



MUNOZ INSPECTION SERVICES / TRUSTED TERMITE CONTROL

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<https://www.trustedtermitecontrol.services>



PUT YOUR MIND AT EASE.



JUNE 20, 2022



Inspector

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1: GENERAL

Information

Potential Concerns: A home inspection is not a code compliance inspection, it is a visual inspection only there is no pass or fail.

Recommendations

1.1.1 Potential Concerns

MOLD

UTILITY ROOM

Microbial growths were found at one or more locations in *interior rooms / the attic / the crawl space / the basement / the garage*. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

[Mold CDC](#)

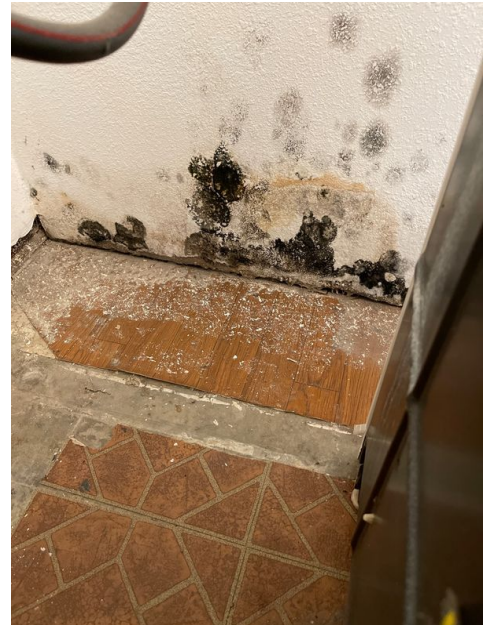
[Mold EPA](#)

Recommendation

Contact a qualified professional.



Safety Hazard/Immediate concerns



2: GROUNDS

Information

Soils / Drainage / Landscaping:**Site Profile**

Level

Sidewalks / Patios: Material

Poured in place concrete

**Driveway: Condition**

Serviceable

Decks / Porches: Condition

Appeared serviceable

Sidewalks / Patios: Condition

Appeared Serviceable

Decks / Porches: Material

Concrete

Stairs : Condition

Appeared serviceable

Stairs : Exterior stair material

Concrete

Handrails: Condition

None

Handrails: Materials

None

Gaurdrails: Condition

None

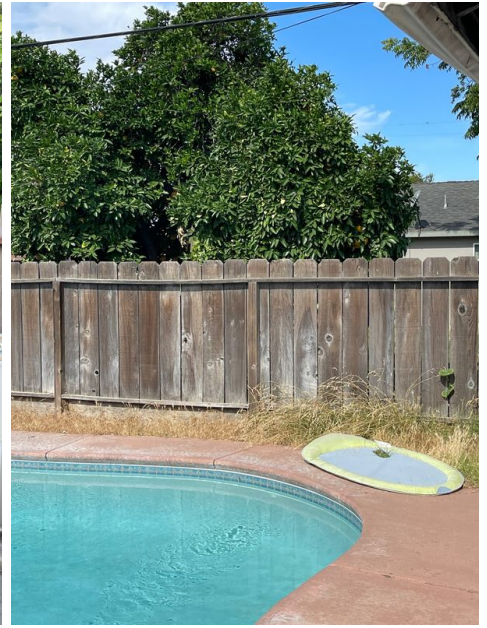
Gaurdrails: Materials

None

Driveway: Material
Poured in place concrete



Fence: Wood fence



Recommendations

2.2.1 Driveway

DRIVEWAYS - MINOR

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.





2.3.1 Sidewalks / Patios

Deficiencies

MINOR

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



3: ROOF

Information

General: Method Viewed from eaves on ladder	General: Condition Appeared serviceable	General: Roof type Gable
Shingles / Shakes: Layers One	Flashings: Condition of exposed flashings Appeared serviceable	Gutters / Downspouts / Extensions: Condition Appeared serviceable
		
Chimney & Flues: Condition None	Chimney & Flues: Gas-fired flue type None	Chimney & Flues: Wood-burning chimney type None

General: Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

General: Roof surface material

Asphalt or fiberglass composition shingles



Limitations

Shingles / Shakes

RECOMMEND HAVING A QUALIFIED ROOFING COMPANY TO EVALUATE ROOF COVERING

Recommendations

3.1.1 General

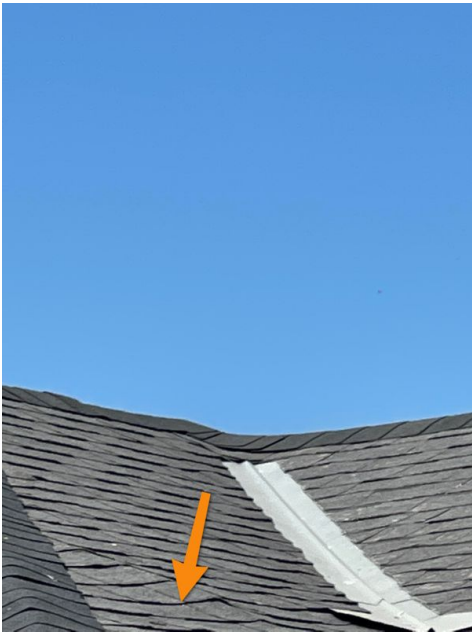
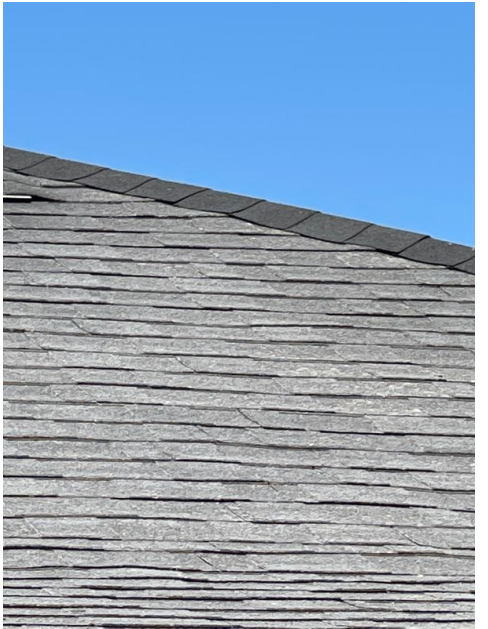
NEEDS REPAIR



Roof covering showing signs of curling, cracking, loose, split Shingles, slipped tiles recommend a licensed roofing contractor to further evaluate roof covering.

Recommendation

Contact a qualified professional.



3.4.1 Gutters / Downspouts / Extensions

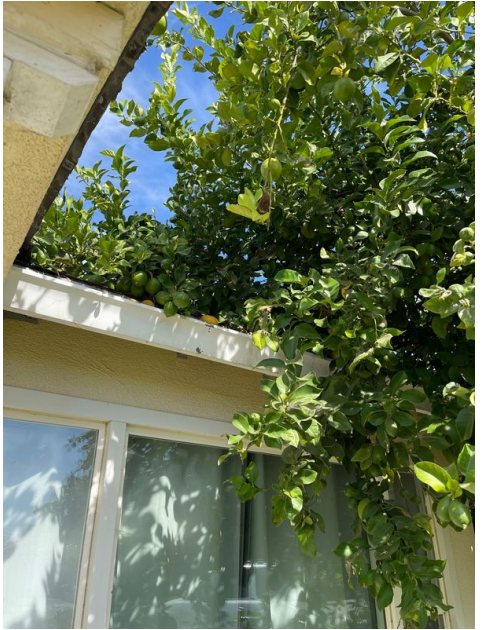
DEBRIS

Recommend Cleaning out the gutters

Recommendation

Contact a qualified professional.

