

Property Inspection Report

Certified Home Inspection Plus



George S Thompson, Inspector

50465 Via Amante

Inspection Prepared For:

Agent: Sherri Thompson - Home Smart Realty

Date of Inspection: 4/10/2025

Year Built: 21 yrs. Size: 2,894 sq. ft.

Weather: Sunny

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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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.

Grounds

Page 10 Item: 9	Hose Bibs	<ul style="list-style-type: none"> The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.
-----------------	-----------	--



100 PSI water pressure--too high.

Exterior

Page 15 Item: 3	Trim	<ul style="list-style-type: none"> The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.
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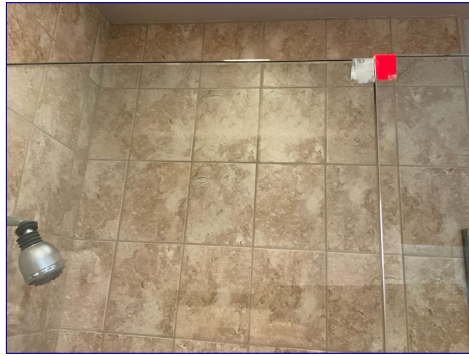
Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor. Location front right side by gate.

Bathroom 3

Page 45 Item: 3	Showers	<ul style="list-style-type: none"> Glass door needs adjustment. Recommend a licensed plumber repair as needed.
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Glass door needs adjustment.

Overview

1. Scope of Inspection

- All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces north.

3. State of Occupancy

- Occupied

4. Weather Conditions

- Sunny

5. Recent Rain/Snow

- No

6. Ground Cover

- Dry

7. Approximate Age

- 20-25 years

House Photos

1. House Photo's



Observations:

- The front of the house
- The side of the house
- The back of the house



Grounds

1. Service Walks



Materials

- Brick

Comments

- The Service Walk View



Loose brick by A/C unit.



2. Driveway/Parking



Materials:

- Brick

Observations:

- The Driveway View



Grounds (continued)

3. Porch



Entry way looks great.

4. Steps/Stoop

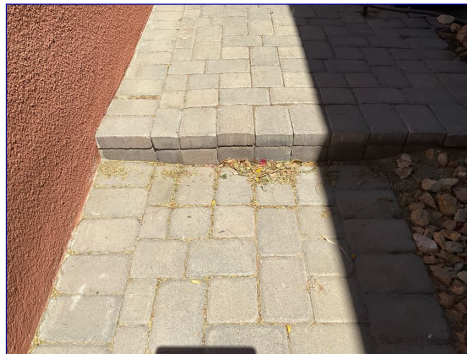


Materials:

- Brick

Observations:

- The Steps View



5. Patio



Materials:

- Brick

Observations:

- The Patio View



Columns in great shape.



Grounds (continued)



6. Deck/Porch/Patio Covers



Observations:
• Patio View



Gas line to barbecue.

7. Fence/Wall

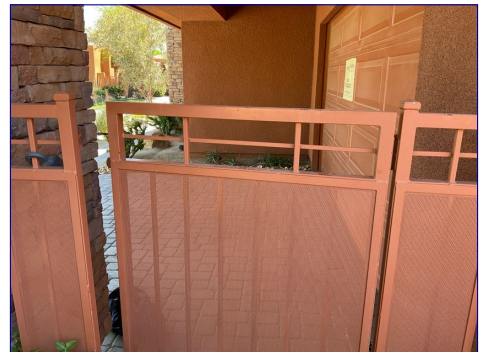
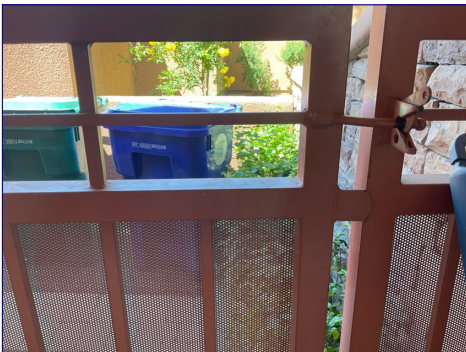


Materials:

- Block
- Metal
- Stucco

Observations:

- The Fence and gate View



Gates worked well.

Grounds (continued)



8. Landscape Affecting Foundation

Observations:

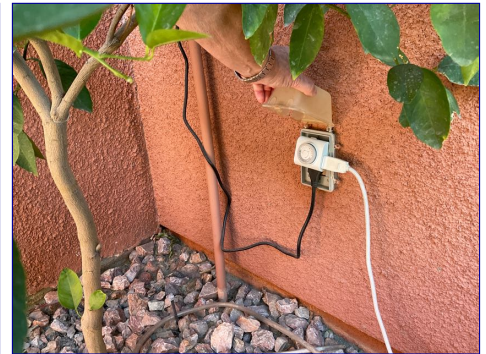
- Four timers located in back yard for lights.
- There is vegetation in contact with the house. Recommend trimming trees, so it doesn't come into contact with the home.



Timer for lights



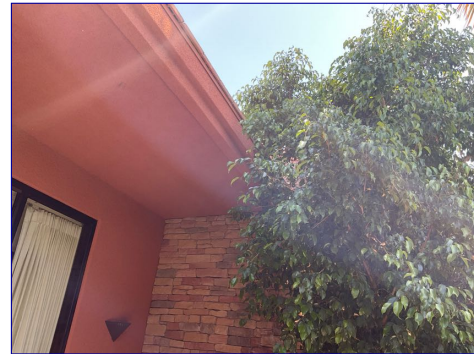
Timers for lights.



Timer



Timer



There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it doesn't come into contact with the home.

9. Hose Bibs

Hose Bibs:

- Yes, operable

Observations:

- The lawn sprinkler system is not within the scope of the home inspection. Recommend an irrigation/landscape company evaluation, if needed.
- The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.



Grounds (continued)



100 PSI water pressure--too high.



Good pressure 60 PSI.



No reverse polarity or open ground.



108 PSI water pressure. Too high.



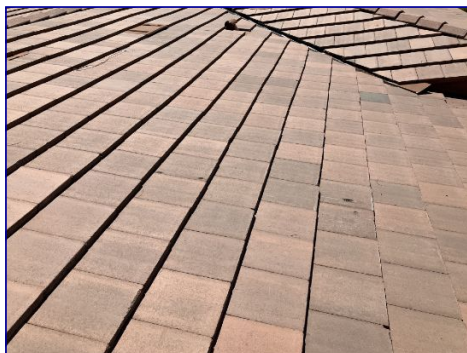
Recommend reinforce the hose bib piping.

Roof

1. Roof View



Roof View:
• The Roof View



Roof (continued)



2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

3. Roof Style: Type/Style

Type/Style:

- Tile
- Hip

Layers/Age/Location:

- Layers 1+
- Age: 20-25+
- Location: House
- Location: Garage
- Location: Other

4. Ventilation System

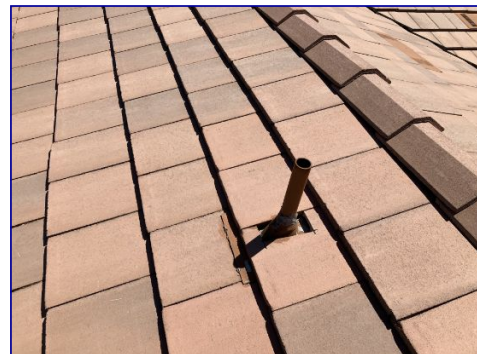


Type:

- Roof

Observations:

- The Roof Vent



5. Flashing



Materials:

- Galv/Alum

6. Valleys



Materials:

- Galvanized/Aluminum

Observations:

- The Valley

Roof (continued)



7. Condition of Roof Covering

Observations:

- Inspection of roof covering showed no signs of cracked tiles, at time of inspection.



8. Vents

Observations:

- The HVAC Vent(s)
- The Roof Vent(s)
- The Bathroom Vent(s)
- The Plumbing Vent(s)



Roof (continued)



Exterior

1. Chimney Chase



General:

- Location: South Side of Roof
- Viewed From: Roof
- Rain Cap/Spark Arrestor: Yes
- Chase: Framed

Observations:

- Evidence of: No apparent defects
- Flue: Metal
- Evidence of: No apparent defects

Observations:

- The Chimney Chase



2. Siding



Materials:

- Stucco

Exterior (continued)



3. Trim



Materials:

- Stucco

Observations:

- The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor. Location front right side by gate.



Needs some touch up paint.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor. Location on the back side east side of home.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.

