

First Shield Home Inspections



123 Near Here, Los Angeles, CA,

Prepared For: George Washington

Inspector: Andrew Jenkins

Date of Inspection: 1/1/2024



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 60's at the start of the inspection.

Property Type Being Inspected

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

Stories

There are two stories.

Utility Service

The utilities were on at the time of the inspection.

Occupancy

The property is occupied. This results in some areas not being fully exposed and some lights or receptacles may not be accessible.

Comments

The buyer's agent was present.

IMPORTANT: The client was unable to attend the inspection. It is important to understand that though the Inspection Agreement may not be signed by the client, **it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.** This report **does not and is not intended to replace the client's own 'personal walk through' or inspection of the property.** The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before the close of escrow.

The interior of the property has staged items and furniture blocking the view and therefore access to parts of the property.

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 main water shutoff is on the right side of the building.



Main Water Supply / Pressure Regulator

There was a pressure regulator observed on the water supply system. It appeared to be in functioning as expected at the time of inspection. It is not known how well it is functioning or how much longer it will last as all its parts are enclosed inside the regulator casing.

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.

The gas meter is located in alley. The access to the alley is locked and was not accessed.



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.

Interior fire sprinklers were noted. Though these are connected to the plumbing system these are considered a specialty item and beyond the scope of this inspection.

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 hot water heater

The water heater is located outside on the right of the building.

Age and Size

This water heater is 4 years old.

This is a Tankless on-demand type water heater. It does not store or continually heat water. Instead, this system provides hot water as needed for the occupants.

Water Heater Condition

The water heater is a tankless on-demand water heater. The unit operated when the hot water faucets were turned on and supplied hot water. It is unknown how well the heater will function when multiple fixtures are turned on or if it is sized properly for the amount of fixtures it has to service. It is advised to check with the current owner to determine its potential work load under actual use conditions.

Seismic Strapping & Support

Straps are not required for this type tankless water heater.

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.

Water Heater 2

Type and Location

There is a gas fired hot water heater

The water heater is located on the roof.

Age and Size

This water heater is 4 years old.

This is a Tankless on-demand type water heater. It does not store or continually heat water. Instead, this system provides hot water as needed for the occupants.

Water Heater Condition

The water heater is a tankless on-demand water heater. The unit operated when the hot water faucets were turned on and supplied hot water. It is unknown how well the heater will function when multiple fixtures are turned on or if it is sized properly for the amount of fixtures it has to service. It is advised to check with the current owner to determine its potential work load under actual use conditions.

Seismic Strapping & Support

Straps are not required for this type tankless water heater.

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 overhead 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 electrical panel is located at the rear of the building.



Main Panel Amperage

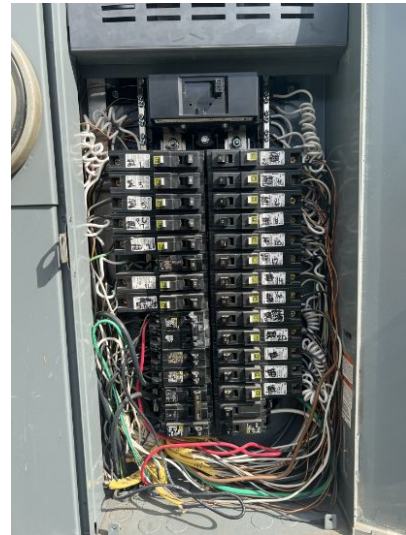
There is 200 amps for this building from the main panel.



200 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.

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

A visual inspection of the wiring condition found this part of the system to be functioning as expected at the time of inspection. There are areas of wiring that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

Electrical Outlets

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



Front office



Bedroom (downstairs)



Bathroom 1



Living room



Kitchen



Bathroom 2



Bathroom 3



Bedroom



Bathroom 4

Electrical Switches

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

Light Fixtures

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

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

The exterior lighting outside the building is not included as part of this inspection though we may comment on their condition at times. This includes but is not limited to: the lights in the yard, planters, and across the grounds.



Heating and Cooling

Heating Type and Location

There is a forced air electric powered system.

There is a heating system located in the attic.



Heating System Condition

An visual and physical inspection of the heating system found it to be functioning as expected at the time of inspection.



Upstairs - 98 deg F



Upstairs - 100 deg F



Downstairs - 90 deg F



Downstairs - 90 deg F

Cooling Type and Location

The cooling is done by a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building, and then reversed to heat the building.

The condenser is on the right of the building.



Cooling Data Label



Manufactured 2019

Cooling System Condition

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



Upstairs - 73 deg F - return air



Upstairs - 58 deg F



Upstairs - 56 deg F



Downstairs - 73 deg F return air



Downstairs - 66 deg F



Downstairs - 65 deg F

Condensate Drain Line

A visual inspection of the condensate drain line found it to be functioning as expected at the time of inspection. It is noted that sometimes there is not enough time for a system to run to see if there is a current blockage in the system or not.

Thermostat Location and Condition

There are 2 thermostats (2 zones). A visual and physical inspection of each thermostat found them to be functioning as expected at the time of inspection.



Upstairs

Ducting & Grills

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

Air Return & Filter

The air filter is dirty and nearing the time to replace it. This is not an expensive item, it should be changed regularly.

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 sloped type with a pitch to it.



Roof Materials.

The roof surface contains composition shingles.

Roof Access

The roof was walked on to inspect it.

Roof Covering Condition

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



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

The downspouts connect to an area drain system which is underground so is not evaluated. These should be tested and cleaned on a regular basis.