Deficiencies



3.4.2 Gutters / Downspouts / Extensions

Deficiencies

DAMAGE

Parts of the gutter system or downspouts were damaged or dented and corroded. Recommend contacting a proper trades person to further evaluate and replace gutters as found to be necessary.

Recommendation

Contact a qualified professional.



4: EXTERIOR & FOUNDATION

Information

Exterior Walls / Trim: Inspection method Viewed from ground	Exterior Walls / Trim: Wall cover condition Appeared serviceable	Exterior Walls / Trim: Wall structure Wood frame
Foundation: Material Poured in place concrete	Foundation: Type Crawl space	Foundation: Footing material Poured in place concrete

Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces, common walls, or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Exterior Walls / Trim: Wall Cover
Stucco, Wood



Foundation: Condition
Appeared serviceable



Recommendations

4.1.1 Exterior Walls / Trim

REPAIR OR REPLACE STUCCO

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Recommendation

Contact a qualified professional.



Deficiencies



4.1.2 Exterior Walls / Trim

MINOR EXTERIOR STUCCO CRACKS.

Stucco cracks occur when house settles and or stucco cures this is no more than a cosmetic issue recommend to fill stucco cracks with caulking and or exterior paint.

Recommendation

Contact a qualified professional.





5: PLUMBING / FUEL SYSTEMS

Information

Service / Main Line: Condition
Unknown

Service / Main Line: Main shut-off location
Building exterior

Service / Main Line: Type
Public

Service / Main Line: Water Pressure PSI
70

Supply Lines: Condition
Appeared serviceable

Supply Lines: Type
Galvanized steel

Drain and Waste Lines: Drain pipe condition
Appeared serviceable

Drain and Waste Lines: Waste pipe condition
Appeared serviceable

Drain and Waste Lines: Drain pipe material
Cast iron, Galvanized steel

Drain and Waste Lines: Waste pipe material
Galvanized steel

Drain and Waste Lines: Recommend having a licensed plumbing company to further evaluate plumbing material and its functionality.

Venting: Condition
Appeared serviceable

Venting: Vent pipe material
Not visible

Sump Pump: Condition
None

Sump Pump: Sump pump installed
No

Sewage Ejector Pump: Condition
None

Sewage Ejector Pump: Sewage ejector pump installed
No

Irrigation: # of Zones
Not inspected

Irrigation: Irrigation system
Public

Fuel Systems: Condition
Appeared serviceable

Fuel Systems: Location of main fuel shut-off
At gas meter



Fuel Systems: Visible fuel storage systems

Above ground



General: Limitations

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Recommendations

5.2.1 Service / Main Line

MAIN SHUT-OFF IN SOIL

The main water shut-off valve was in contact with soil. Corrosion or rust can occur as a result. Recommend removing or grading soil, or making modifications as necessary so the valve is not in contact with soil.

Recommendation

Recommended DIY Project



5.2.2 Service / Main Line

MAIN PLUMBING WATER LINE NOT PROPERLY FASTEN, SECURED.

Contact the proper trades person for the evaluate Water main line and secure Properly.

Recommendation

Contact a qualified professional.



6: HEATING, VENTILATION AND AIR CONDITION (HVAC)

Information

General: Recommend a HVAC company to further evaluate heating and air-conditioning unit, Furnace heating and coolings units can fail at anytime.

Heating: Distribution Type
Ducts and registers

Heating: Heating Type
Forced air, Split system



Electric Heat (not forced air): Condition
None

Electric Heat (not forced air): Type
None

Forced Air: Condition
Appeared serviceable

Forced Air: Fuel Type
Natural gas

Forced Air: Location
Attic

Forced Air: BTU's Adequate?
Yes



Filters: Condition
Recommend replacing upon taking occupancy

Ducts & Registers: Condition
Appeared serviceable

Flues: Condition
Appeared serviceable

Filters: Filter location
Hallway

Burners (furnace or boiler): Condition
Recommend servicing

Heat Pump; AC: Condition
Appeared serviceable

Filters: Size
Unknown

Combustion Air: Type
Intake duct

Heat Pump; AC: Location
Building exterior



Heat Pump; AC: Air conditioning unit worked and was functional at time of inspection



Heat Pump; AC: Recommend a licenced HVAC Company to further evaluate Air Conditioning unit.

Normal Controls: Condition
Appeared serviceable

General: Limitations

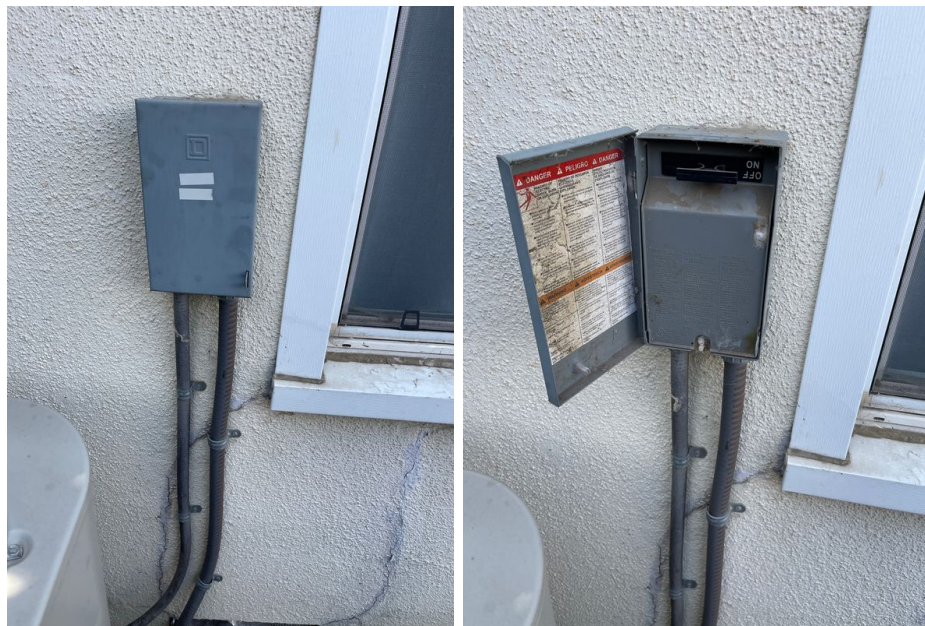
The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Forced Air: Heater/Furnace was functioning properly at time of inspection.