Exterior (continued)

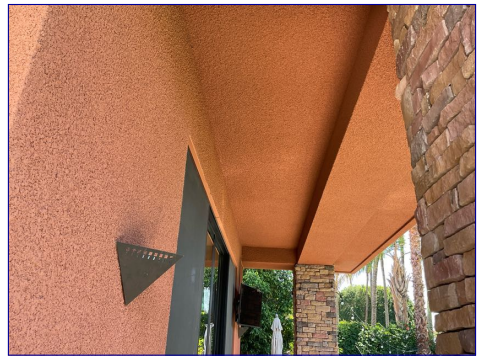


Siding on back wall could use some touched up paint.

4. Soffit



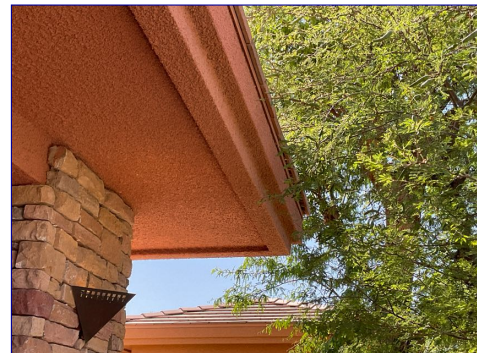
Materials:
• Stucco



5. Fascia



Materials:
• Stucco



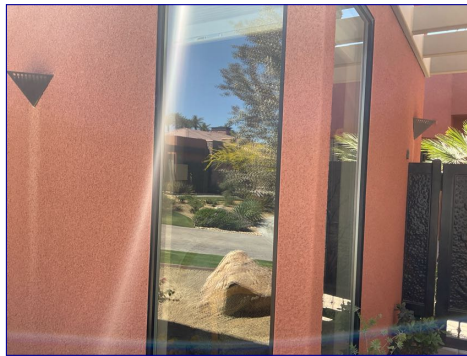
Could use some paint.

6. Windows/Screens



Materials:
• Vinyl

Exterior (continued)



All windows in great shape.



7. Service Entry

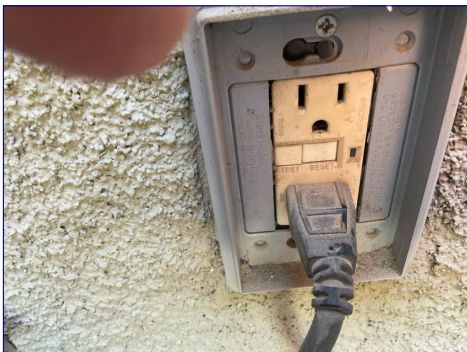


Location:
• Underground

8. Exterior Receptacles



Receptacles/Condition:
• Exterior receptacles: Yes
• Exterior receptacles, operable: Yes
• **GFCI** present: Yes
• GFCI, operable: Yes
• No reverse polarity or open ground.



Outside GFI installed.



No reverse polarity or open ground.



No reverse polarity or open ground.

Exterior (continued)

9. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Satisfactory
- Patio door weatherstripping: Satisfactory
- Rear door condition: Satisfactory
- Rear door weatherstripping: Satisfactory
- Other door one condition: Satisfactory
- Other door one weatherstripping: Satisfactory
- Other door two condition: Satisfactory
- Other door two weatherstripping: Satisfactory

Observations:

- The Main Entrance Door
- The Patio Doors
- The Rear Doors



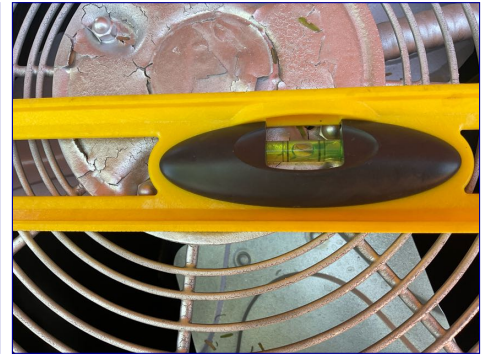
Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



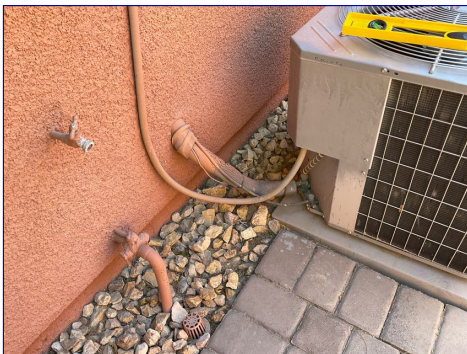
- Location: West
 - Approximate Age: 20-25+ years
 - Energy source: Electric
 - Outside disconnect: Yes
 - Level: Yes
 - Condenser Fins: Looks good, not damaged.
 - Insulation: Yes
 - Proper clearance (air flow): Yes
- ### Observations:
- Serial and model numbers data tag are missing.

Exterior A/C - Heat Pump 1 (continued)



No data tag on A/C unit.

Level unit.



No Data Tag.

temp test when A/C turned on.

Exterior A/C - Heat Pump 2

1. Exterior A/C - Heat Pump 2



- Location: West
- Approximate Age: 21 years
- Approximate Age: Older
- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Look good.
- Insulation: Yes
- Proper clearance (air flow): Yes
- Observations:
- Model Number: Carrier 38BRC030320
- Serial # 2404E41736
- The air conditioner compressor/condenser data plate.
- The Carrier air conditioner is nearing its expected life of 15-25 years. Recommend budgeting for replacement. Reported marginal due to age.

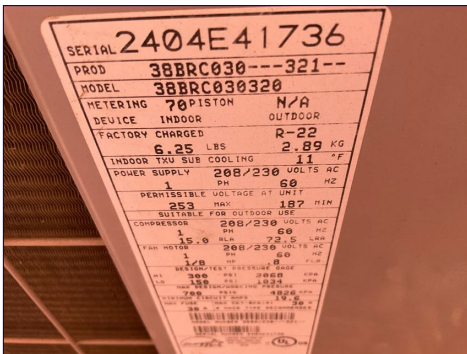
Exterior A/C - Heat Pump 2 (continued)



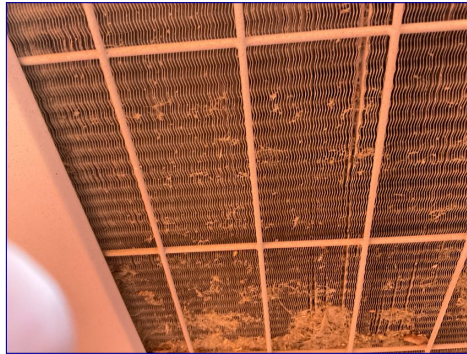
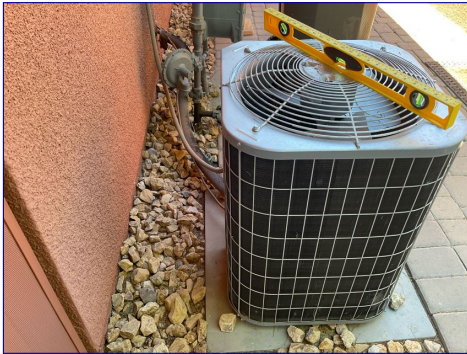
Level unit.



A/C shut off



Exterior A/C- Heat Pump 3 (continued)

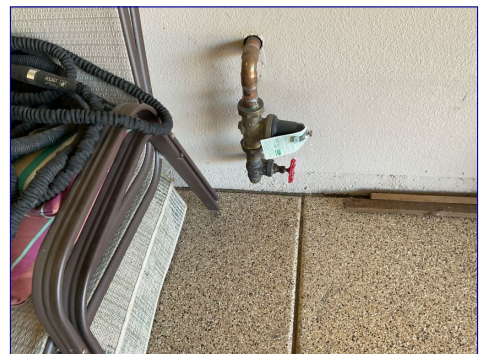


Garage/Carport

1. Type



- Type:
- Attached
 - 3-Car
- Observations:
- The Garage



Main water shut off

2. Automatic Opener



- Operation:
- Operable

Garage/Carport (continued)



3. Safety Reverse



Operation:

- Operable



4. Roofing



Materials:

- Same as house
- Tile
- Age: 25-30+ years

5. Siding



Materials:

- Same as house
- Stucco

6. Trim



Materials:

- Same as house

7. Window

Materials:

- Same as house

8. Floor



Materials:

- Concrete

Garage/Carport (continued)



9. Overhead Door(s)



Materials:

- Metal

Observations:

- Garage overhead door view.

