

First Shield Home Inspections



3300 Somewhere Lane, Los Angeles, CA,

Prepared For: Mr and Mrs Buyer

Inspector: Andrew Jenkins

Date of Inspection: 1/1/2024



www.FirstShieldHomeInspections.com

818.533.8007

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Inspection Details

Climatic Conditions

It was partly cloudy at the time of the inspection.
The temperature was in the 50's at the start of the inspection.

Property Type Being Inspected

This is a wood framed building.
, This is a single family building., This is a townhouse.

Stories

There are two stories.

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.

IMPORTANT: As this is condo / townhouse and portions of the property are owned and 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 such as: the 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.

It is advised to obtain information regarding the Home Owners Association (HOA) of the complex that this unit is part of. This includes the CCR's (Covenants, Conditions & Restrictions) and minutes of the meetings, as well as any financial responsibilities that may fall on you.

The property appears to be vacant. In some situations this has lead to unforeseen conditions such as defects in the Drain/waste/vent line system, electrical system, HVAC system, and plumbing systems that may not become evident until the property is occupied and under normal use again. Things like a sewer scope or chimney video inspection or specialist inspection could be done for further information on the different systems of this home.

The building has had some work done to it recently including new paint, flooring, patching, etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot, 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.

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

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

An inspection of the main water shut off found it to be functioning at the time of inspection.

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.

The main water shutoffs are not labeled, so it is unclear which shutoff goes to what unit. There is a water shutoff that is dripping.



Because they are not marked, it is unclear which one belongs to Unit A



Because they are not marked, it is unclear which one belongs to Unit A

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 visual & physical inspection of the water supply lines found them to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded, leaking, or damaged.

Drain / Waste / Vent Line Materials

The majority of the piping is concealed in / under the floor or the walls and its full composition could not be determined.

Drain / Waste / Vent Line Condition

A visual & physical inspection of the waste lines found them to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded, leaking, or damaged.

Hose Faucets

A visual & physical inspection of the exterior hose faucets found them to be functioning as expected at the time of inspection.

Gas Meter Location

The gas meter was located at the rear of the building.

There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale.





Gas System Condition

A visual & physical inspection of the Gas System found it to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc.

Water Supply Pipe Comments

There are additional plumbing comments covering the kitchen and bathroom fixtures. Please see the kitchen and bathroom sections of the report for additional information.

Drain Line Comments

There is a distinction between Waste Lines and Sewer lines. Both systems take the drain/waste water away from sinks and toilets in the home to the city sewer. The Waste Lines are located under the house. They can be visible in the crawl space or buried under ground. They can be composed of different materials such as but not limited to **ABS**, Galvanized metal, Cast Iron, and **PVC**. The Sewer Lines start 2 feet outside the house and extends to the city sewer. These can be composed of a few different materials such as but not limited to ABS, Concrete, Clay, Cast Iron. 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 under the house, using a smaller video camera system. This is a separate specialty inspection.

Water Heater

Photo



Type and Location

There is a gas fired water heater

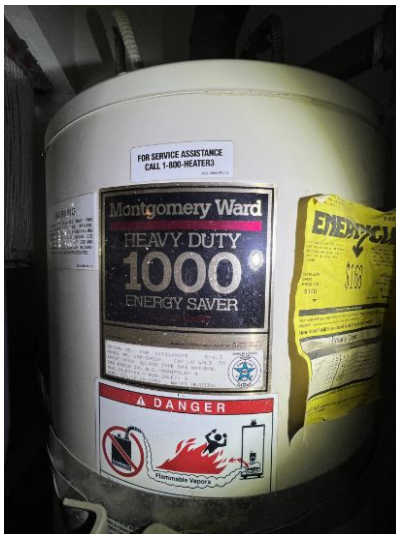
The water heater is located in the laundry area.

Age and Size

This water heater is 31 years old.

The water heater is 50 gallons

Data Label



Manufactured 1993 / 50 gallon

Water Heater Condition

There is no sediment trap on the gas line coming into the water heater. Please see the glossary for an explanation of a Sediment Trap.

The water heater is very old. It may need to be replaced soon.

Seismic Strapping & Support

The water heater is properly strapped to help prevent movement in case of seismic activity.