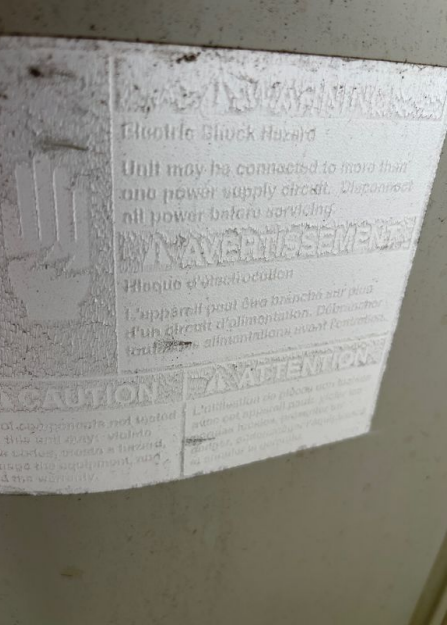
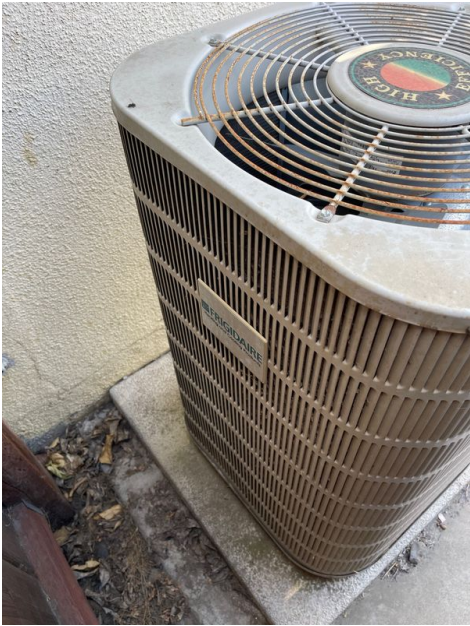
Recommend having a qualified heating and air conditioning company to perform an additional inspection on the Heating unit. At any time the heater/Furnace can malfunction.



Heat Pump; AC: Cooling fuel type
Electric



Heat Pump; AC: Type
Split system



7: BASEMENT

Information

Floor Substructure: Beam material

None

Floor Substructure: Concrete slab condition

None

Floor Substructure: Condition

None

Floor Substructure: Floor structure

None

Floor Substructure: Pier/support post material

None

Floor Insulation: Condition

None

Floor Insulation: Insulation material

Not determined

General: Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

8: GARAGE OR CARPORT

Information

General: Type Attached	Attached Garage-House Door: Condition None	Attached Garage-House Door: Type None
Vehicle Door: Condition None	Vehicle Door: Type None	Vehicle Door: # of Doors None
Automatic Opener: Condition None	Automatic Opener: Mechanical auto-reverse operable None	Floor: Condition Obstructed



Interior/Walls/Ceilings: Condition Serviceable	Interior/Walls/Ceilings: Ventilation Window
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General: Limitations
The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Limitations

General
GARAGE WAS CONVERTED INTO A LIVING QUARTERS.



Recommendations

8.8.1 Garage-house steps

STEPS

The step(s) installed below the door between the garage and the house were *loose / damaged / deteriorated / substandard*. This is a fall or trip hazard. A qualified person should repair as necessary.

Recommendation

Contact a qualified professional.

 Deficiencies



9: ELECTRIC

Information

consider a License electrician to further evaluate main & subpanels for more depth information on the electrical.have The license electrician take off dead front covers at inspect breakers and wiring.

Service: Condition
Appeared serviceable

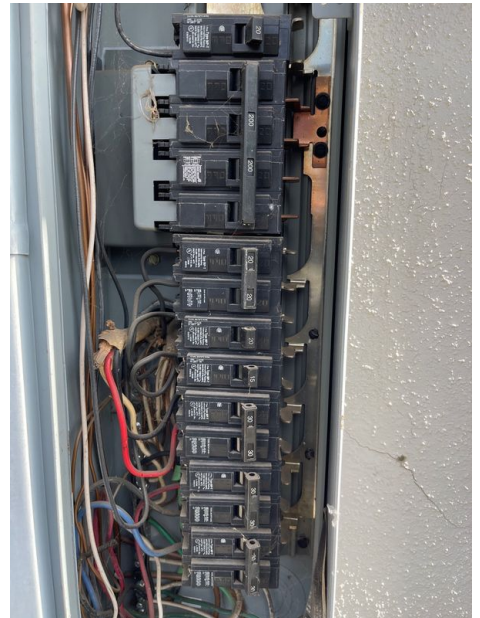
Service: Type
Overhead



Service: Voltage
120-240

Service: Max Amperage
200

Service: Protection
Breakers

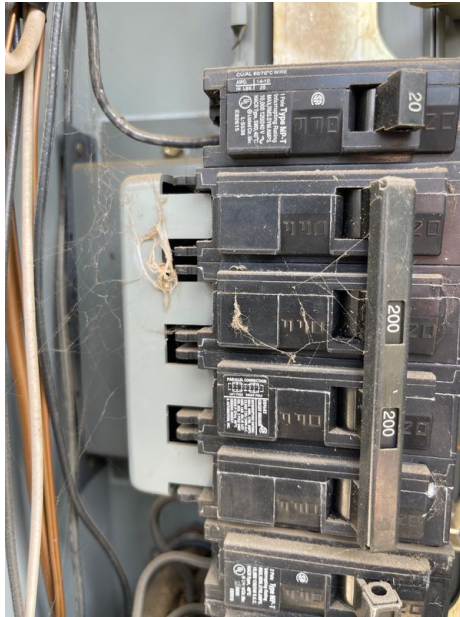


Service: System ground
Copper

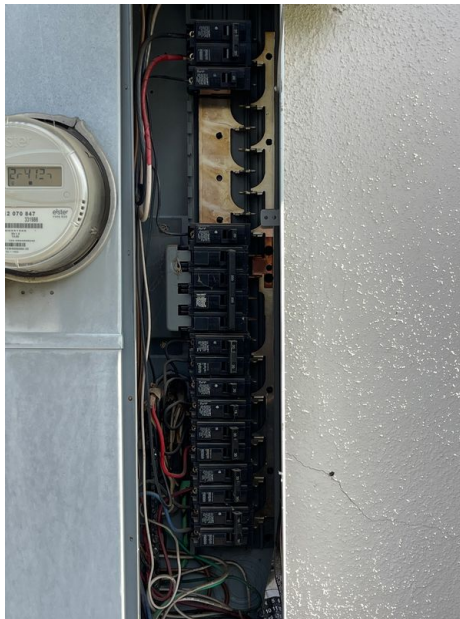


Panels: Sub-panel(s) condition
Appeared serviceable, Have a qualified licensed electrician to further evaluate all electrical panels.

Service: Service entrance conductor material
Not determined



Panels: Location of MAIN panel #A
Building exterior



Panels: Location of MAIN panel #C
None

Service: Main disconnect rating
200



Panels: Location of MAIN panel #B
None

Panels: Location of main disconnect
Middle of the service panel

Wiring: Condition
Serviceable



Wiring: Solid strand aluminum wiring present
None visible

Receptacles: GFCI present
Yes

Smoke and CO alarms: CO alarms installed
Yes



Smoke and CO alarms: Smoke alarms installed
No recommend install

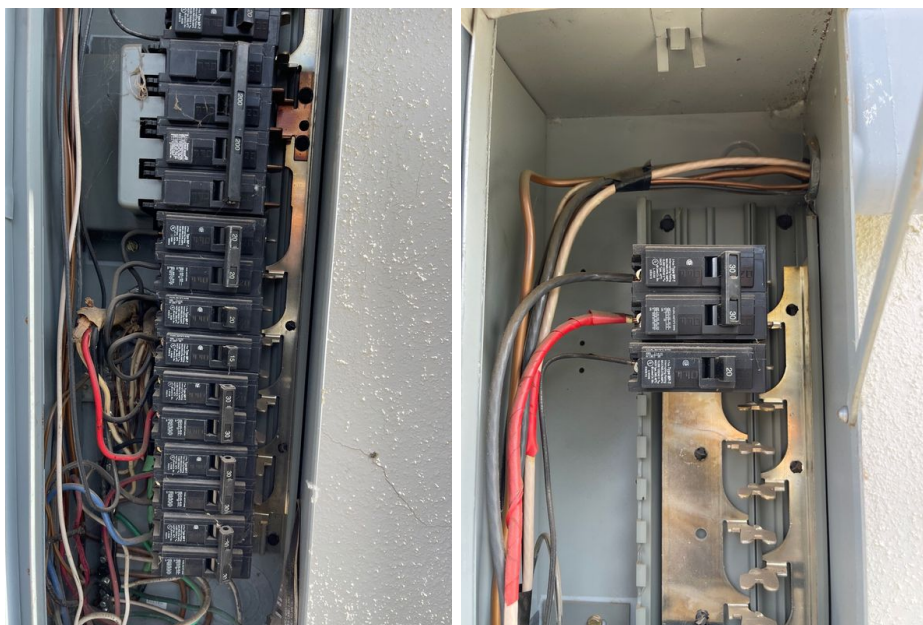
Limitations

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system, Inspector does not remove electrical panel covers if panel covers are removed it is as a

Courtesy. Any repairs recommended should be made by a licensed electrician.