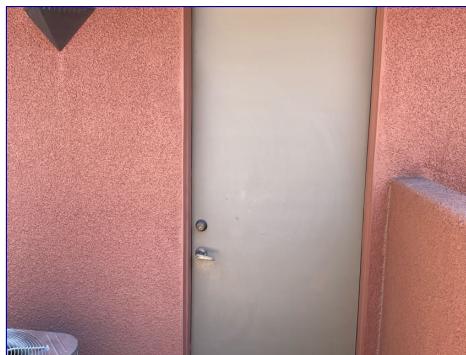


10. Exterior Service Door



Observations:

- Garage exterior service door view.



11. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Condition:
- Reverse polarity: No
- Open ground: No

Garage/Carport (continued)



No reverse polarity or open ground.



No reverse polarity or open ground.



No reverse polarity or open ground.

12. Fire Separation Walls & Ceiling



Fire Wall:

- Fire door: Satisfactory
- Fire door self closure: Satisfactory

Condition:

- Moisture stains present: No
- Typical cracks: No



Living Room

1. Location

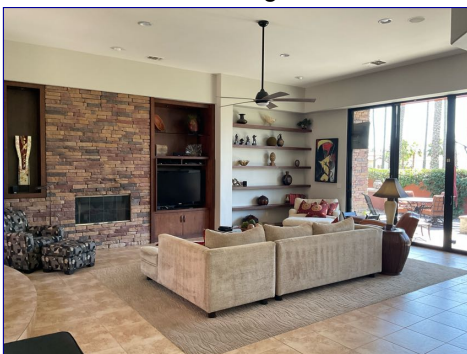


Location:

- First floor

Observations:

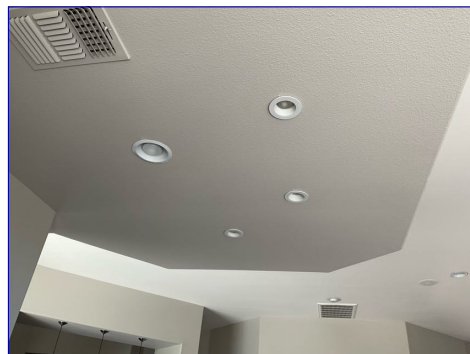
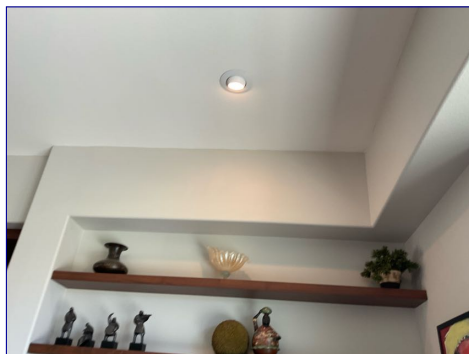
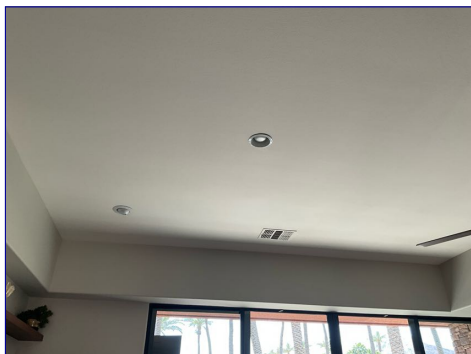
- The Living Room View



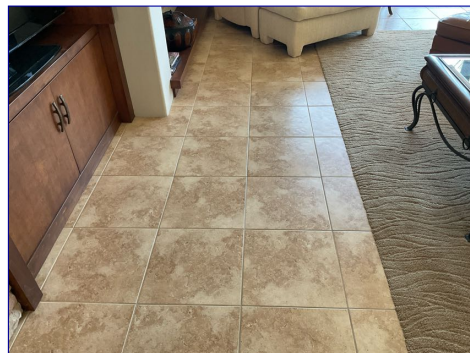
Living Room (continued)



2. Walls & Ceiling



3. Floor



4. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

Living Room (continued)



No reverse polarity or open ground.



No reverse polarity or open ground.



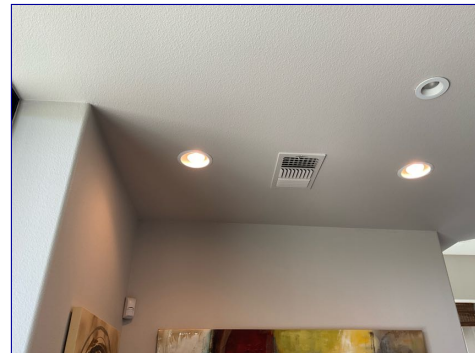
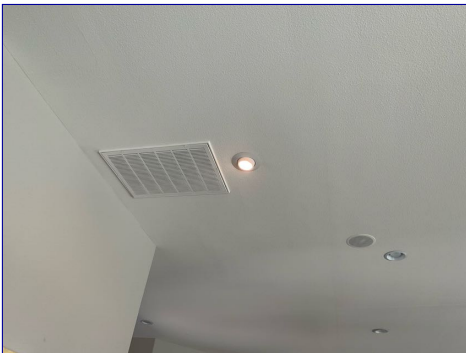
No reverse polarity or open ground.



No reverse polarity or open ground.

5. Heating Source

- Heating source present: Yes



Living Room (continued)

6. Doors



7. Windows



8. Other



Observations:

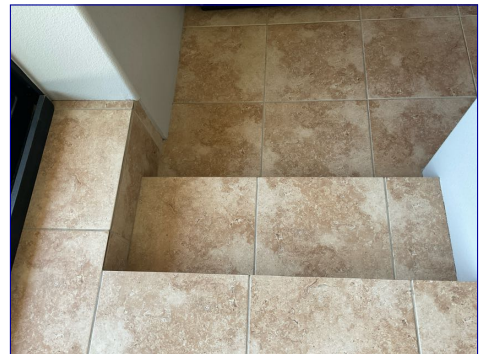
- All areas of the living room bar was in great shape.



Bar area in great shape.



Bar counters in great shape.



Refrigerator worked properly.



Temperature check was good.



Good water pressure at bar.

Nook

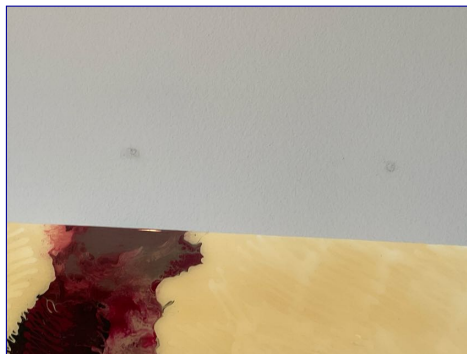
1. Location



Location:
• First floor

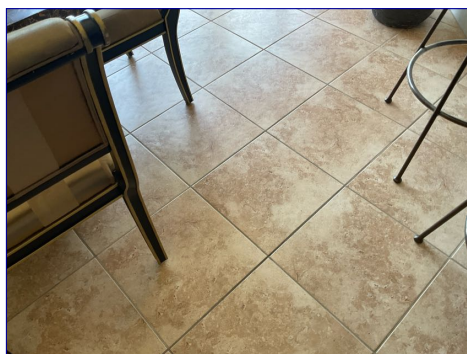


2. Walls & Ceiling



Minor marks on the wall.

3. Floor



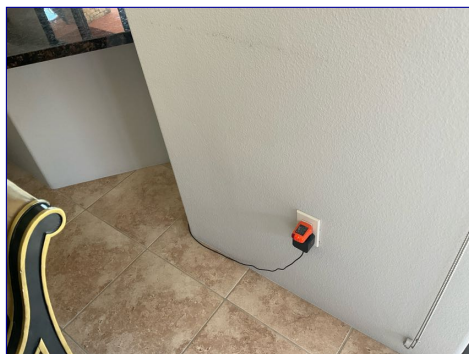
Nook (continued)

4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



No reverse polarity or open ground.

5. Heating Source



- Heating source present: Yes

6. Doors



7. Windows



Dining Room

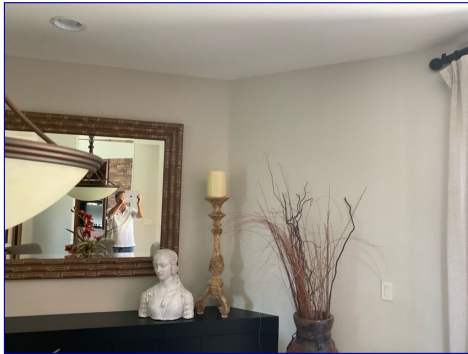
1. Location



Location:
• First floor



2. Walls & Ceiling



3. Floor



Dining Room (continued)

4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



No reverse polarity or open ground.



No reverse polarity or open ground.

