

# 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.



**N/A** – 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!

# Table Of Contents

Report Summary	4-5
Overview	6
House Photos	6
Grounds	7-10
Roof	11-13
Exterior	14-17
Exterior A/C - Heat Pump 1	18
Exterior A/C - Heat Pump 2	19
Exterior A/C- Heat Pump 3	20
Garage/Carport	21-23
Living Room	24-27
Nook	28-29
Dining Room	30
Kitchen	31-34
Laundry Room	35-36
Bathroom 1	37-40
Bathroom 2	41-43
Bathroom 3	44-46
Bathroom 4	47-49
Bedroom 1	50-51
Bedroom 2	52-54

Bedroom 3	55-57
Fireplace	58
Stairs, Steps, Hallways	59
Smoke/Carbon Monoxide Detectors	59
Attic/Structure/Framing/Insulation	60-62
Water Heater	63-64
Heating System	65
Electric - Main Panel	66-67
Electric - Sub Panel	68
Pool	69-74
Glossary	75



# 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"><li>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.</li></ul>
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100 PSI water pressure--too high.

## Exterior

Page 15 Item: 3	Trim	<ul style="list-style-type: none"><li>The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.</li></ul>
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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"><li>Glass door needs adjustment. Recommend a licensed plumber repair as needed.</li></ul>
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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



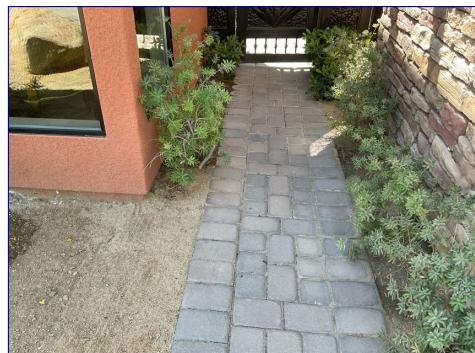
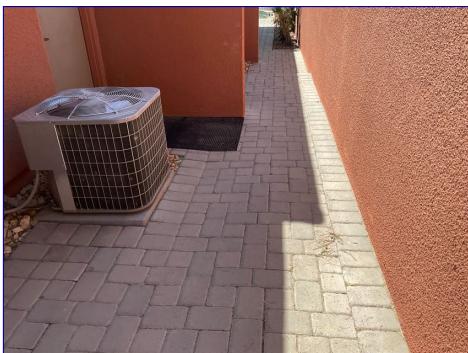
# Grounds

## 1. Service Walks



Materials  
• Brick

Comments  
• The Service Walk View



Loose brick by **AC** 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

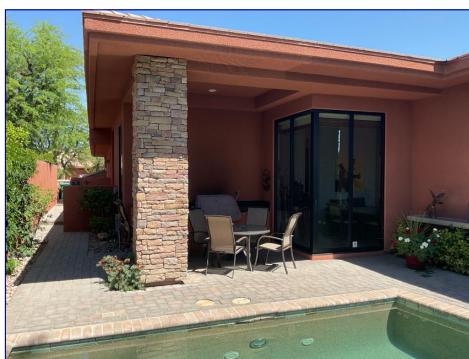
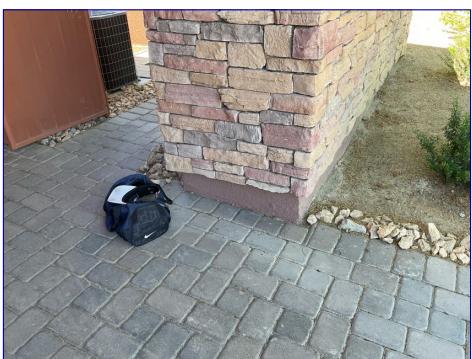


Materials:

- Brick

Observations:

- The Patio View



Columns in great shape.