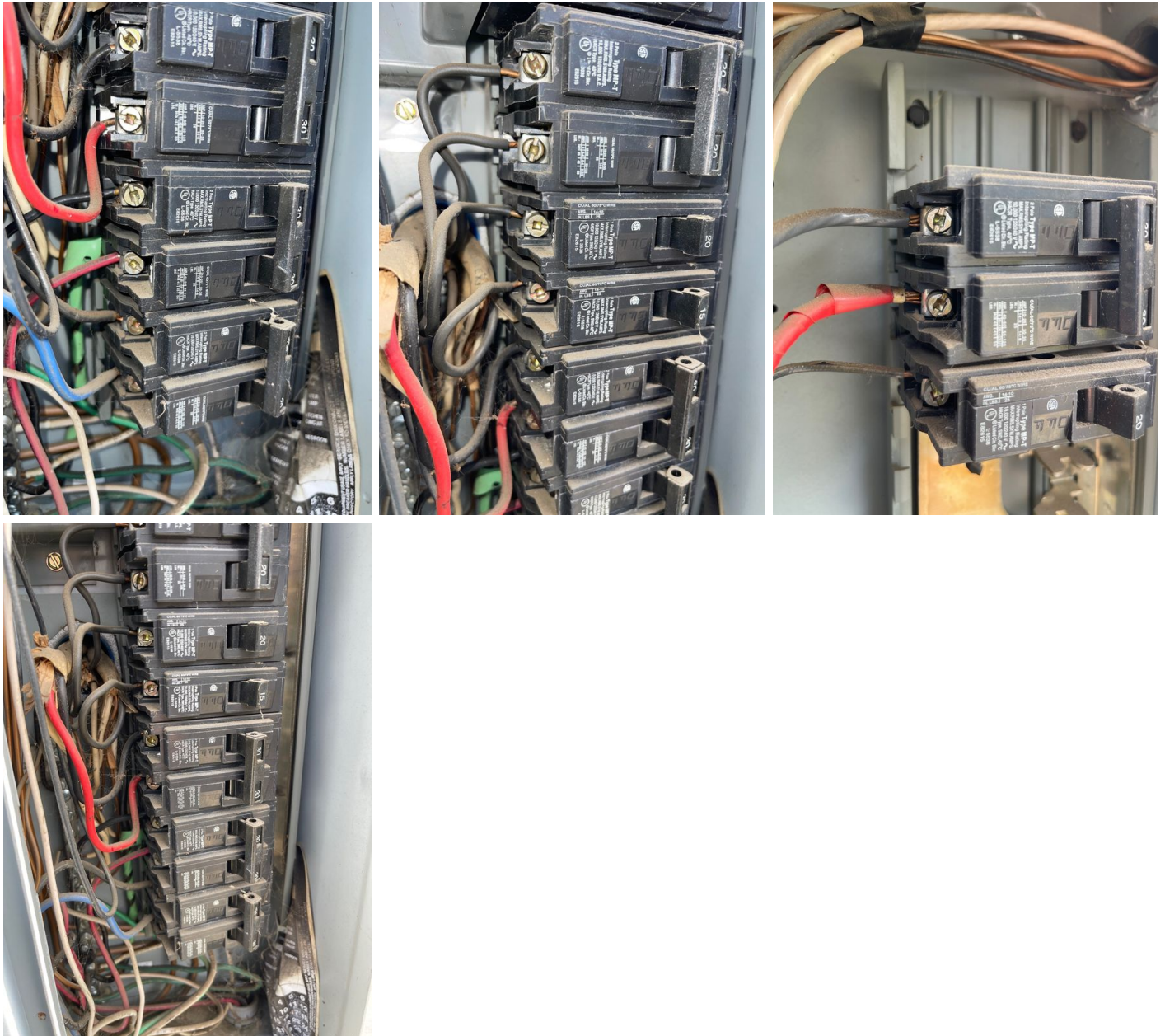
Panels: Main service panel condition

Appeared serviceable, Consult a licensed electrician to further evaluate electrical panel



Wiring: Branch circuit wiring type

Copper



Recommendations

9.3.1 Wiring

SPLICES NOT IN BOX

ATTIC

Wire splices were exposed and were not contained in a covered junction box or fixture. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard/Immediate concerns



9.5.1 Receptacles

LOOSE

UTILITY ROOM

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard/Immediate concerns



9.5.2 Receptacles

NO POWER

EXTERIOR, UTILITY ROOM

One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard/Immediate concerns



9.5.3 Receptacles

OPEN GROUND - REWIRE OR REPLACE WITH 2-SLOT

UTILITY ROOM

One or more modern, 3-slot electric receptacles were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard/Immediate concerns



9.8.1 Smoke and CO alarms

MISSING - SMOKE ALARM

ALL BEDROOMS

Smoke alarms were missing from *one or more bedrooms and in the attached garage*. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

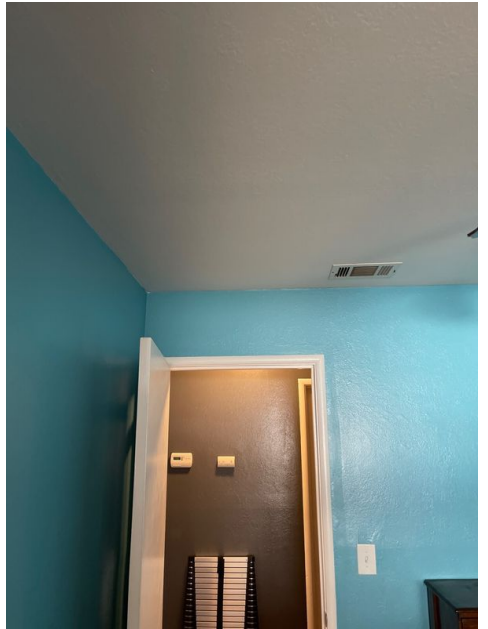
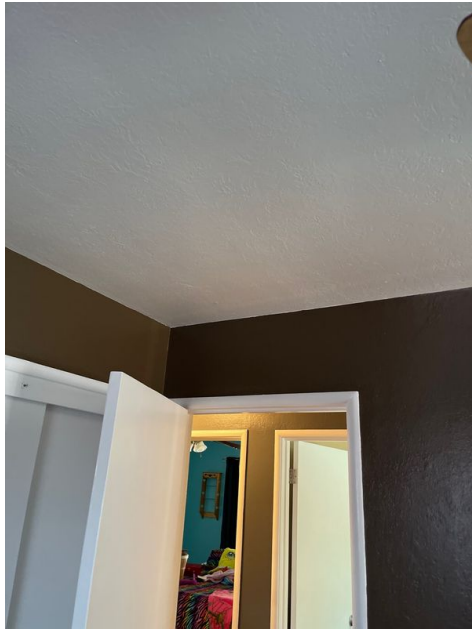
[SMKALRM](#)

Recommendation

Recommended DIY Project



Safety Hazard/Immediate concerns



9.8.2 Smoke and CO alarms

**INOPERABLE CO
ALARM/SMOKE DETECTOR**

Install proper Co detector/ smoke alarm as necessary.