Type of Roof Framing

The roof has truss style framing in it.



Condition of Roof Framing

A visual inspection of the roof framing condition found it to be functioning as expected at time the of inspection.

Attic

Attic Area and Access Condition

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



Attic Condition

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

Attic Ventilation

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

Attic Insulation

The insulation in the attic is the Fiberglas batt type.

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

The building is on a concrete slab.

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

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 Wall Covering

The exterior surfaces of the main building are a combination of different materials. These include: Stucco, Wood panels

Exterior Wall Condition

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

Porch Materials

Observations:

There is a concrete base supporting the porch.

The porch surface is made of concrete.

Porch Condition

Observations:

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

Balconies

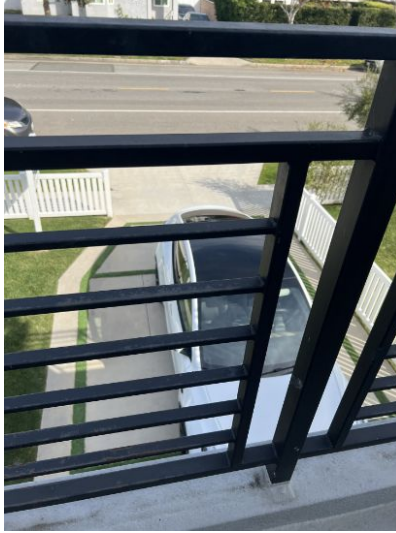
A visual inspection of the balconies found them to be in a serviceable condition at time the of inspection.



Guardrail

The guardrails are made out of metal.

The guardrail design can act as a ladder to small children. Adding some type of barrier would improve child safety.



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 made of a combination of materials.

Exterior Door Condition

A visual inspection of the exterior door(s) and frame(s) condition found them to be in a serviceable condition at time the of inspection.

Interior Door Type

There are wood doors throughout the interiors of the home.

Interior Door Condition

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

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

There are windows in areas of the home that are sticking, making them difficult to open.

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 left side of the home.



Chimney Material

The chimney is sealed and the composition of the flue is unknown. The chimney has a stucco covering.

Chimney Condition

A visual inspection of the chimney condition 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.

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 direct vent gas appliance unit.

Firebox

The firebox is sealed with a glass cover.

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

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

Gas Line

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

Gas Valve

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

Mantle

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

Hearth

There is no hearth extension for this fireplace. However, this is a sealed fireplace and doesn't appear to pose a sparking issue.

Screens

This is a glass sealed fireplace.

Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

Type of Garage

The garage is attached to the home.

This is a two car garage.

Garage Roof Condition

The garage roof is the same condition as the buildings roof.

Garage Door Type

The garage doors are the sectional metal type.

Garage Door Condition

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

Garage Door Hardware

A visual inspection of the garage door hardware to be in a serviceable condition at time the of inspection.

Garage Door Opener.

A visual inspection of the garage door opener to be in a serviceable condition at time the of inspection.

Door Condition

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

Garage Floor

There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

Garage Interior

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



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.

Driveway

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

Walkways

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

Patio Area

A visual inspection of the patio area to be in a serviceable condition at time the of inspection.

Fire Pit / Barbecue

A visual inspection of the patio area to be in a serviceable condition at time the of inspection.



Landscaping

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

Drainage

Flat site

A visual inspection of the site drainage and slope found it to be in a serviceable condition at time the of inspection.

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 the; Living room, Dining room, Family room, Kitchen, Laundry room, 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.

Hardwood Floors

A visual inspection of the hardwood floors throughout the home found them 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

A visual inspection of the railings and handrail found them in a serviceable condition at the time of inspection.

Interior Comments

In the upstairs bedroom, a doorstop is recommended behind the door. Currently, when the door is fully opened it hits the glass closet door behind it.

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.

Water Dispenser

A visual inspection of the water dispenser system 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

A proper **air gap** is not installed in the dishwasher drain line. This is a newer dishwasher and it may not be required. Please refer to the installation manual.



Fridge

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



Freezer

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

Stove Condition

The kitchen has a gas cooktop.

The kitchen has a double gas oven.

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



Ventilation Fan

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

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 a closet on the 2nd floor.

Clothes Washer Hookups

A visual inspection of the washing machine and its hook ups found them to be in a serviceable condition at the time of inspection.

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 Sink / Faucet / Drain

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

Laundry Area

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

Bathroom

Photo



Bathroom Location

This bathroom is located in the hallway on the 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

Cold water handle is stiff and difficult to operate.

Bathroom Mirror

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

Toilet

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

Bathroom Ventilation

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

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 is being used in this space.

Fixture Condition

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

Bathroom 2

Photo



Bathroom Location

This bathroom is located in a bedroom (downstairs).

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

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

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 is being used in this space.

Fixture Condition

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

Bathroom 3

Photo



Bathroom Location

This bathroom is located in a bedroom (upstairs).

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

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

Bathroom Ventilation

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

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 is being used in this space.

Fixture Condition

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

Bathroom 4

Photo



Bathroom Location

This bathroom is located in 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

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

There are two sinks in this bathroom.

Sink Faucet

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

There are two sinks in this bathroom.

Bathroom Mirror

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

Toilet

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

Bathroom Ventilation

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

Bathtub

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

Tub Enclosure

There is no enclosure.

Fixture Condition

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

Shower Walls

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

Shower Enclosure

A visual inspection of the shower enclosure 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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.