# Grounds (continued)



## 6. Deck/Porch/Patio Covers

Observations:  
• Patio View



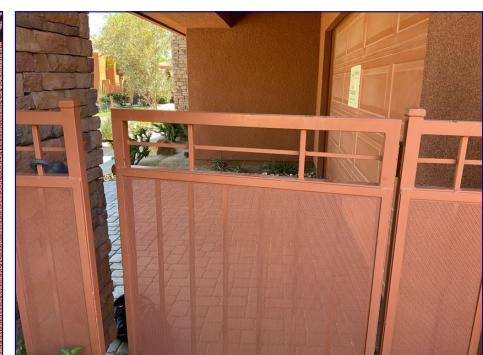
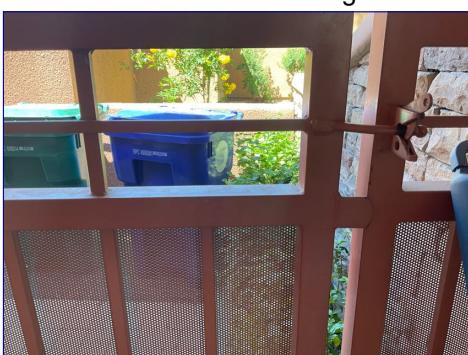
Gas line to barbecue.

## 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 is doesn't come into contact with the home.



Timer for lights



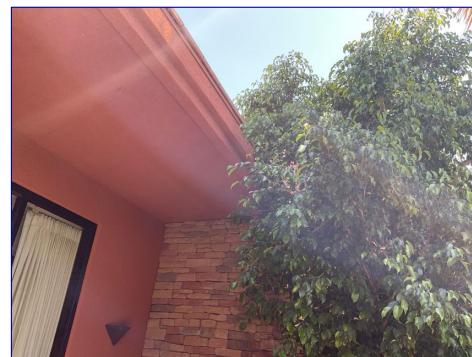
Timers for lights.



Timer



Timer



There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is 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.

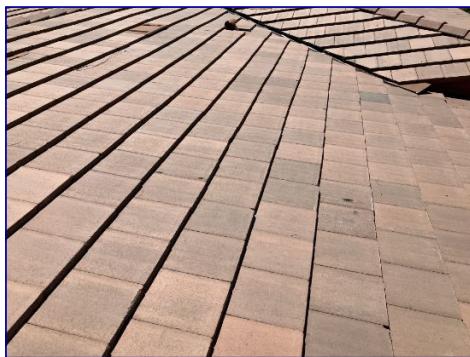


Recommend reinforce the hose bib piping.

# 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

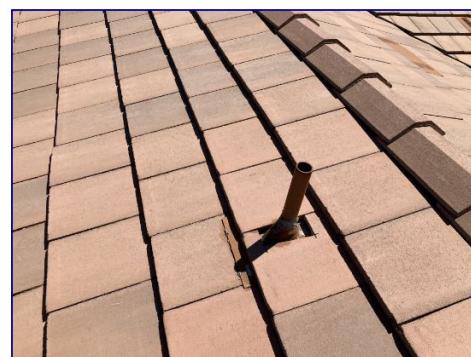
Type:

- 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:

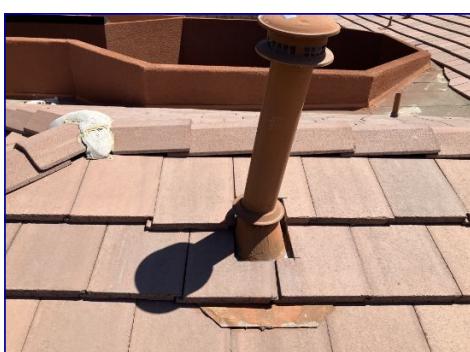
- Inspection of roof covering showed no signs of cracked tiles, at time of inspection.



## 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



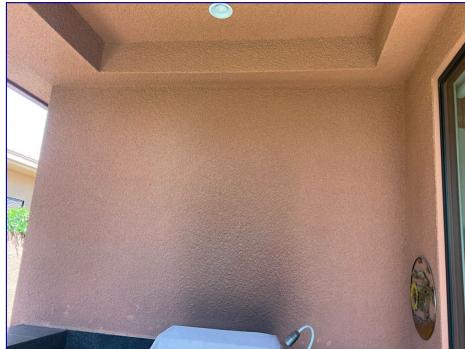
### 2. Siding



#### 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.



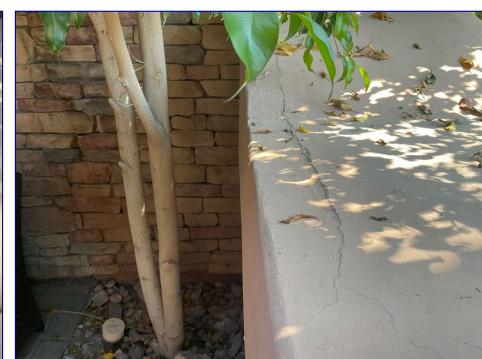
Some of the trim was damaged.  
Recommend repair or replacement of  
damaged exterior trim by a licensed  
contractor. Location front right side by  
gate.