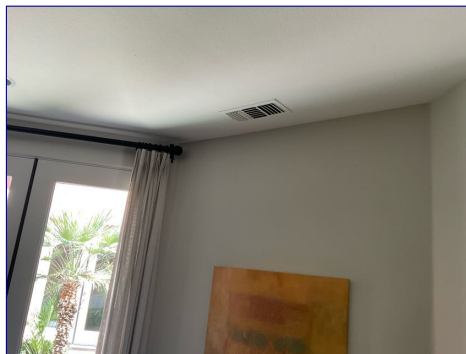


No reverse polarity or open ground.

5. Heating Source



- Heating source present: Yes



Kitchen

1. Kitchen Photo



Photos

- The Kitchen View

Kitchen (continued)



2. Countertops



Condition:

- Normal counter top wear and tear

Observations:

- All receptacles tested great. No reverse polarity or open ground.

3. Cabinets



Condition:

- Normal counter top wear and tear



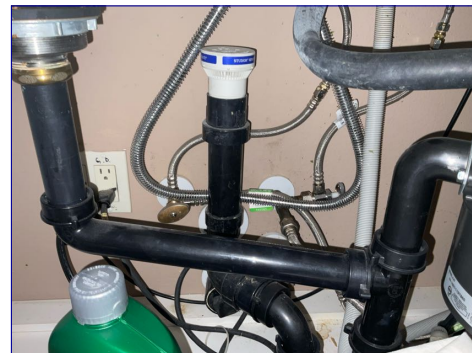
4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory



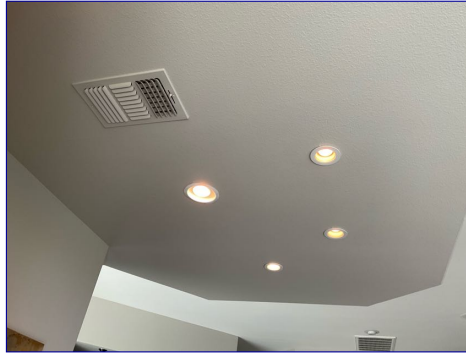
Good water pressure.



No leaks under the sink.

Kitchen (continued)

5. Walls & Ceiling

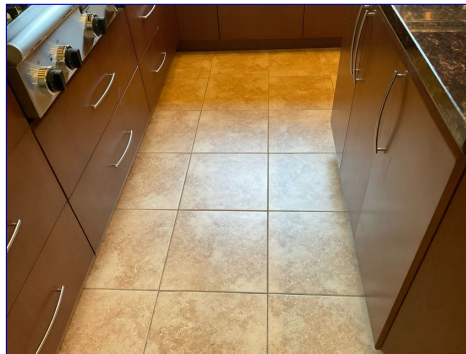


6. Heating/Cooling Source

- Heating source: Yes



7. Floor



8. Appliances



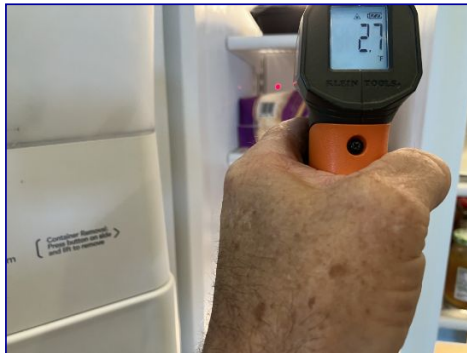
Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Trash Compactor, operable: No
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No

Kitchen (continued)



Dish washer worked well.



9. Electrical

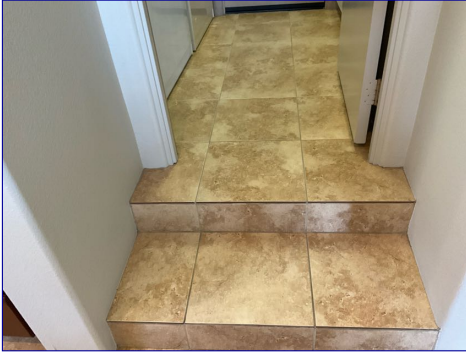


Laundry Room

1. Doors/Walls/Ceiling

Observations:

- The Laundry Room



2. Laundry Sink

- Faucet leaks: No
- Pipes leak: No
- Cross connections: Yes



Good water pressure.

Laundry Room (continued)

3. Heat Source Present



Heat Source Present:
• Yes

4. Room Vented



Room Vented:
• Yes

5. Dryer Vented



Dryer Vented:
• Wall

6. Electrical



Electrical:
• GFCI present: Yes
• GFCI operable: Yes
• Open ground/reverse polarity: No



No reverse polarity or open ground.



GFI installed. No reverse polarity or open ground.

7. Appliances



Appliances:
• Washing machine
• Dryer



8. Washer Hook-up Lines



Washer Hook-up Lines:
• Satisfactory
Observations:
• Laundry, washer hook-up view

Laundry Room (continued)



9. Gas Shut-off Valve

Gas Shut-off:
• Yes



Bathroom 1

1. Location

Location:
• Primary bath
• First floor bath
Observations:
• Bathroom 1 View



Bathroom 1 (continued)

2. Sinks

Observations:

- The bathroom plumbing view.



Water temp test.



3. Bathtubs



- Faucet leak: No
- Pipes leak: No



Good water pressure. No leaks.

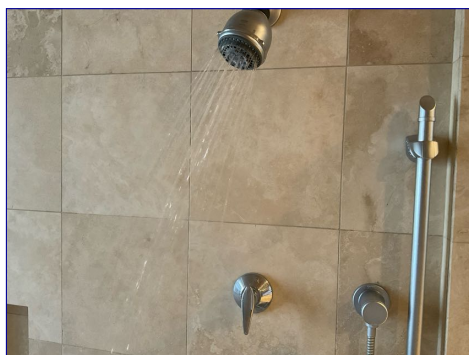
4. Showers



Showers:

- Faucet leaks: No
- Pipes leak: No

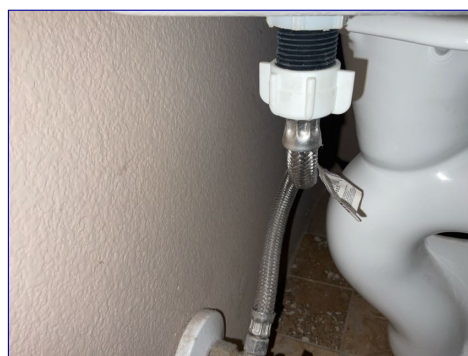
Bathroom 1 (continued)



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Drainage



7. Water Flow



8. Moisture Stains Present



Moisture Stains:

- No
- Walls
- Ceilings
- Cabinetry

Observations:

- There is no staining on the bathroom ceiling, floors, walls or cabinets. There was no current moisture at the time of the inspection.

Bathroom 1 (continued)

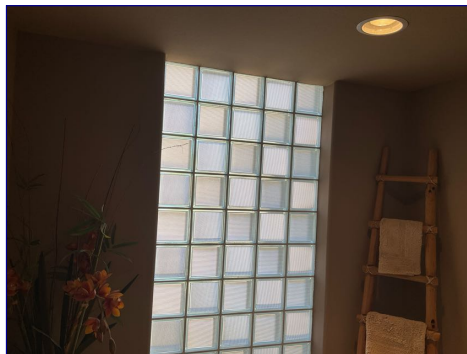


No stains or broken tile on floors or walls.

9. Doors



10. Window



11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No



No reverse polarity or open ground.



GFCI in bathroom.



No reverse polarity or open ground.
GFCI worked properly.

Bathroom 1 (continued)

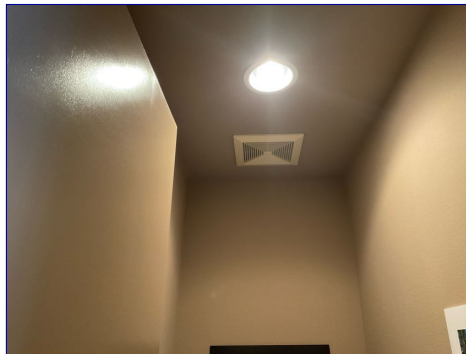


No reverse polarity or open ground.

12. Heat Source Present



Heat Source:
• Yes



13. Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes

14. Condition



15. Ceiling



Bathroom 2

1. Location



Location:
• First floor bath
Observations:
• Bathroom 2 View

Bathroom 2 (continued)

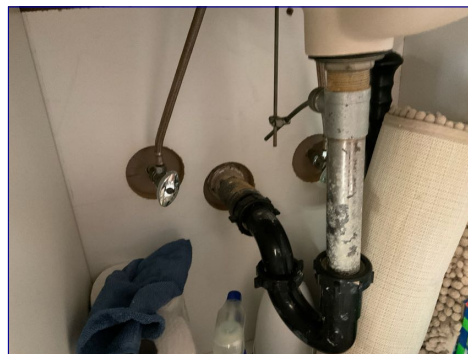


No reverse polarity or open ground. Has GFCI installed.