Recommendation

Contact a qualified professional.

 Safety Hazard/Immediate concerns



10: WATER HEATER

Information

General: Condition
Appeared serviceable

General: Energy source
Natural gas

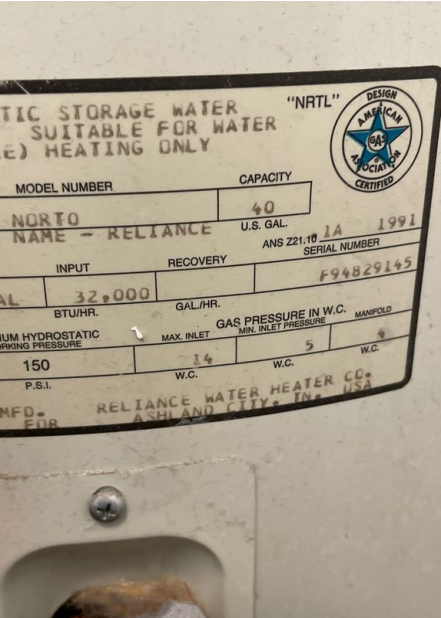
General: Type
Tank



General: Capacity
40

General: Location
Utility room

General: TPR valve
Yes



Seismic straps: Seismic straps



Water Shut off: Water shut off



Burners: Condition Appeared serviceable

Flues: Condition Appeared Serviceable



General: Limitations

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Recommendations

10.1.1 General

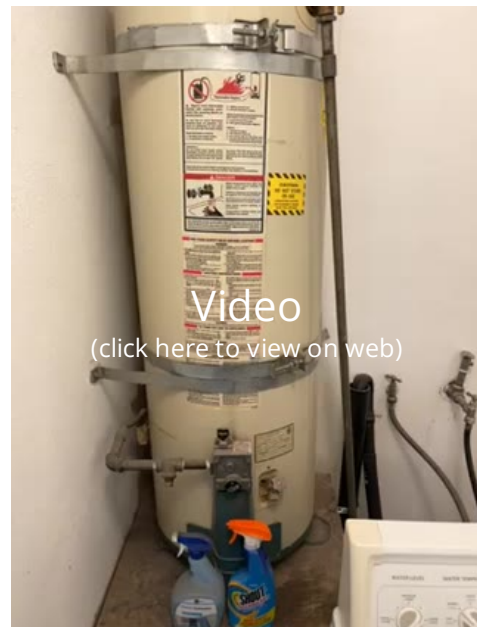
GURGLING WATER HEATER, THIS CAN BE A SIGN OF THE LIFE EXPECTANCY OF THE WATER HEATER COMING TO AN END. AND OR WATER HEATER NEEDS TO BE FLUSHED OUT AND REFILLED WITH FRESH WATER.



Contact proper tradesperson to further evaluate and correct or replace as necessary.

Recommendation

Contact a qualified professional.



10.6.1 TPR drain valve/line



Safety Hazard/Immediate concerns

TERMINATES TOO HIGH ABOVE GRADE

The temperature-pressure relief valve drain line terminated too high above the ground. Someone standing next to the drain line could be scalded if the valve opens. Recommend that a qualified person repair per standard building practices. For example by extending the drain line. For more information, visit:

[TPRVALVE](#)

Recommendation

Contact a qualified professional.



10.8.1 Flues



Deficiencies

MISSING FASTENERS

Water heater flue pipe needs to be properly fastened with metal screws and all joints should be wrapped with temperature rated tape.

Recommendation

Contact a qualified professional.



10.8.2 Flues

**MISSING VENT FLANGE
TO WATER HEATER FLUE.**

Recommend installing vent flange to water heater, this is considered a safety concern.

Vent flue is in direct contact with combustibile material.

Recommendation

Contact a qualified professional.

 Safety Hazard/Immediate concerns



11: FIREPLACES, STOVES

Information

Wood-burning fireplace, stove: Condition None	Wood-burning fireplace, stove: Wood-burning fireplace type None	Wood-burning fireplace, stove: Wood-burning stove type Freestanding
Gas-fired fireplace, stove, or log lighter: Condition None	Gas-fired fireplace, stove, or log lighter: Gas Type None	

Limitations

General
FIREPLACE INSERTS/FREE STANDING WOOD BURNING FIRE PLACE IS OUT OF THE SCOPE OF THE HOME INSPECTION. CONTACT A PROPER TRADES TO EVALUATE UNITS.