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

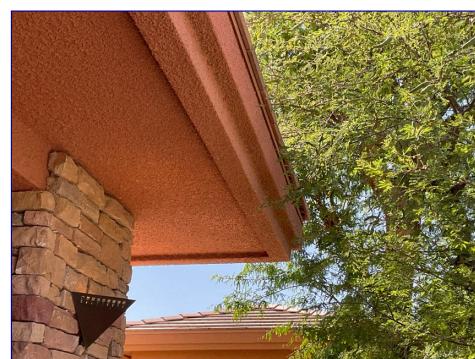


Materials:

- Stucco



Could use some paint.



## 6. Windows/Screens



Materials:

- Vinyl

# Exterior (continued)



All windows in great shape.



## 7. Service Entry

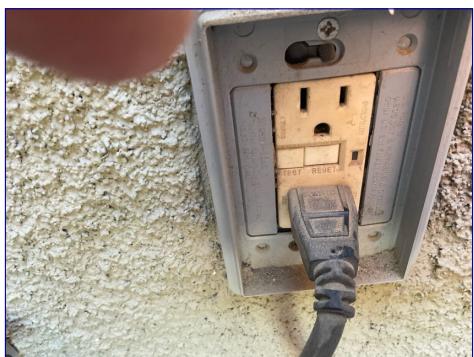
Location:  
• Underground



## 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

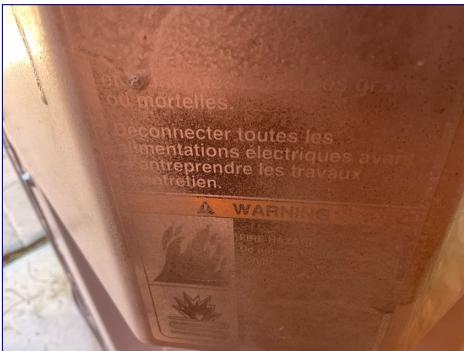


- Location: West
- Approximate Age: 20-25+ years
- Energy source: Electric
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Looks good, not damaged.
- Insulation: Yes
- Proper clearance (air flow): Yes

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.



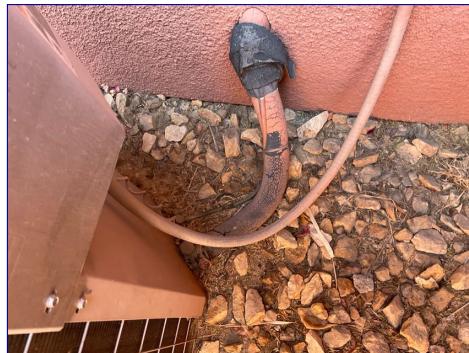
A/C shut off



Based on Carrier serial number, the Carrier A/C unit was installed in 2004.



Serial #2404E41736. Approx 21 years old.



## Exterior A/C- Heat Pump 3

### 1. Exterior A/C - Heat Pump 3

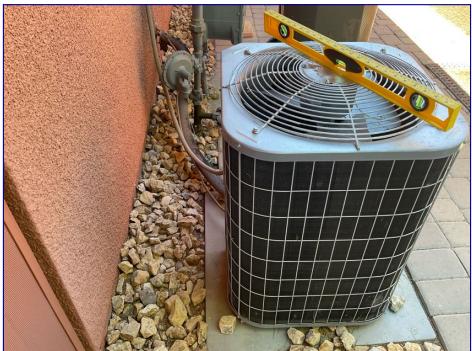


- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Look good.
- Insulation: Yes
- Proper clearance (air flow): Yes
- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Look good.
- Insulation: Yes
- Proper clearance (air flow): Yes

#### Observations:

- The air conditioner compressor/condenser data plate missing from A/C unit.
- A/C 3 could use some cleaning on the back side.

