Location

The cooling is a conventional split system with the condenser installed separate from the blower assembly or furnace.

The condenser is on the roof

There are multiple condenser units on the roof of this multi-condo building. The condensers belonging to the unit were not properly labeled so the systems themselves were no located.

Cooling System Condition

Serviceable

Condensate Drain Line

There is no condensate pan installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this plus a back up pan with a secondary condensate line installed in case the primary line fails. The pan is missing.

There is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this and a back up in case the primary line fails. The secondary backup line is missing.

It is suggested that an electric sensor be installed in the secondary drain connection line to turn off the **A/C (or sound an alarm) if water backs up into the secondary instead of spilling water onto the interior living space**

Thermostat Location and Condition

Serviceable



Ducting & Grills

While air flow was detected at the registers the ducts were concealed behind the walls etc so could not be viewed and evaluated.

Air Return & Filter

Serviceable

Comments

It is unknown if the HVAC system is maintained by the HOA. Please read all HOA docs / CCR's for this information.

Heating and Cooling #2

Heating Type and Location

The heating is a conventional split system

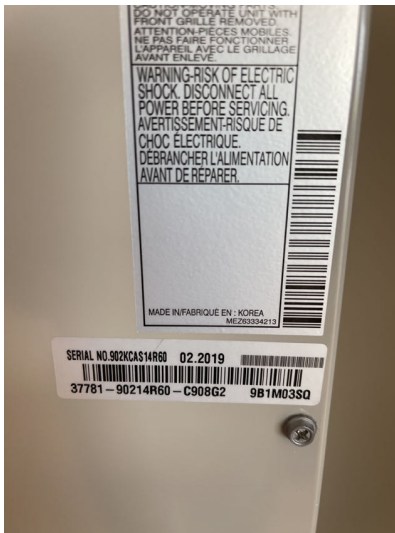
There is a forced air electric system.

The system is installed in a closet.



Heating System Condition

Serviceable



Manufactured - 2019

Cooling Type and Location

The cooling is a conventional split system with the condenser installed separate from the blower assembly or furnace.

The condenser is on the roof

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Cooling System Condition

Serviceable

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Thermostat Location and Condition

Serviceable



Ducting & Grills

While air flow was detected at the registers the ducts were concealed behind the walls etc so could not be viewed and evaluated.

Air Return & Filter

Serviceable

Comments

It is unknown if the HVAC system is maintained by the HOA. Please read all HOA docs / CCR's for this information.

Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

Comments

The focus of this inspection is on the unit itself. The exteriors, grounds, roof, foundation, structure and anything that is part of the building association is not considered part of this inspection. There may be items discussed in this report that may be part of the building association, this is done as a courtesy.

It is advised to obtain information regarding the Home Owners Association of the complex that this unit is part of it. This includes the CCR's and minutes of the meetings.

Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or weather the door/window seals are weathertight.

In the case of newer door and window instalation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

Exterior Door Type

The exterior door frames are metal

Exterior Door Condition

Serviceable

Interior Door Type

There are wood doors

There are pocket doors

Interior Door Condition

Serviceable

Window Type

The exterior window frames are metal

The windows are double pane

Window Condition

Serviceable

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

Patio Area

Serviceable

Interiors

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

Interior Rooms

The rooms that were inspected include;

Living Room

Dining Room

Kitchen

Laundry

Bedrooms

Bathrooms

Interior Trim

Serviceable

General Floor Condition

Serviceable

Hardwood Floors

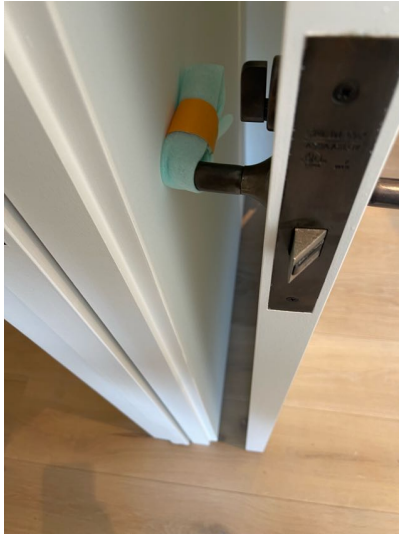
Serviceable

Interior Comments

Serviceable

Recommendations

Most of the swinging doors in the unit do not have door stops to prevent them from damaging the wall. It is advised to add door stops to these doors.