Temperature / Pressure Relief Valve

A visual inspection of the Temperature / Pressure Relief valve found this system to be functioning as expected at the time of inspection.

Combustion Air Supply

A visual inspection of hot water heaters **combustion air** supply found it to be functioning as expected at the time of inspection.

Venting

A visual inspection of the venting for the hot water heater found it to be functioning as expected at the time of inspection.

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.

The home is supplied with 110/220 Volt power. Regular power outlets found throughout a home are wired to 110v while only a few outlets are wired to 220v which are used for washers, dryers, stoves etc. They both are grounded; thus, they have safety features built into them.

Electrical Service to the Building.

A visual inspection of the main electric service wires from the power pole to the building were found them to be functioning as expected at the time of inspection.

Main Panel Location

The main panel is located at the rear



Main Panel Amperage

There is 90 amps for this building from the main panel.



90 amps



90 amps

Main Electrical Panel Condition

A visual and physical inspection of the main electrical panel found it to be functioning as expected at the time of inspection.



Main Panel Circuit Protection

A visual inspection of the main electric panel circuit protection found this part of the system to be in a serviceable condition at the time of inspection.

Grounding System

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

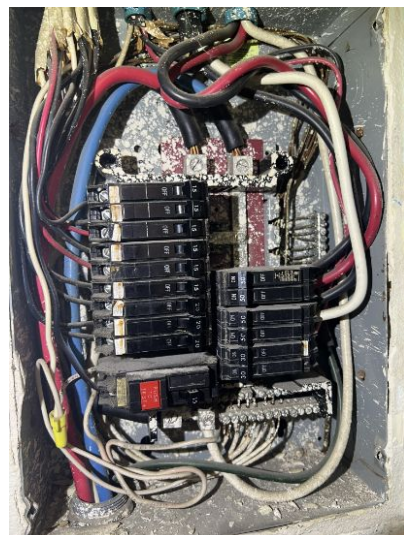
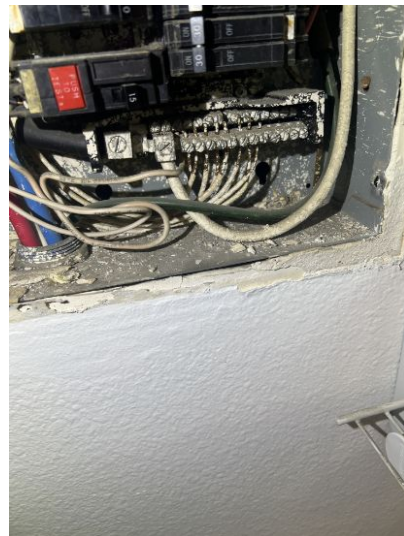
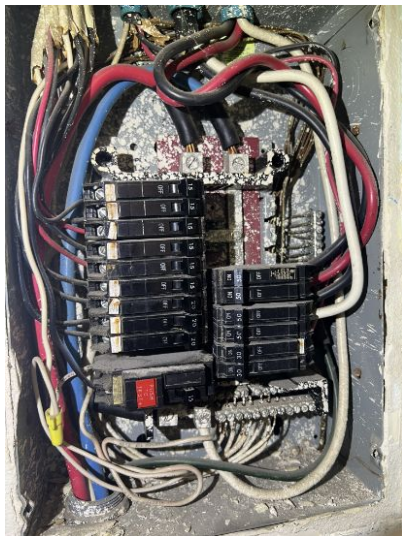
Subpanel Location

There is a sub panel located in the laundry room.



Subpanel Condition / Circuit Protection

The circuit breakers in the sub panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.



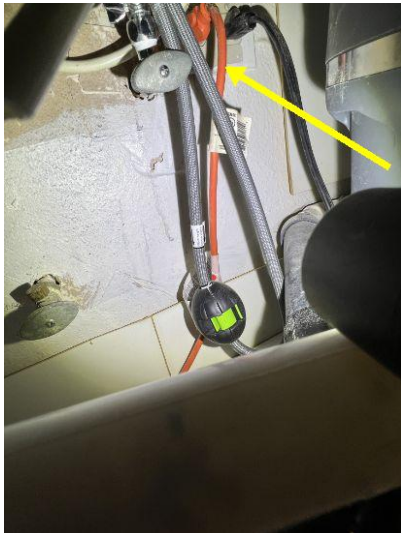
Type of Wiring

The wiring in the building is made of copper.