# Exterior A/C- Heat Pump 3 (continued)



## Garage/Carport

### 1. Type

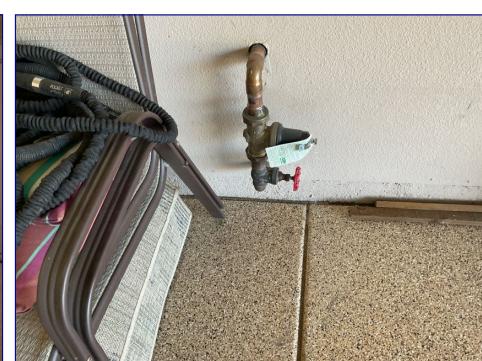
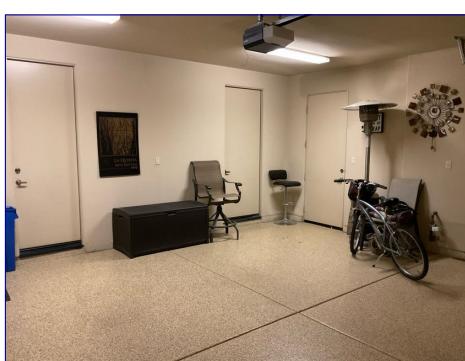


Type:

- 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)



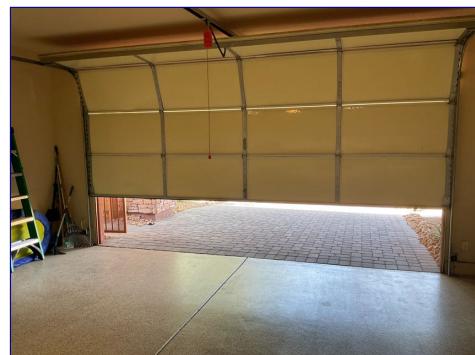
## 9. Overhead Door(s)

Materials:

- Metal

Observations:

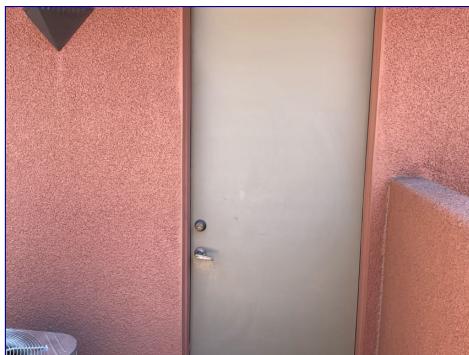
- Garage overhead door view.