2. Sinks



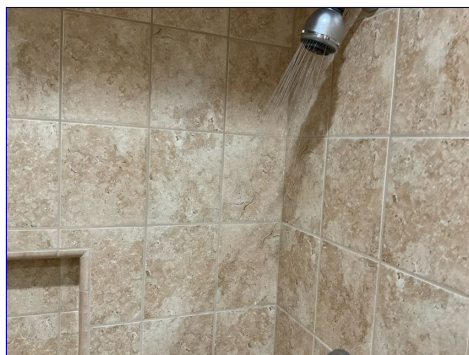
- Faucet leaks: No
- Pipes leak: No
- Observations:
- The bathroom plumbing view.



3. Showers



- Showers:
- Faucet leaks: Yes
 - Pipes leak: Yes



4. Toilet



- Bowl loose: No
- Operable: Yes

Bathroom 2 (continued)



5. Drainage



6. Water Flow



Observations:

- Good water flow and drainage.

7. Moisture Stains Present

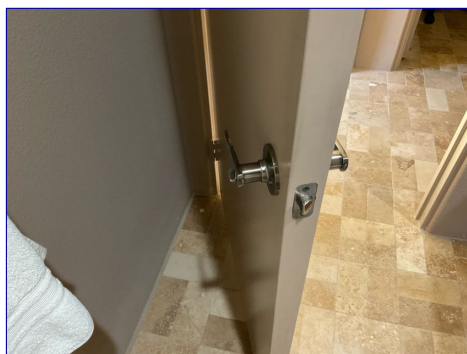


Moisture Stains:

- No
- Walls
- Ceilings
- Cabinetry



8. Doors



Bathroom 2 (continued)

9. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

10. Heat Source Present



- Heat Source:
- Yes



11. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

Bathroom 3

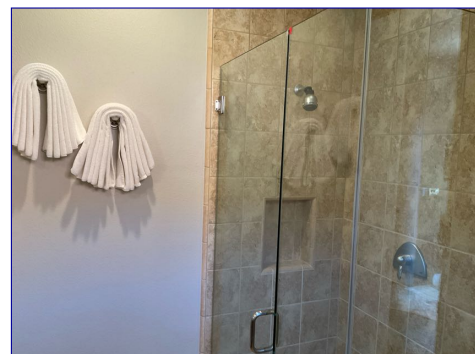
1. Location



- Location:
- First floor bath--Casita
- Observations:
- Bathroom 3 View



Casita



Casita

Bathroom 3 (continued)

2. Sinks



Good water pressure



Water temperature test was good. Hot water.

3. Showers

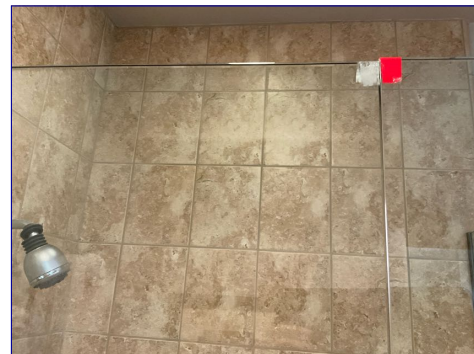
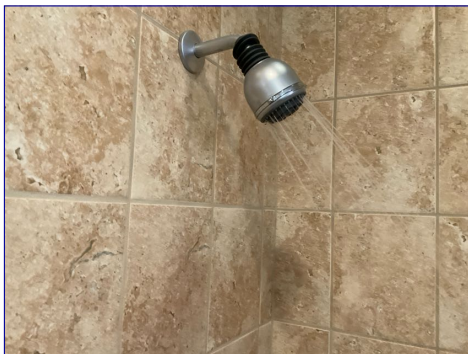


Showers:

- Faucet leaks: No
- Pipes leak: No

Observations:

- Glass door needs adjustment. Recommend a licensed plumber repair as needed.

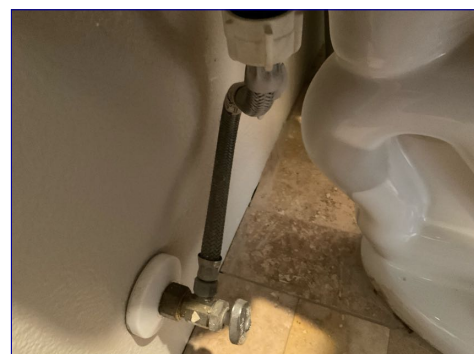
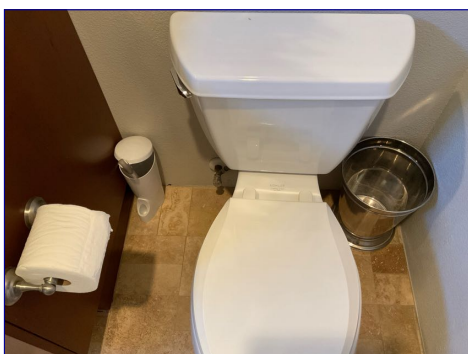


Glass door needs adjustment.

4. Toilet



- Bowl loose: No
- Operable: Yes



Bathroom 3 (continued)

5. Drainage



6. Water Flow

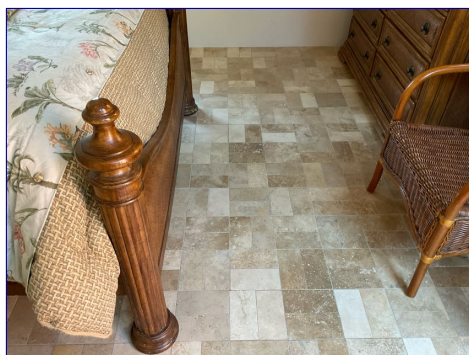


7. Moisture Stains Present



Moisture Stains:

- No
- Walls
- Ceilings
- Cabinetry



8. Doors



9. Window



Bathroom 3 (continued)

10. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No



No reverse polarity or open ground.

11. Heat Source Present



- Heat Source:
- Yes



12. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

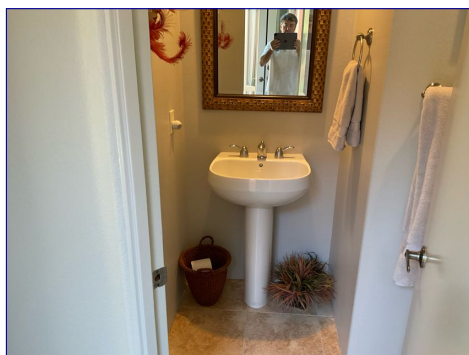
Bathroom 4

1. Location



- Location:
- First floor half bath
- Observations:
- Bathroom 4 View

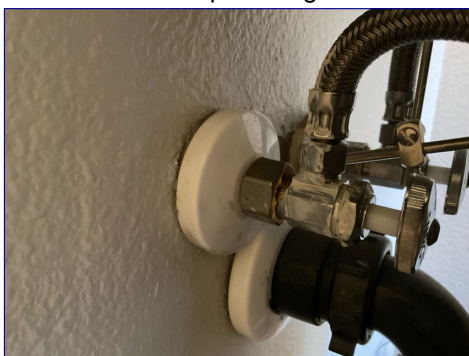
Bathroom 4 (continued)



2. Sinks



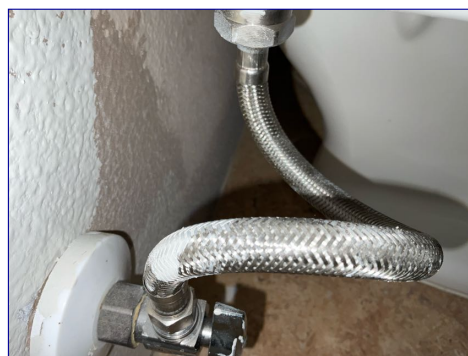
- Faucet leaks: No
- Pipes leak: No
- Observations:
- The bathroom plumbing view.



3. Toilet



- Bowl loose: No
- Operable: Yes



4. Drainage



5. Water Flow



- Observations:
- The water flow and drainage in the bathroom was good.

Bathroom 4 (continued)

6. Moisture Stains Present



Moisture Stains:

- No
- Walls
- Ceilings
- Cabinetry



7. Doors



8. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No



No reverse polarity or open ground.