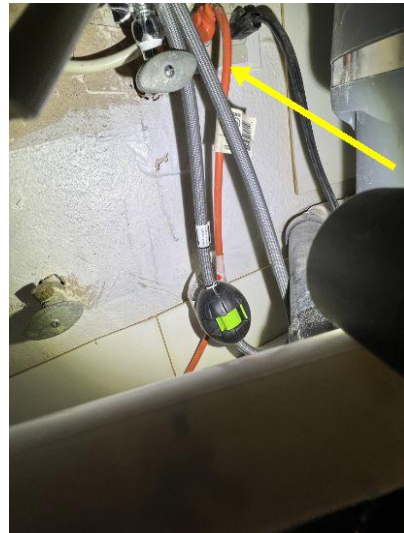
The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.

Condition of Wiring

An extension cord is being used to provide power. It needs to have proper wiring installed as the extension cord is not rated to supply permanent power - kitchen (under sink).



Extension cord



Extension cord

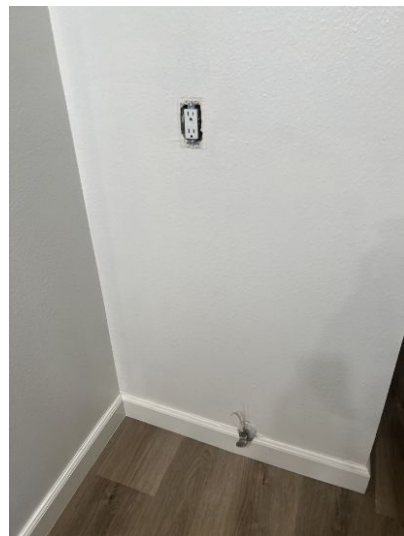
Electrical Outlets

There is one or more missing cover plates in areas of the home.

There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.



Living room



There is one or more missing cover plates in areas of the home.



Kitchen



Bedroom 1



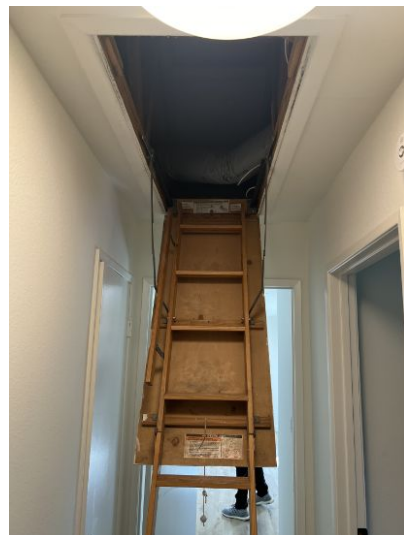
Bedroom 2 - NOT GROUNDED PROPERLY



Master bedroom



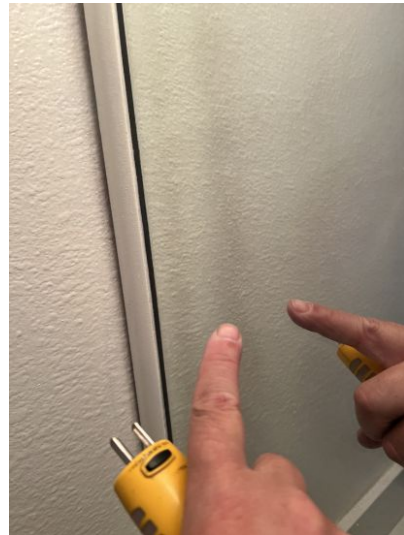
Bathroom 2



Bathroom 1



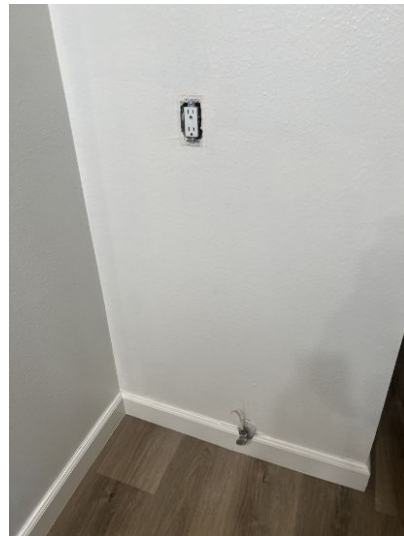
Under stairs - NOT GROUNDED PROPERLY



Powder room



Living room



There is one or more missing cover plates in areas of the home.