## 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

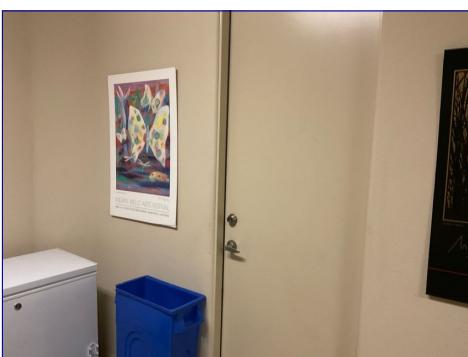


## Fire Wall:

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

## Condition:

- Moisture stains present: No
- Typical cracks: No



# Living Room

## 1. Location



## Location:

- First floor

## Observations:

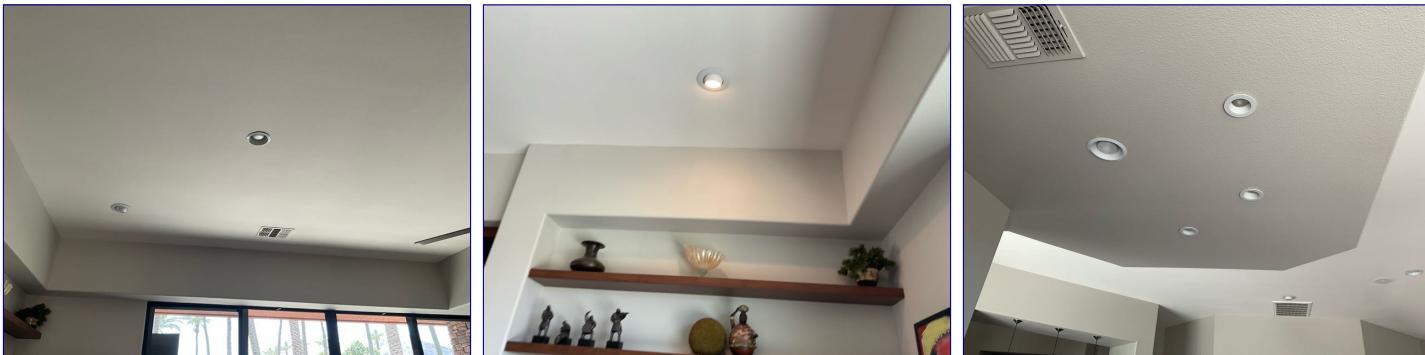
- The Living Room View



# 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

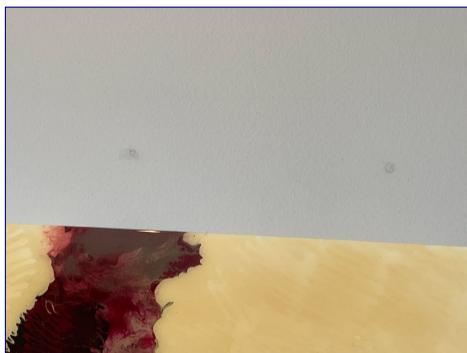
## 1. Location



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



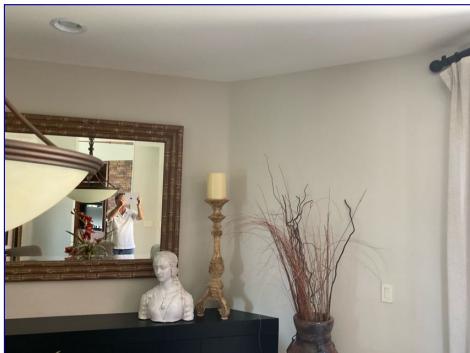
# Dining Room

## 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.

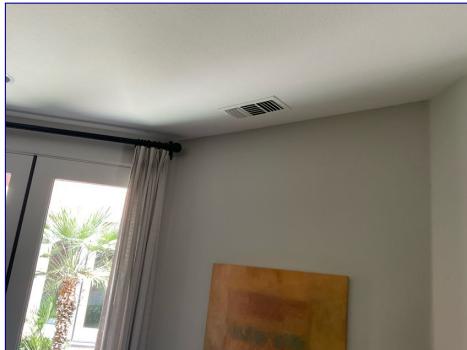


No reverse polarity or open ground.

## 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



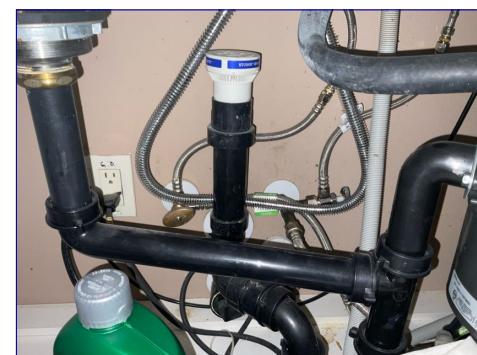
## 4. Plumbing



- 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



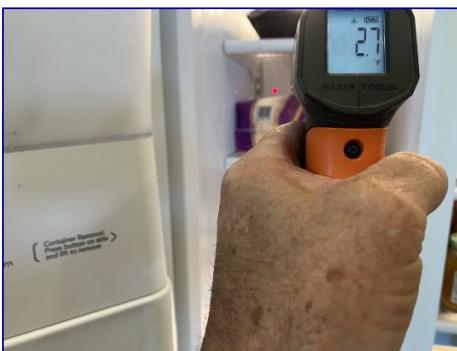
### Appliances:

- 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

Satisfactory

- 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.

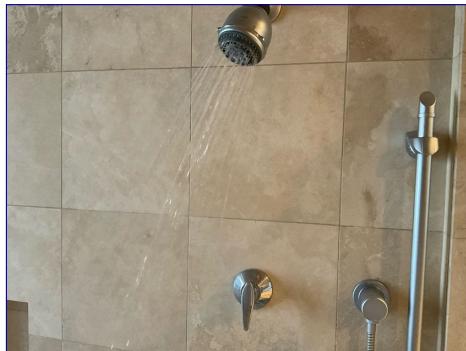
## 4. Showers

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.