No reverse polarity or open ground.



No reverse polarity or open ground.

9. Heat Source Present



Heat Source:

- Yes

Bathroom 4 (continued)



10. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Bedroom 1

1. Location

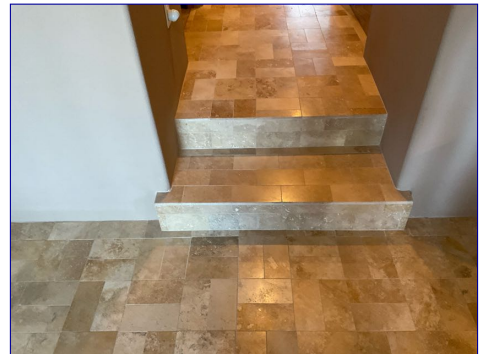


Location:

- First floor

Observations:

- Bedroom 1 View



2. Walls & Ceiling



Bedroom 1 (continued)

3. Floor



4. Ceiling Fan

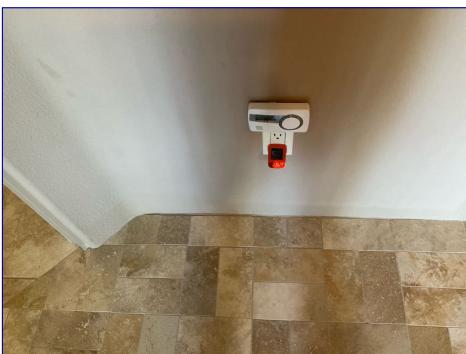


5. Electrical

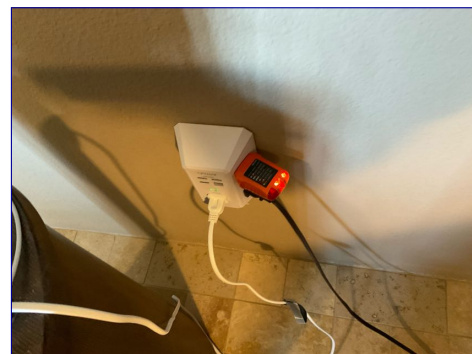


Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No



No reverse polarity or open ground.



No reverse polarity or open ground.

Bedroom 1 (continued)

6. Heating Source Present



Heating Source:
• Yes

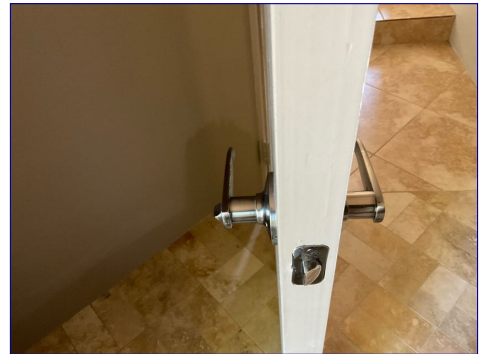
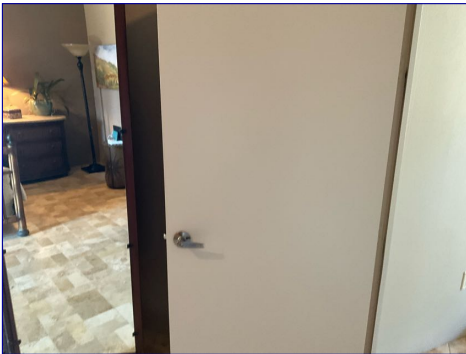


7. Bedroom Egress



Egress:
• Egress restricted: No

8. Door



9. Window(s)



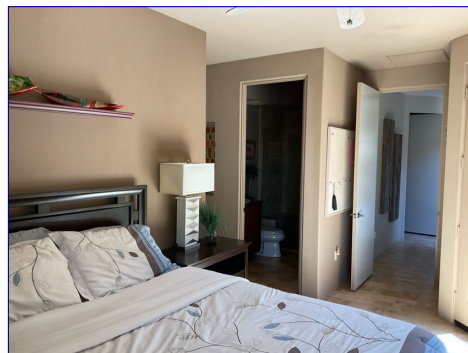
Bedroom 2

1. Location



Location:
• First floor
Observations:
• Bedroom 2 View

Bedroom 2 (continued)



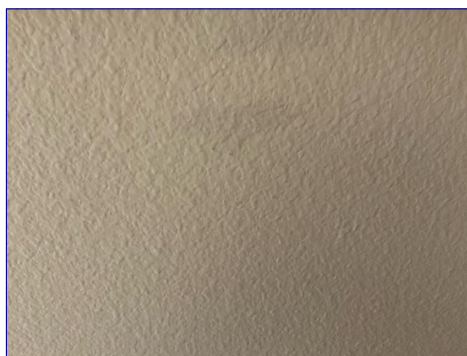
2. Walls & Ceiling

Observations:

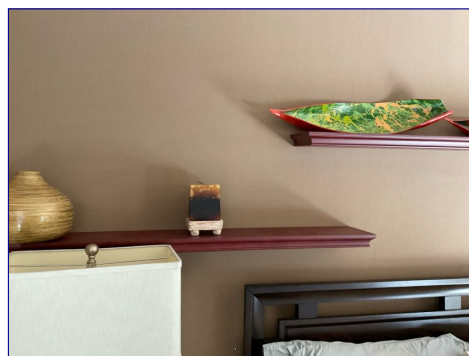
- Marks present on the wall. Recommend cleaning.



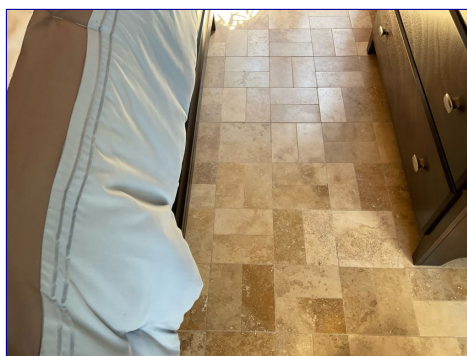
Minor marks on the wall



Minor marks on wall

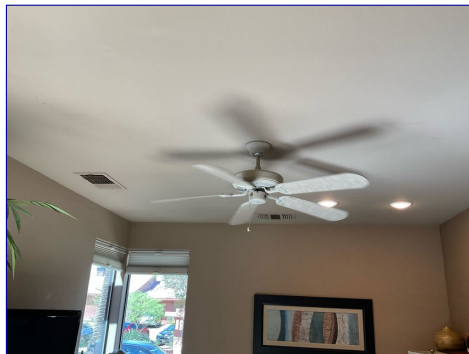


3. Floor



Bedroom 2 (continued)

4. Ceiling Fan

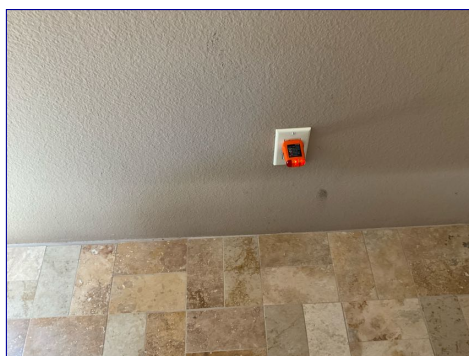


5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No



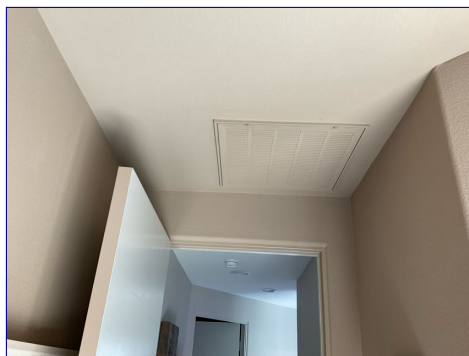
No reverse polarity or open ground.

6. Heating Source Present



Heating Source:

- Yes



Bedroom 2 (continued)

7. Bedroom Egress



Egress:
• Egress restricted: No

8. Door



Casita



Bedroom 3

1. Location



Location:
• First floor
Observations:
• Bedroom 3 View



Casita

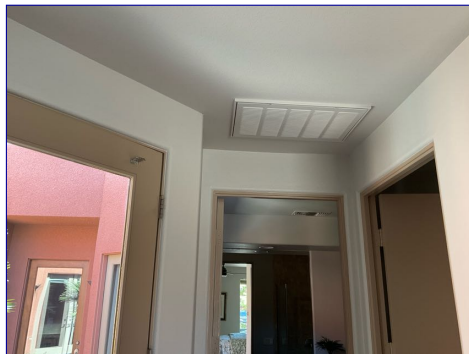


Casita

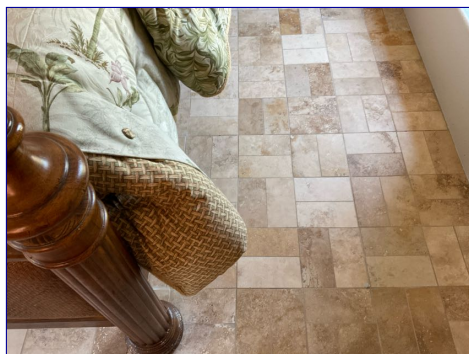


Bedroom 3 (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

Bedroom 3 (continued)



No reverse polarity or open ground.