Kitchen

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected.

Photo



Counters

Serviceable

Cabinets

Serviceable

Sink

Serviceable

Faucet

Serviceable

Sink Drain

Serviceable

Garbage Disposal

Serviceable

Dishwasher

There are 2 dishwashers and both are Serviceable.

Fridge

Serviceable

Freezer

Serviceable

Wine Cooler

Observations:

Serviceable

Cooktop

The kitchen has a gas cooktop.
Serviceable

Oven

The kitchen has a double electric oven
Serviceable

Ventilation Fan

Serviceable

Microwave

Serviceable

Laundry

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Any water shutoff connections are not tested for operation due to the possibility of leaking.

Dryer vent pipes are inspected externally only where visible. Due to fire safety concerns it is recommended that any dryer vent pipes be cleaned throughout and that this cleaning be done every year As a routine maintenance item.

Photo



Laundry Location

The Laundry is in a closet

Clothes Washer Hookups

Serviceable

Clothes Dryer Hookups

An electric dryer hookup was observed in the laundry area.
Serviceable

Laundry Area

There is no pan or apparent drain line installed under the washing machine to catch any spills or leaks. This is recommended to prevent water damage to the floor or structure.

Bathroom

Photo



Bathroom Location

This bathroom is in the Second Bedroom

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

Serviceable

Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Bathroom Ventilation

Serviceable

Bathtub

Serviceable

Tub Walls

Serviceable

Tub Enclosure

Serviceable

Fixture Condition

Serviceable

Bathroom #2

Photo



Bathroom Location

This bathroom is in the Master Bedroom

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

There is evidence of a previous leak. Please follow up with the seller.



Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Bathroom Ventilation

Serviceable

Bathtub

Serviceable

Tub Enclosure

There is no enclosure

Fixture Condition

The bathtub diverter did not divert all water to either the handheld shower or tub spigot. There was water flowing from both areas at the same time.



Shower Walls

Serviceable

Shower Enclosure

Serviceable

Bathroom #3

Photo



Bathroom Location

This bathroom is in the Master Bedroom

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

Serviceable

Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Bathroom Ventilation

Serviceable

Fixture Condition

Serviceable

Shower Walls

Serviceable

Shower Enclosure

Serviceable

Bathroom #4

Photo



Bathroom Location

This bathroom is in the Third Bedroom

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

There is evidence of a previous leak. Please follow up with the seller.



Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Bathroom Ventilation

Serviceable

Fixture Condition

Serviceable

Shower Walls

Serviceable

Shower Enclosure

Serviceable

Powder Room

Photo



Bathroom Location

This bathroom is in the hallway

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

Serviceable

Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Bathroom Ventilation

Serviceable

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

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

Electrical System

Page 10	Electrical Outlets	There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source. - Bathrooms
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Heating and Cooling

Page 13	Condensate Drain Line	<p>There is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this and a back up in case the primary line fails. The secondary backup line is missing.</p> <p>It is suggested that an electric sensor be installed in the secondary drain connection line to turn off the A/C (or sound an alarm) if water backs up into the secondary instead of spilling water onto the interior living space</p>
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Heating and Cooling #2

Page 15	Condensate Drain Line	<p>There is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this and a back up in case the primary line fails. The secondary backup line is missing.</p> <p>It is suggested that an electric sensor be installed in the secondary drain connection line to turn off the A/C (or sound an alarm) if water backs up into the secondary instead of spilling water onto the interior living space</p>
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Interiors

Page 19	Recommendations	Most of the swinging doors in the unit do not have door stops to prevent them from damaging the wall. It is advised to add door stops to these doors.
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