12: BATHROOM & LAUNDRY

Information

Location

1st Floor

Counters: Condition

Appeared serviceable

Floors: Condition

Appeared serviceable

**Floors: Type or covering**

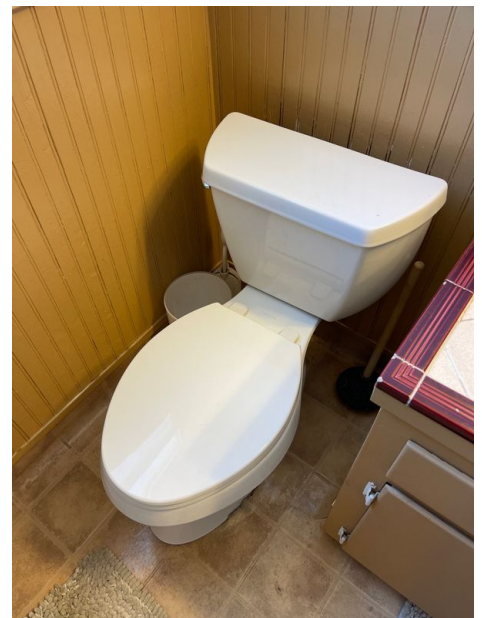
Vinyl linoleum or marmoleum

Sinks: Condition

Appeared serviceable

Toilets: Condition

Appeared serviceable

**Ventilation: Condition**

Appeared serviceable

Laundry: 240 present

Yes

Laundry: Gas supply for laundry equipment present

No

Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Cabinets: Condition

Appeared serviceable

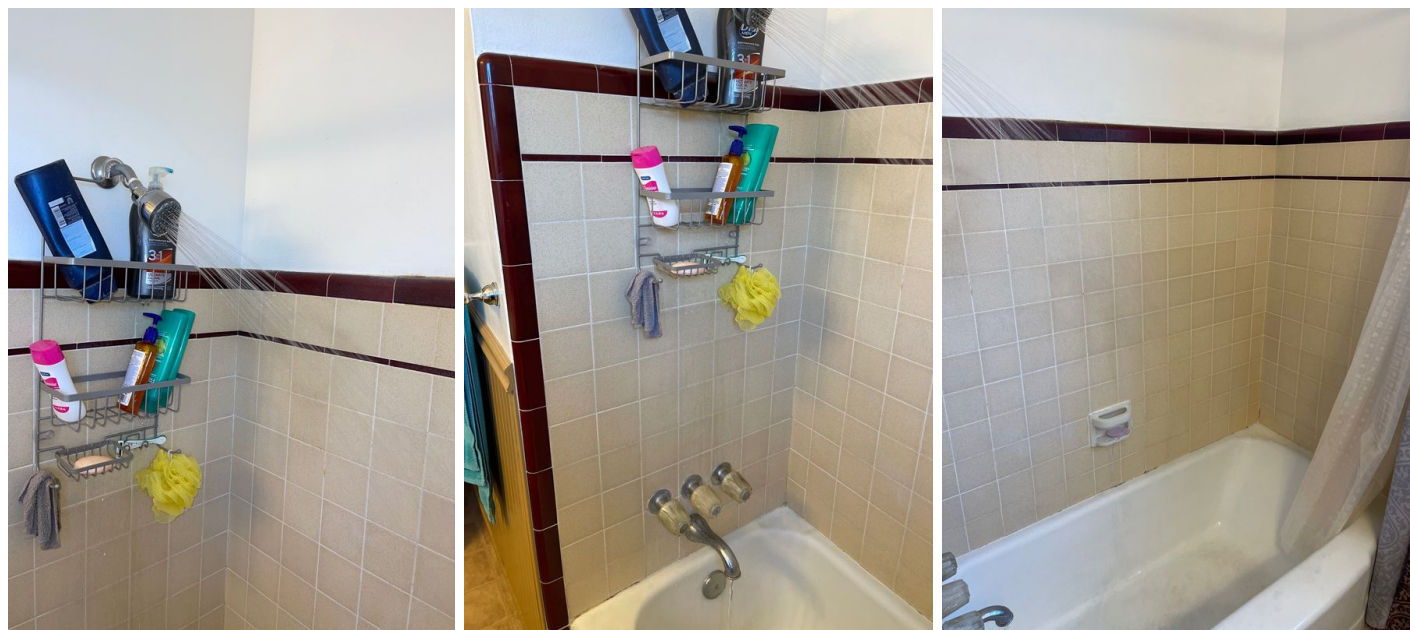


Bathtubs: Condition

Appeared serviceable



Showers: Condition
Appeared serviceable



Ventilation: Bathroom and laundry ventilation type
Windows, Spot exhaust fans



Recommendations

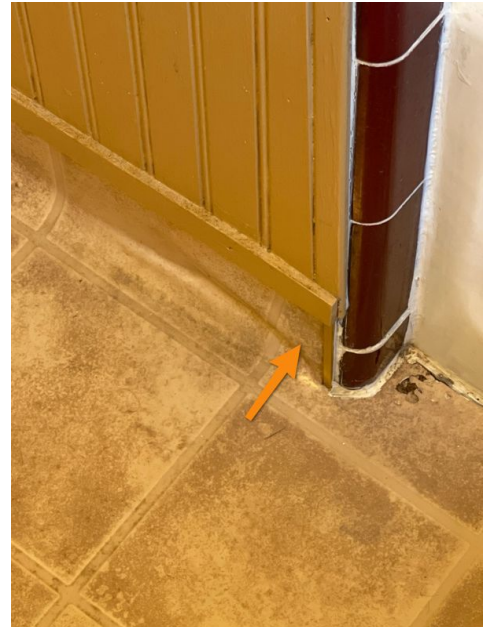
12.3.1 Floors

VINYL



Vinyl flooring in bathroom was *damaged / deteriorated / loose / curling*. Water can damage the the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation
Contact a qualified professional.



12.3.2 Floors
SOFT SPONGY FLOOR POSSIBLE WATER DAMAGE.

See termite inspection report for any recommendations

Recommendation
Contact a qualified professional.



12.5.1 Toilets
LOOSE, EVAL, REPAIR



The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified professional.



13: KITCHEN

Information

Counters: Condition

Appeared serviceable

Floors: Condition

Appeared serviceable

Sinks: Condition

Appeared serviceable



Under-Sink Food Disposal: Condition

Appeared Serviceable



Dishwasher: Condition

Appeared serviceable

Range/Cooktop/Oven: Fuel Type

Electric



Refrigerator: Condition

Not inspected

Microwave: Condition

None

**Limitations**

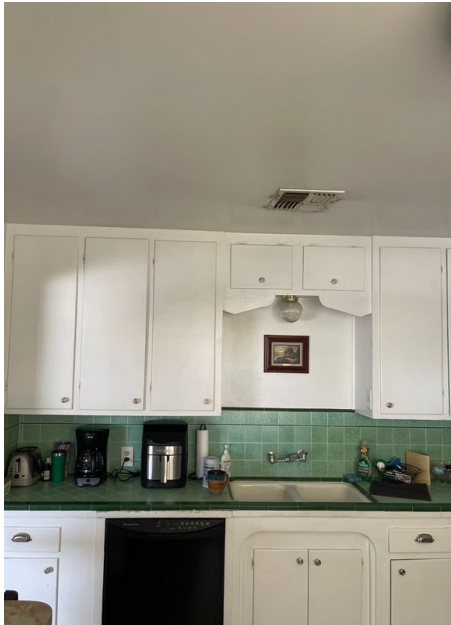
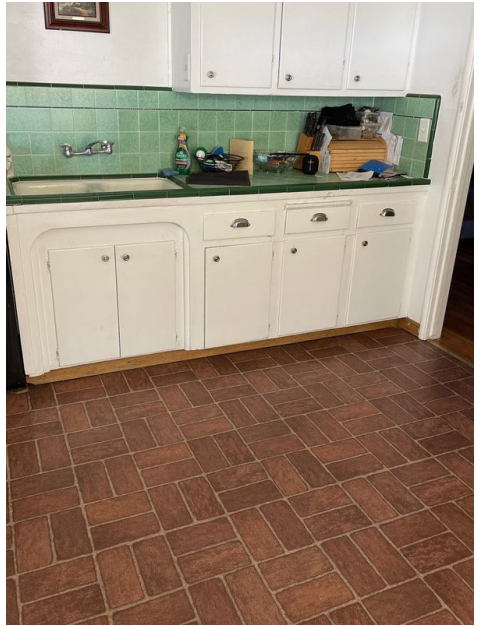
The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Counters: Material

Tile, Formica



Cabinets: Condition
Appeared serviceable



Floors: Type or covering
Vinyl linoleum or marmoleum



Range/Cooktop/Oven: Condition
Appeared serviceable



Ventilation: Type

Hood



Limitations

Counters

KITCHEN COUNTER NOT FULLY INSPECTED DO TO OWNERS STORAGE



Recommendations

13.3.1 Floors

WORN DAMAGED VINYL FLOOR

Contact proper trades person to further evaluate and repair or replace as necessary and if desired.

Recommendation

Contact a qualified professional.



Deficiencies

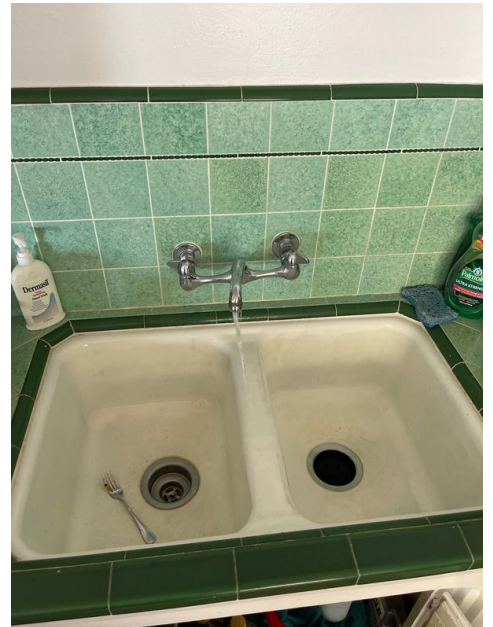


13.6.1 Dishwasher

NO AIR GAP

— Deficiencies

No air gap was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap per standard building practices.