Kitchen



Bedroom 1



Bedroom 2 - NOT GROUNDED PROPERLY



Master bedroom



Bathroom 2



Bathroom 1



Under stairs - NOT GROUNDED PROPERLY



Powder room

Electrical Switches

There are some mystery switches in areas of the home and it is not known what they control.

There are lights that have unknown switches (in the kitchen cabinets).

Light Fixtures

A number of light fixtures tested throughout the home were found to be functioning as expected at the time of inspection.

Ceiling Fans

There are ceiling fans that did not work. These may be on a remote, but they were not located. The seller could be consulted on this.

Smoke Detectors

There are smoke detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

Carbon Monoxide Detectors

There are smoke detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

Exterior Electrical

A limited visual inspection of the exterior electrical systems was found to be in serviceable conditions at the time of inspection.

Heating and Cooling

Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the laundry.



Heating Data Label



Manufactured 2019

Heating System Condition

There is no sediment trap on the gas line coming into the furnace. Please see the glossary for an explanation of a Sediment Trap.



121 deg F



107 deg F



107 deg F



116 deg F



Combustion Air Supply

A visual inspection of the heating systems combustion air supply found it to be functioning as expected at the time of inspection.

Venting

A visual inspection of the venting for the heating system was found it to be functioning as expected at the time of inspection.

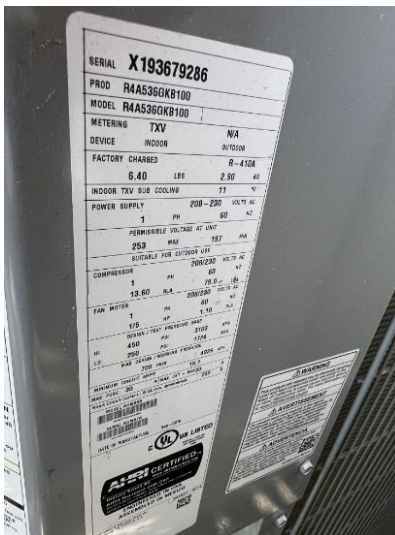
Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is located at the front of the building.



Cooling Data Label



Manufactured 2019

Cooling System Condition

The condenser has not been anchored properly. This needs to be properly secured.

The air conditioner was working fine during the inspection. It should be noted that the temperature outside was not high during the inspection and so there was not a full heat load on the unit. If it does not perform as well when the temperature is higher, then it would need to be serviced to ensure that it is operating as efficiently as possible.



61 deg F



61 deg F



61 deg F

Condensate Drain Line

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 typically a main condensate line to do this and a back up in case the primary line fails. While this may not have been required when the system was installed, it could be added now as a precaution.

The condensate drain line does not have a proper trap installed. This should be added for improved efficiency and operation of the condensate drain line.

Thermostat Location and Condition

A visual and physical inspection of the thermostat found it to be functioning as expected at the time of inspection.



Ducting & Grills

A visual inspection of the grills found those seen to be functioning as expected at the time of inspection.

Air is leaking at the duct connections in areas. These should be checked and sealed for energy conservation.

while air flow was detected at the supply grills, a majority of the ducting are enclosed within the walls, ceilings, or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation can be made of their overall condition.