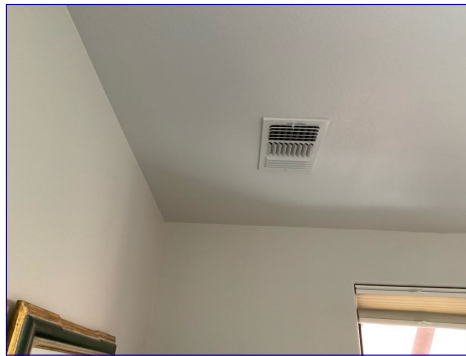


No reverse polarity or open ground.

6. Heating Source Present

Heating Source:

- Yes



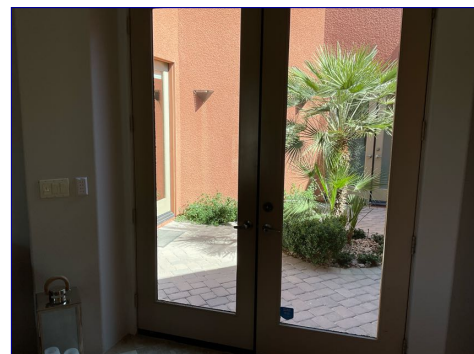
7. Bedroom Egress

Egress:

- Egress restricted: No



8. Door



Bedroom 3 (continued)

9. Window(s)



Fireplace

1. Location



Location:

- Living room

Observations:

- The Fireplace View



2. Type



Type:

- Gas

3. Material



Material:

- Metal (prefabricated)

4. Miscellaneous



Miscellaneous:

- The damper was operable

Fireplace (continued)

5. Fireplace



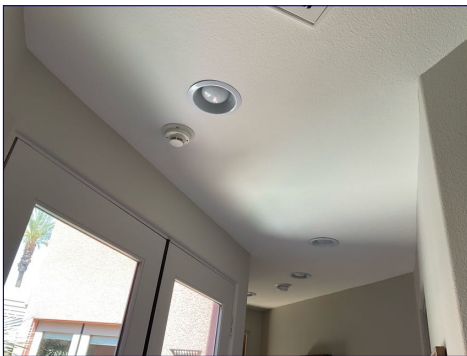
Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



Observations:

- The Hallway View. Has a few marks on the walls. Repair as needed.



Ceilings look good.



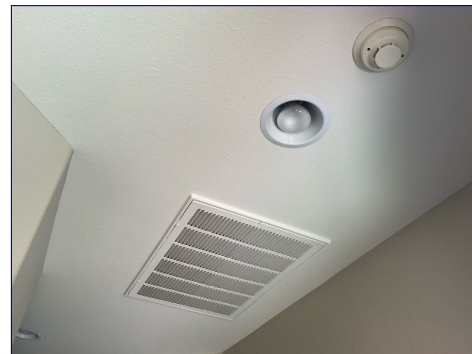
Floors look good.



Doors worked great.



No reverse polarity or open ground.



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

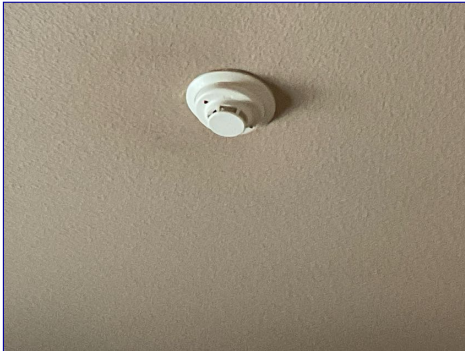


Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

Observations:

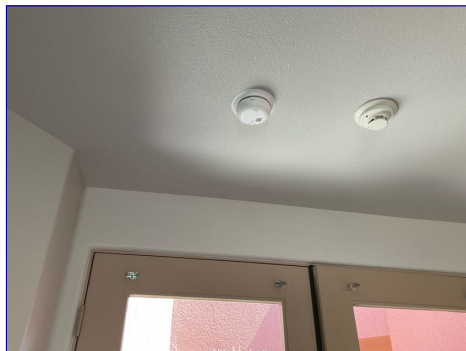
- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.



Working smoke alarm in primary bedroom.



Bedroom 2 has a working smoke alarm at time of inspection.



Bedroom 3 working smoke detector. (Casita)

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location



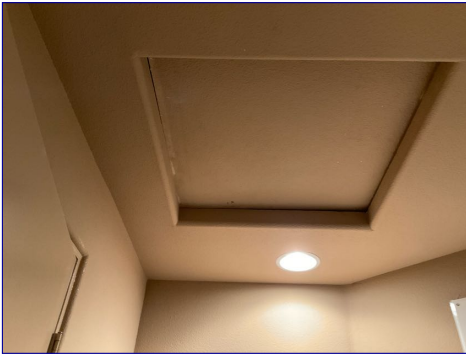
Access Inspected From:

- Inspected from: Access panel
- Location: Casita
- Location: Laundry room

Observations:

- The Attic Access View

Attic/Structure/Framing/Insulation (continued)



2. Flooring

- Flooring:
- None

3. Insulation



- Insulation:
- **Cellulose**
 - Fiberglass
 - Approximate depth: 12 inches



4. Insulation Installed In



- Insulation Installed In:
- On the floor and floor joist.joists

5. Ventilation



- Ventilation:
- Ventilation appears adequate

6. Fans exhaust to



- Fans Exhaust To:
- Fans exhaust to the attic: No
 - Fans exhaust outside: Yes

Attic/Structure/Framing/Insulation (continued)

7. HVAC Duct

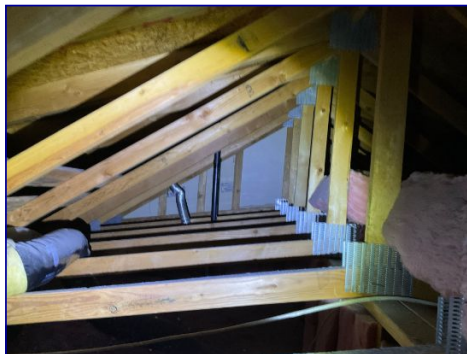


8. Roof Structure



Roof Structure:

- Rafters
- Trusses
- Wood



9. Ceiling joists

Ceiling Joists:

- Wood

10. Sheathing



Sheathing:

- Plywood



Attic/Structure/Framing/Insulation (continued)

11. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No leaks at time of inspection.

12. Electrical



Electrical:

- No apparent defects



No reverse polarity or open ground.

13. Attic/Structure/Framing/Insulation: Other



Water Heater

1. Brand Name



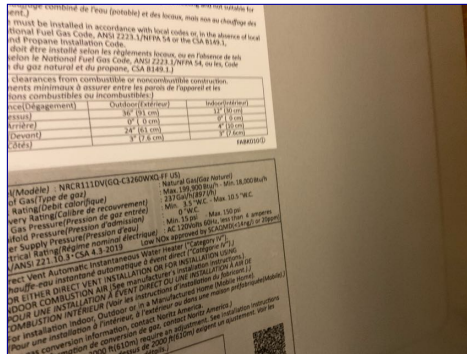
Brand Name::

- Noritz Automatic Instant Water Heater

Observations:

- Water heater data tag on unit.

Water Heater (continued)



2. Approximate Age



Materials:
 • Unknown

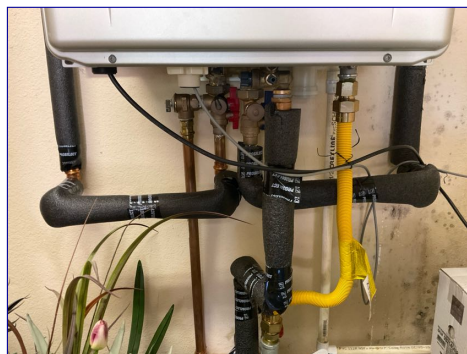
3. Capacity



4. Fuel



Fuel:
 • Gas



5. Vent Pipe



Vent Pipe:
 • Satisfactory

Water Heater (continued)



Heating System

1. Brand



2. Energy Source/Warm Air System

- Gas



3. Heat Exchanger



Heating System (continued)

4. Carbon Monoxide



Carbon Monoxide:
• None detected

5. Combustion Air Venting Present



Combustion Air Venting:
• Yes

6. Safety Controls



Safety Controls:
• Disconnect: Yes
• Gas shut off valve: Yes

7. Distribution



Distribution:
• Metal duct

8. Filter



Filter:
• Standard

9. When Turned On By Thermostat



When Turned On:
• Fired
• Proper operation: Yes

Electric - Main Panel

1. Main Panel General



Observations:
• The main electrical service panel located outside on the west side of home.
• Panel is missing a screw. Repair as needed.