Recommendation

Contact a qualified professional.

13.6.2 Dishwasher

DISHWASHER DOOR VERY NOISY WHEN OPENING AND CLOSING

— Deficiencies

Contact a proper trades person to further evaluate dishwasher door and lubricate springs or hinges as necessary.

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

13.8.1 Ventilation

HOOD LIGHT - INOPERABLE / OR MISSING LIGHT COVER



Deficiencies

The light in the exhaust hood was inoperable / or light cover missing Recommend replacing light bulb(s) or light cover. that repairs be made by a qualified person if necessary.

Recommendation

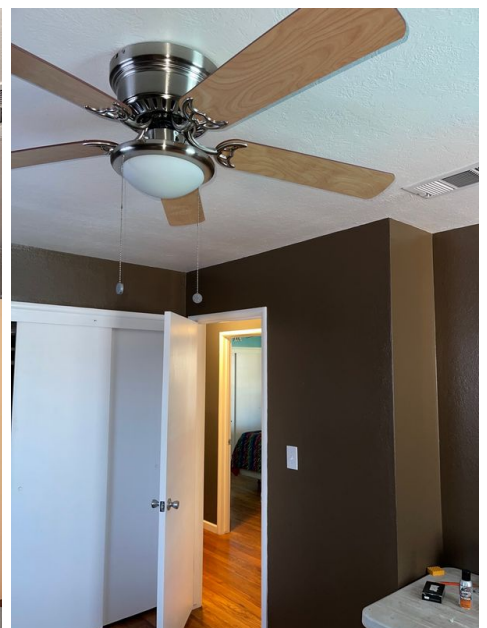
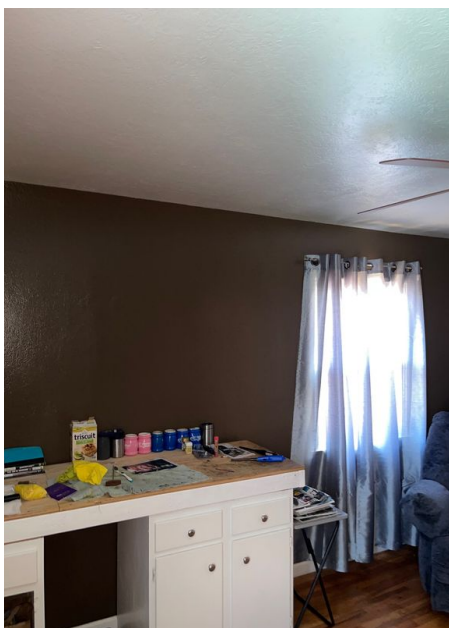
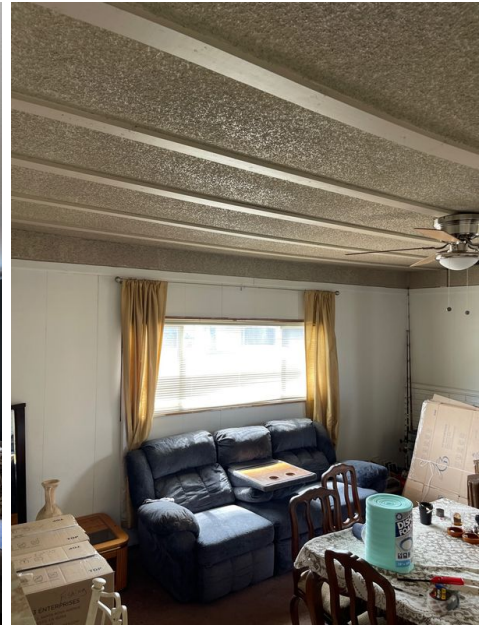
Contact a qualified professional.

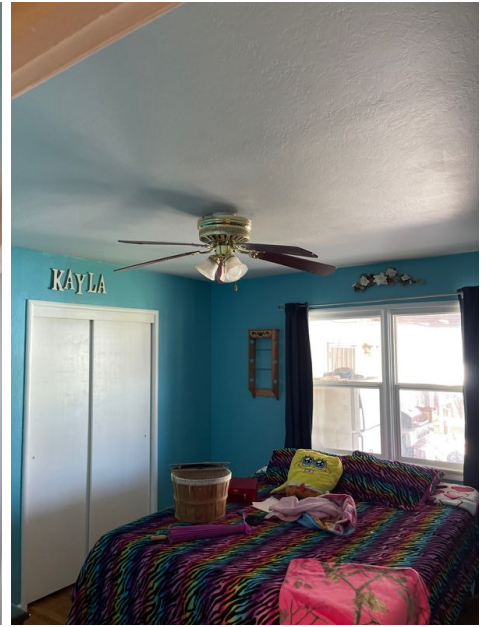


14: INTERIOR, DOORS AND WINDOWS

Information

Walls, Ceilings and Fixtures: Walls/Ceilings

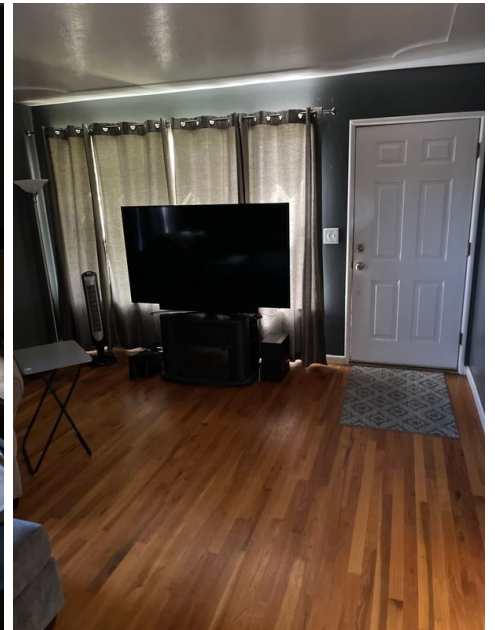
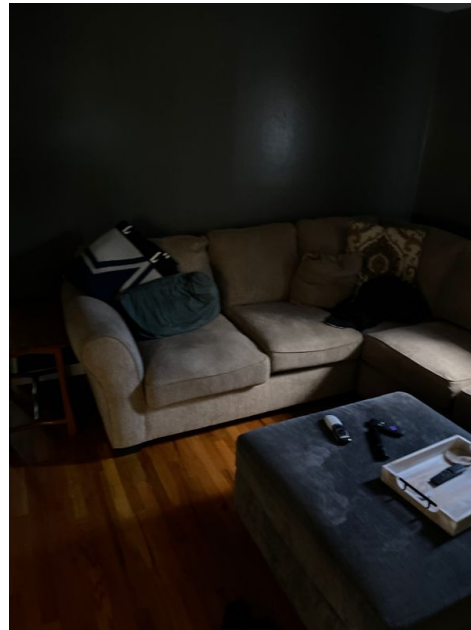