Not sealed properly

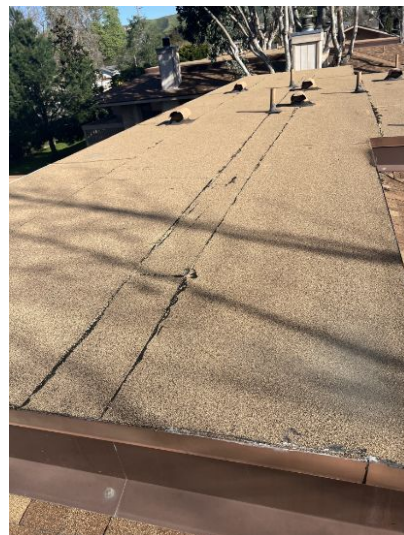
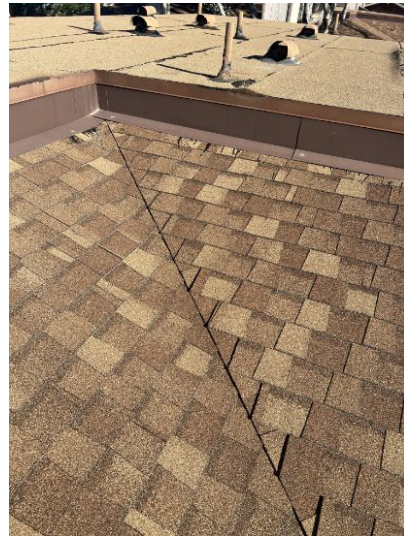
Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

Roof Style

The roof is a combination of styles.



Roof Materials.

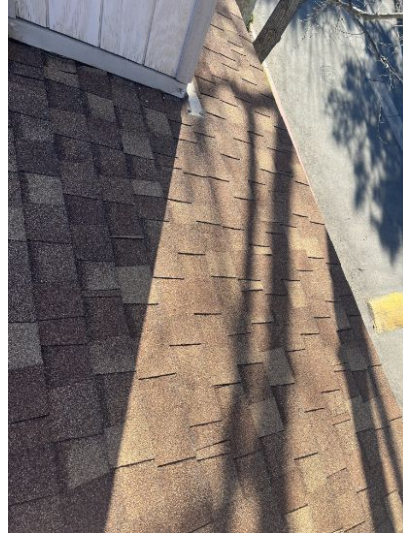
The roof surface contains a combination of materials, these include: Composition shingles, Rolled roofing

Roof Access

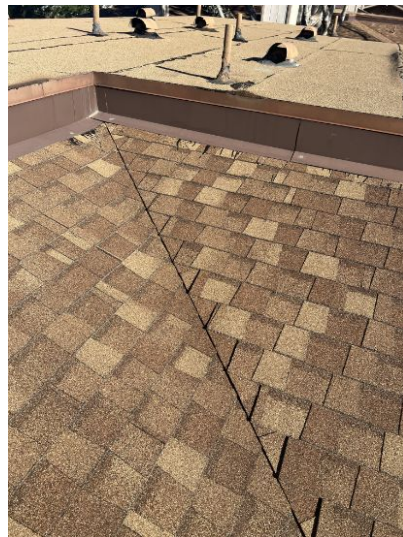
The roof was walked on to inspect it.

Roof Covering Condition

There are patches on the roof, these are a possible indication that there have been problems with the roof at some point in time. The seller could be consulted on the past of this area.



Small patch





Small patch

Exposed Flashing

A visual inspection of the exposed flashing that could be seen found it to be in a serviceable condition at time the of inspection.

Gutters / Drains

A visual inspection of the gutters found them to be in a serviceable condition at time the of inspection. It is noted that it was not raining meaning there may be leaks that could not have been observed at the time of inspection.

Downspouts

A visual inspection of the down spouts found them to be in a serviceable condition at time the of inspection. It is noted that it was not raining meaning there may be leaks that could not have been observed at the time of inspection.

Type of Roof Framing

The roof has truss style framing in it.



Condition of Roof Framing

There are areas of moisture stains on the framing lumber. These are common in attics and may indicate past leaks.



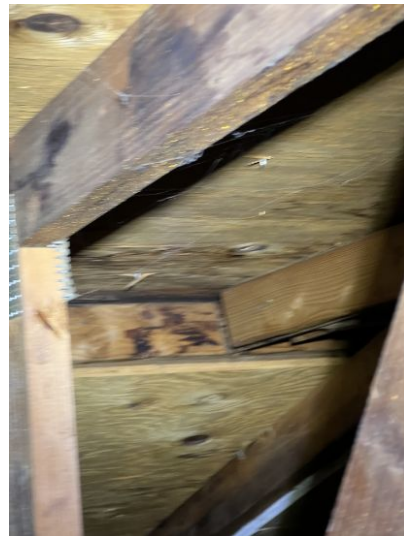
Stains



Stains



Stains



Stains

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.