Outside on west side.



Missing screw on left side of panel.
Recommend replace.

Electric - Main Panel (continued)

2. Location



Location:

- Exterior wall on west wall of home.

3. Adequate Clearance To Panel

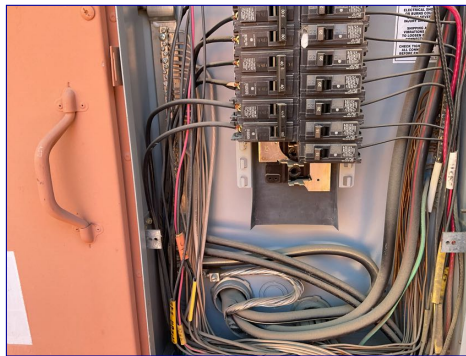


- Adequate Clearance to Panel: Yes

4. Breakers/Fuses



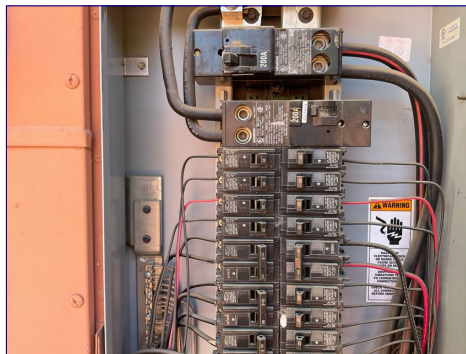
- Breakers/Fuses: Breakers



5. Appears Grounded



- Appears Grounded: Yes



6. GFCI/AFCI Breaker



- GFCI breaker installed: No
- **AFCI** breaker installed: Yes

7. Main Wire



Main Wire:

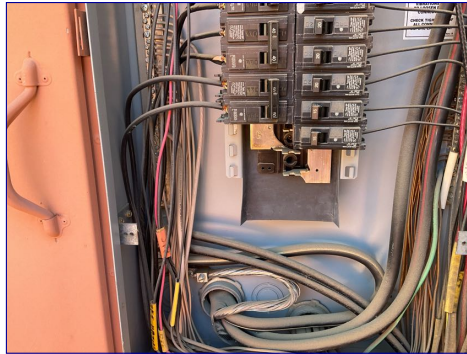
- Copper

Electric - Main Panel (continued)

8. Branch Wire



Type:
• Copper



Electric - Sub Panel

1. Location



Location:
• Garage

2. Adequate Clearance To Panel



• Adequate Clearance to Panel: Yes

3. Breakers/Fuses



Breakers/Fuses:
• Breakers



4. Appears Grounded



• Appears Grounded: Yes

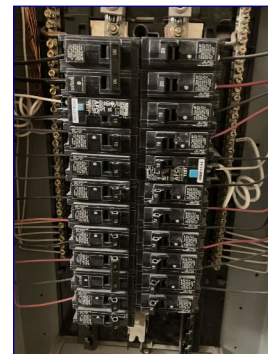
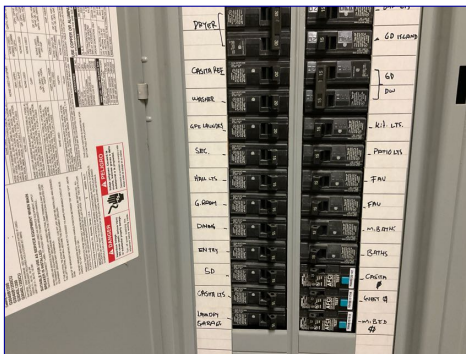
Electric - Sub Panel (continued)



5. GFCI/AFCI Breaker



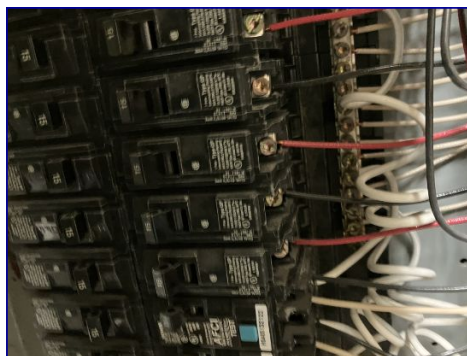
- AFCI breaker installed: Yes
- AFCI breaker operable: Yes



6. Branch Wire



- Type:
- Copper
- Observations:
- The electrical sub-panel



Pool

1. Air Booster Pump



- Observations:
- The air pump,(blower), did operate properly. The piping under the air blower was loose. Recommend repair as needed.

Pool (continued)



Loose connection below Blower.



Blower not secured.



Sprinker system. Not inspected.

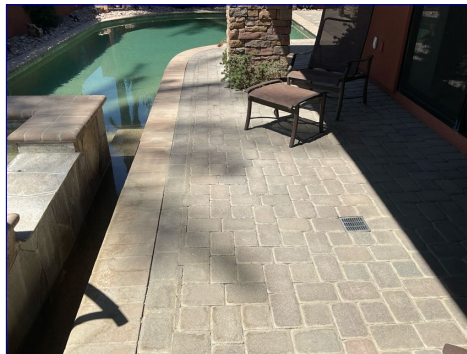


2. Deck Condition



Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



3. Gate & Fence Condition



4. Filter



Observations:

- Filter operated properly. Recommend cleaning filters every three months to keep the water clear..

5. Skimmer and Basket



Observations:

- Functional.

Pool (continued)



6. Pool Heater Condition



Materials:

- Gas.

Observations:

- Operated and temperature tested.



Temperature was good.

7. Lights



Observations:

- Operated properly.



Lights in spa and pool worked well.

8. Pressure Gauge



Observations:

- Present on filter housing.

Pool (continued)



9. Pumps



Observations:
• Operated properly

10. Jets



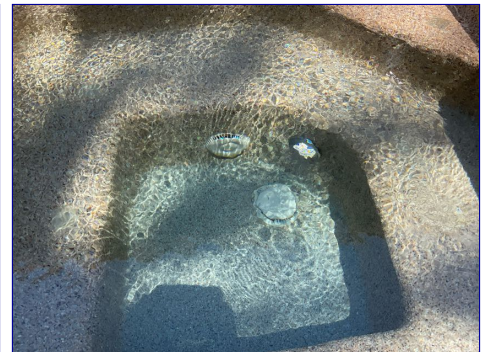
Observations:
• Operated properly



11. Structure Condition



Materials:
• below ground
Materials:
• gunite



Water fall and jets work well.

Pool (continued)

12. Tile



Observations:
• Great shape

13. Water Condition



Observations:
• Clear



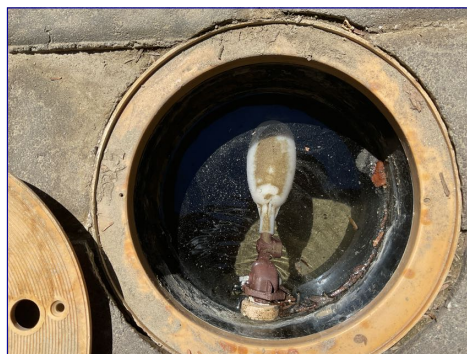
True Clear works fine.



14. Water Fill Unit



Observations:
• Operated

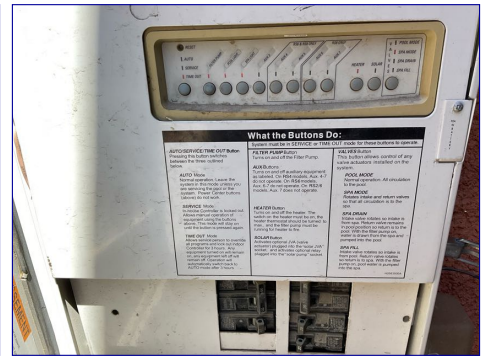


15. Electrical



Observations:
• No major system safety or function concerns noted at time of inspection.

Pool (continued)

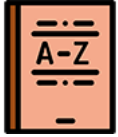


16. GFCI

Observations:

- GFCI in place and operational.





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.