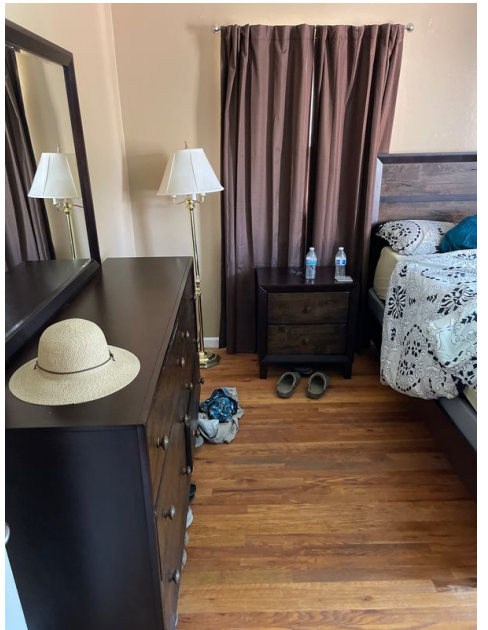
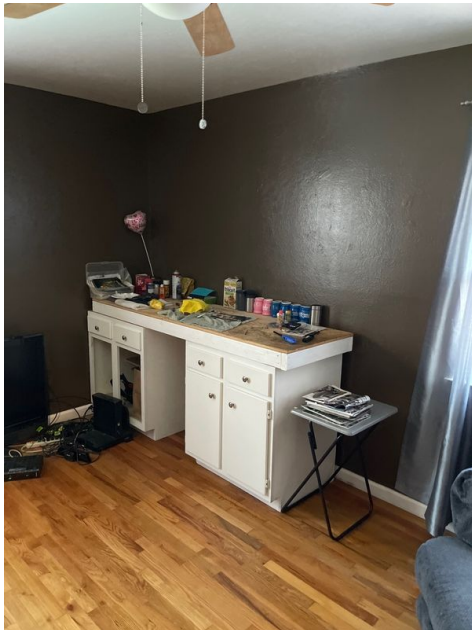
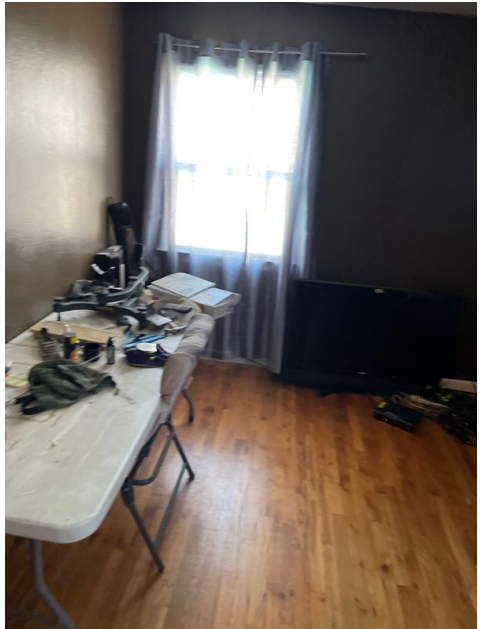


Limitations

Walls, Ceilings and Fixtures

WALLS/ FLOORS/ NOT FULLY VISIBLE DUE TO OWNER STORAGE/ BELONGINGS/ FLOOR COVERS.





Recommendations

14.1.1 Exterior Doors

WOULDN'T LATCH

Deficiencies

One or more entry doors wouldn't latch when closed. This is a security concern if no deadbolt is installed. A qualified person should repair as necessary.

Recommendation

Contact a handyman or DIY project



14.3.1 Windows & Skylights

SCREENS DAMAGED, DETERIORATED

Deficiencies

One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Recommendation

Contact a handyman or DIY project



14.3.2 Windows & Skylights

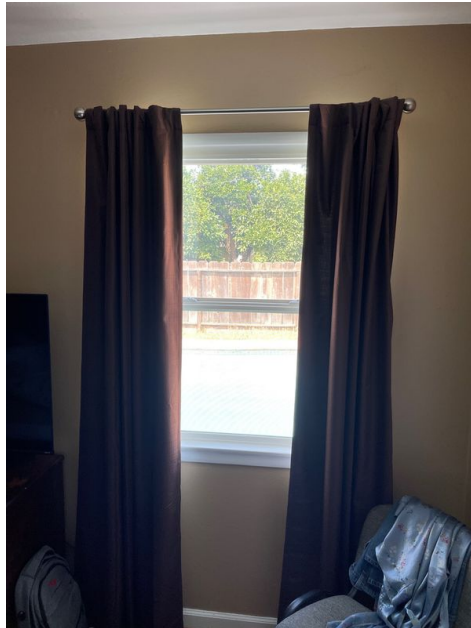
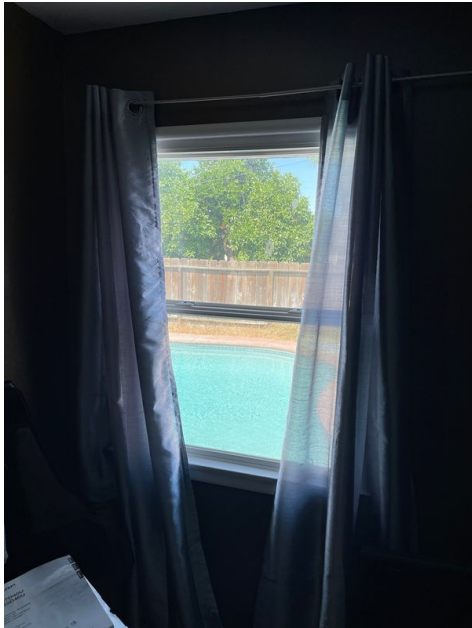
ONE OR MORE WINDOWS WERE DIFFICULT TO OPERATE

Deficiencies

Contact a proper trades company to further evaluate windows and there functionality, and repair or lubricate window tracks as needed.

Recommendation

Contact a qualified professional.



14.4.1 Walls, Ceilings and Fixtures

MINOR CRACKS, NAIL POPS

Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

[ECC](#)

Recommendation

Contact a qualified handyman.

Deficiencies



14.4.2 Walls, Ceilings and Fixtures

PATCH TO THE WALLS AND OR CEILINGS.

Recommend to ask Owner for any information regarding the patching to the ceiling and or walls.

Recommendation

Contact a qualified professional.

Deficiencies



15: ATTIC & ROOF STRUCTURE

Information

Access: Method Viewed from Hatch	Roof Structure: Condition Appeared serviceable	Roof Structure: Ceiling structure Ceiling joists
Insulation: Insulation condition Appeared serviceable	Insulation: Rating Not determined	Insulation: Vermiculite None visible
Ventilation: Condition Appeared serviceable	Ventilation: Types Gable end vents	

Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Roof Structure: Roof structure type

Rafters



Insulation: Type
Cellulose loose fill



16: CRAWL SPACE

Information

Access: Inspection method Traversed	Floor Substructure: Beam Material Solid wood	Floor Substructure: Condition Appeared serviceable
Floor Insulation: Condition None	Floor Insulation: Insulation Material None visible	Vapor Barrier: Condition None
Vapor Barrier: Vapor barrier present? None visible	Ventilation: Condition Appeared serviceable	Ventilation: Type with vents

General: Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Floor Substructure: Pier or Post Material

Concrete block, Wood pier post



Floor Substructure: Floor structure

Solid wood joists



Recommendations

16.1.1 General

EXCESSIVE MOISTURE, CAUSED BY HEATER CONDENSATE LINE LEAKING INTO THE CRAWLSPACE.



Contact a proper trades person to further evaluate and redirect condensate line to the exterior of the home. Moisture can cause surface fungi and can attract subterranean termites.

Recommendation

Contact a qualified professional.



SURFACE FUNGUS WAS OBSERVED AT TIME OF INSPECTION TO THE SUBFLOORING.

See termite inspection report for recommendations.

Recommendation

Contact a qualified professional.





STANDARDS OF PRACTICE