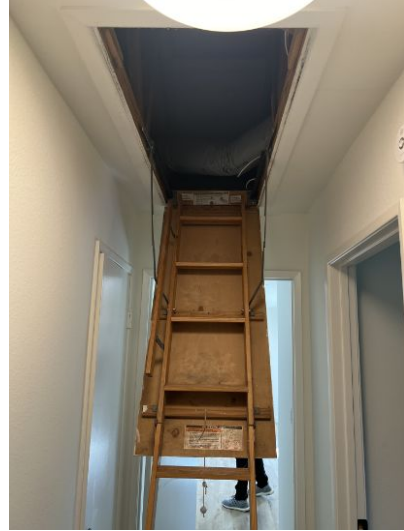
It is advised to obtain information regarding the Home Owners Association of the complex that this unit is part of it. This includes the CCR's and the meeting minutes from past HOA meetings.

Attic

Attic Area and Access Condition

There is an attic space over part of the floor plan of the building.

There is a pull down ladder for access to the attic area.



Attic Condition

There is debris left behind from work being done in the attic in the past. There are things such as but not limited to: abandoned ducting or wiring, left over scraps and trash from the last roofing change, ect.

The firewall is damaged. The sheetrock has come loose and should be re-attached to the framing in order to reduce any risk of fire.



Firewall damage



Firewall damage



Firewall damage



Firewall damage

Attic Ventilation

A visual inspection of the attic ventilation found it to be functioning as expected at time the of inspection.

Attic Insulation

INSULATION TYPE

The insulation in the attic is the Fiberglas batt type.

INSULATION CONDITION

A visual inspection of the attic insulation found it to be in a serviceable condition at the time the of inspection.

Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

Slab on Grade

Part of the living space is on a concrete slab over earth.

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen. However, all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

Cripple Walls

There are no cripple walls used in this type of foundation.

Foundation Bolting

The building would be bolted due to the age and type of construction. The areas where the bolts are located are covered so the size and spacing could not be seen.

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 the meeting minutes from past HOA meetings.

A standard property inspection cannot determine the potential of the structure to experience future problems such as, geological conditions, the potential of the underlying soils to experience movement, water flow, or whether the soil is stable. If more information is required regarding this geological conditions, it is advised to retain a Geo-Technical specialist who can provide a more detailed report.

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.

Exterior Trim Material

The exterior trim is made of wood.

Exterior Trim Condition

The exterior trim is damaged in areas.



Front window area



Front window area

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 the meeting minutes from past HOA 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 whether the door/window seals are weathertight.

In the case of newer door and window installation 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 made of a combination of materials.

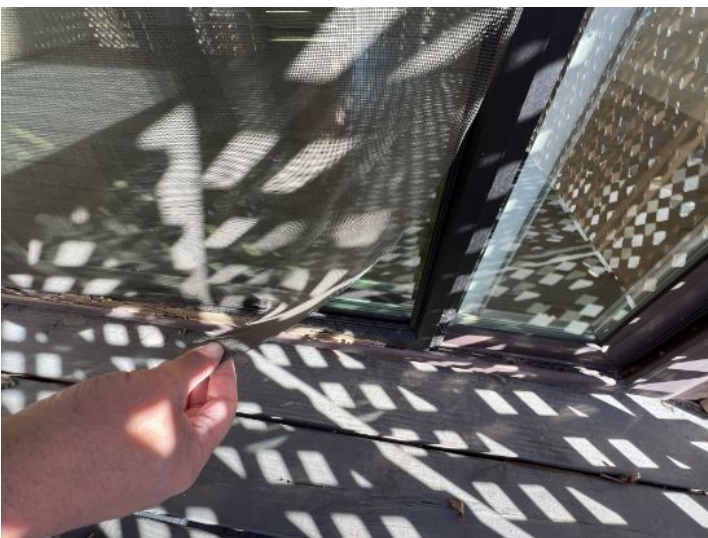
Exterior Door Condition

There are screen doors that are damaged - master bedroom.

There are exterior doors that have some deterioration.



There are exterior doors that have some deterioration.



There are exterior doors that have some deterioration.

Interior Door Type

There are wood doors throughout the interiors of the home.

Interior Door Condition

There are broken mirrors on the sliding closet doors - master bedroom.



Window Type

The Windows throughout the home are made of vinyl.

The window glass is a double pane type. Usually these have a seal around the edges to make them insulated. These help with a home's energy efficiency.

Window Condition

A visual inspection of the windows condition found them to be in a serviceable condition at time the of inspection.

Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

Our purpose is to inform the client of any potentially hazardous conditions. The scope of this examination is to determine if the appliance and/or chimney has been damaged or has contributing damage caused by a sudden event, improper use, improper construction, erosion or age. The scope of this inspection does not require drafting characteristics or construction evaluation and does not include the testing of the gas line. Do not rely on this report as a full evaluation of the following appliance(s) and chimney(s), as the scope is limited to type of inspection performed and accessible areas.

The fireplace/chimney should be cleaned, serviced and inspected regularly. Depending on use this may be yearly or more often. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Client understands that the inspection of a chimney would normally include walking on a roof but that some roofs are inaccessible due to height, slope of the roof or type of materials used which could be damaged. Client understands that in this case the Inspector will make the best attempt to access via ladder where permissible, otherwise the visual inspection of the exterior is conducted from the ground or other vantage point.

The service recommendations that we make in this report ideally should be completed by licensed specialists who may very well identify additional defects or recommend some upgrades that could affect your property decisions.

Definition of Terms:

Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate

action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Chimney Location

The chimney is at the front on the home.



Chimney Material

The chimney is a metal flue with a wood covering.

Chase Condition

A visual inspection of the chimney chase found it to be in a serviceable condition at time the of inspection.

Chimney Crown

A visual inspection of the chimney crown found it to be in a serviceable condition at time the of inspection.

Spark Arrestor

A visual inspection of the spark arrestor found it to be in a serviceable condition at time the of inspection.

Chimney Flashing

A visual inspection of the chimney flashing that could be seen was found to be in a serviceable condition at time the of inspection.

Photo



Fireplace Locations

There is a fireplace located in the Living Room.
This is a factory built fireplace. (otherwise known as a prefabricated fireplace)

Prefabricated Firebox

A visual inspection of the prefabricated firebox found it to be in a serviceable condition at time the of inspection.

Damper

A visual inspection and test of the damper found it to be in a serviceable condition at time the of inspection.

Log Grate

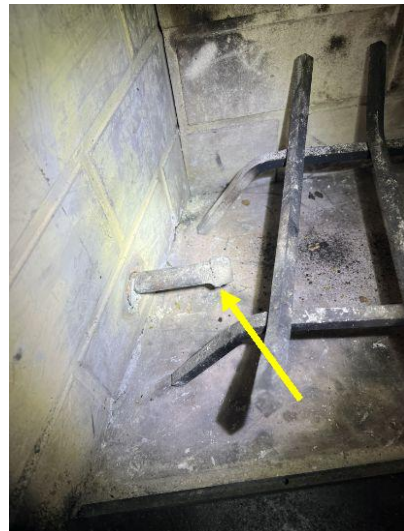
A visual inspection of the log grate found it to be in a serviceable condition at time the of inspection.

Gas Log Lighter

There is a gas line in the firebox that is capped off so the gas could not be tested.



Gas line is capped



Gas line is capped

Mantle

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

Screens

A visual inspection of screens found them to be in a serviceable condition at time the of inspection.

Chimney Video Link

Observations:

<https://youtu.be/JD8BbDJ2abk>

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.

Fencing & Garden Walls

The gate handle and or hardware is not working properly. This will need repair or replacement to work properly.



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

A visual inspection of the interior trim found it to be in a serviceable condition at the time of inspection.

General Floor Condition

A visual inspection of the general floor condition found it to be in a serviceable condition at the time of inspection.

Stairs

A visual inspection of the exterior stairs found them to be in a serviceable condition at time the of inspection.

Railings & Handrail

The handrail is missing.



Interior Comments

There are areas of stress cracks in the ceiling.

There are button list items that need "touchup" work (ie, finish painting small areas in the kitchen, baseboards do not sit flush in the kitchen, outlets that are not fully screwed in...etc)

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

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Cabinets

A visual inspection of the kitchen cabinets found them to be in a serviceable condition at the time of the inspection.

Sink

A visual inspection of sink found it to be in a serviceable condition at the time of inspection.

Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Sink Drain

A visual inspection of the sink drain found it to be in a serviceable condition at the time of inspection.

Garbage Disposal

A visual inspection of the garbage disposal found it to be in a serviceable condition at the time of inspection.

Dishwasher

There is some corrosion at the top of the door.

The handle is loose.



Corrosion at the top



Corrosion at the top

Stove Condition

The kitchen has a gas cooktop.

The kitchen has a gas oven.

A visual inspection of the stove found it to be in a serviceable condition at the time of inspect.



Ventilation Fan

The light in the ventilation fan is not working.



Microwave

A visual inspection of the microwave found it to be in a serviceable condition at the time of inspection.



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 its own separate room.

Clothes Washer Hookups

The washing machine water line was not hooked up, nor was it plugged in. Please make sure that this works before closing.



Clothes Dryer Hookups

A gas dryer hook-up was observed in the laundry area
A visual inspection of the dryer found it to be in a serviceable condition at the time of inspection.

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 hallway - 2nd floor

Bathroom Walls & Ceiling

There are areas of moisture deterioration at the wall surfaces.



Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

Bathroom Counters

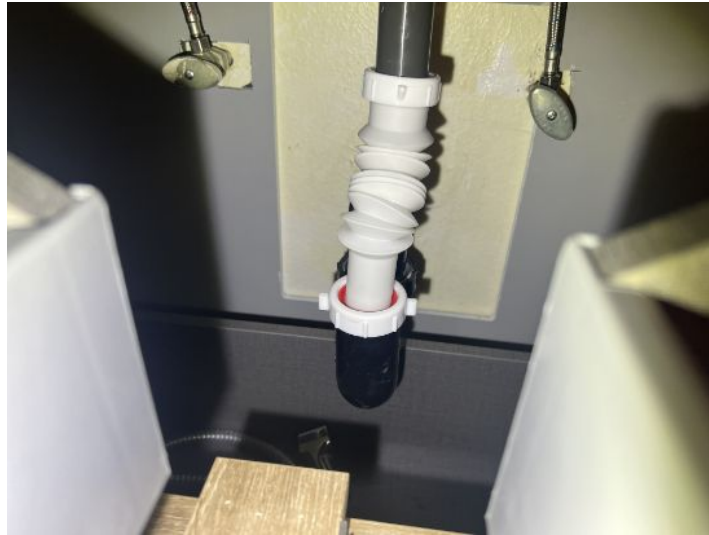
A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

Bathroom Sink

Improper flexible piping materials are being used as part of the drain line below the sink. This corrugated material is non-standard and it should be a smooth wall type of piping.



Flex duct

Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

Toilet

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

There is no visible caulk seal between the base of the toilet and the floor.



No seal

Bathroom Ventilation

There is no ventilation provided for this bathroom. There should ideally be a vent or a window for this.

Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

Tub Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

Tub Enclosure

There is no enclosure for the shower at this time. It is noted that a shower rod and curtain can be used in this space.

Fixture Condition

The shower head is loose and not secure in the wall.

Bathroom 2

Photo



Bathroom Location

This bathroom is in the Master Bedroom

Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

Bathroom Sink

There are two sinks in this bathroom.

A visual inspection of the sinks found them to be in a serviceable condition at the time of inspection.

Sink Faucet

There are two sinks in this bathroom.

A visual inspection of the faucets found them to be in a serviceable condition at the time of inspection.

Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

Toilet

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

There is no visible caulk seal between the base of the toilet and the floor.

Bathroom Ventilation

There is a vent in the ceiling (above the toilet), however it was not visible. It could only be heard when the switch was turned on. It is recommended to replace the fan with a new one.

Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

Tub Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

Tub Enclosure

There is no enclosure for the shower at this time. It is noted that a shower rod and curtain can be used in this space.

Fixture Condition

The shower neck is loose.

Powder Room

Photo



Bathroom Location

This bathroom is in the hallway - 1st floor

Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

Toilet

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

There is no visible caulk seal between the base of the toilet and the floor.



Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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.

Water Heater

Page 8	Water Heater Condition	The water heater is very old. It may need to be replaced soon.
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Electrical System

Page 11	Subpanel Condition / Circuit Protection	The circuit breakers in the sub panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.
Page 12	Electrical Outlets	There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.