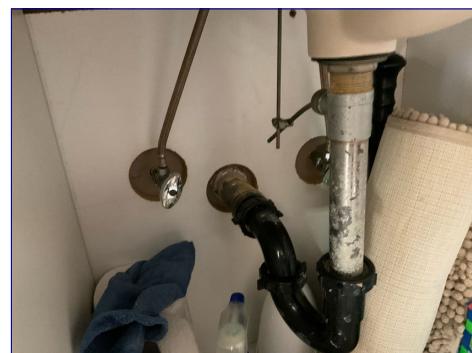
### 2. Sinks



- 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

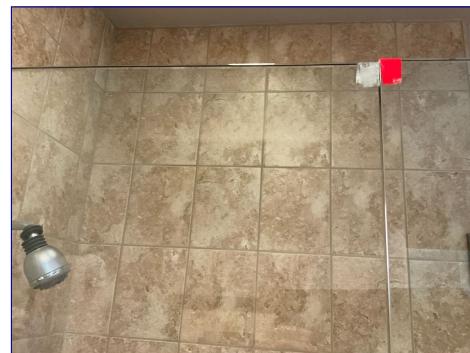


## Showers:

- Faucet leaks: No
- Pipes leak: No

## Observations:

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

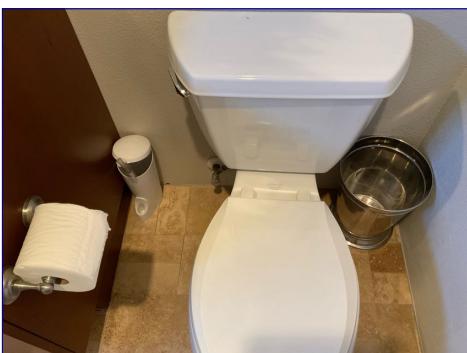


Glass door needs adjustment.

## 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:

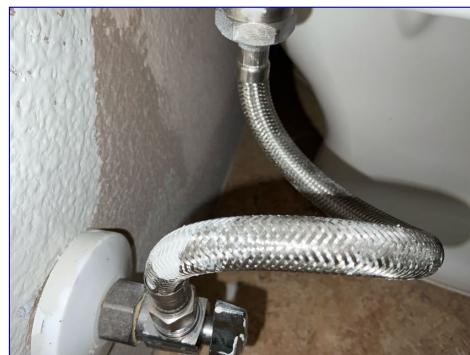
- The bathroom plumbing view.



## 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

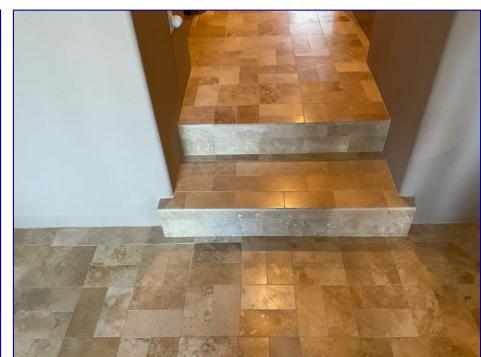
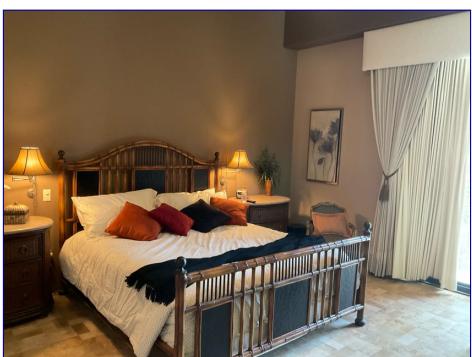


Location:

- First floor

Observations:

- Bedroom 1 View



### 2. Walls & Ceiling



# Bedroom 1 (continued)

## 3. Floor



## 4. Ceiling Fan

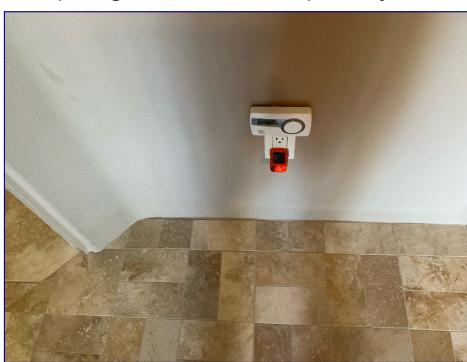


## 5. Electrical

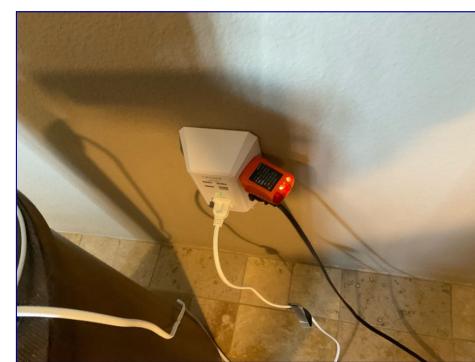


### Electrical:

- 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

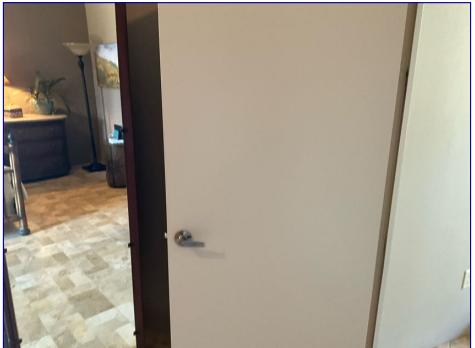


## 7. Bedroom Egress

Egress:  
• Egress restricted: No



## 8. Door



## 9. Window(s)



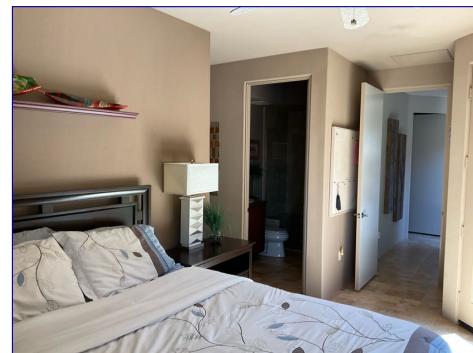
# Bedroom 2

## 1. Location

Location:  
• First floor  
Observations:  
• Bedroom 2 View



## Bedroom 2 (continued)



### 2. Walls & Ceiling

#### Observations:

- Marks present on the wall. Recommend cleaning.



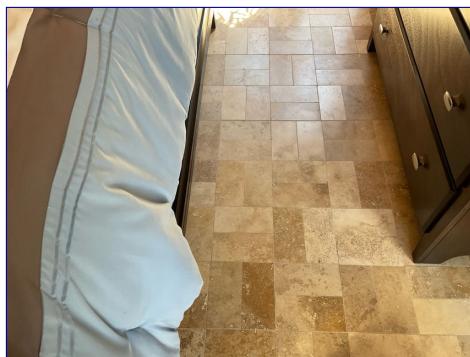
Minor marks on the wall



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



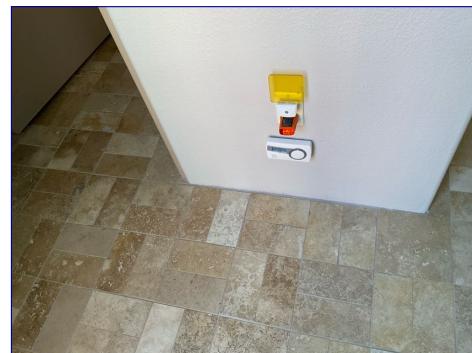
### Electrical:

- 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



### N/A

### 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

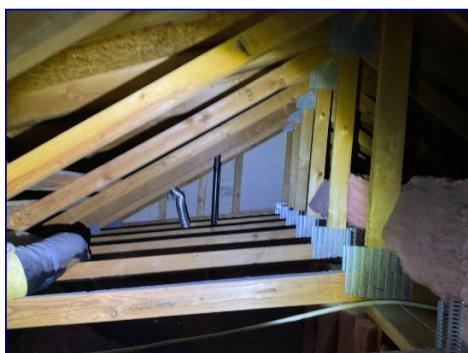


## 8. Roof Structure



### 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



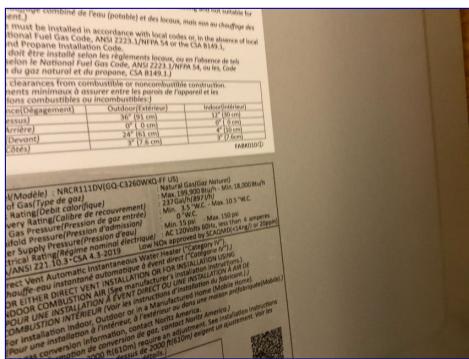
Brand Name::

- Noritz Automatic Instant Water Heater

Observations:

- Water heater data tag on unit.

## Water Heater (continued)



## 2. Approximate Age

## Materials:



### **3. Capacity**



## 4. Fuel

Fuel:  
• Gas



## 5. Vent Pipe

### Vent Pipe:



# 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:

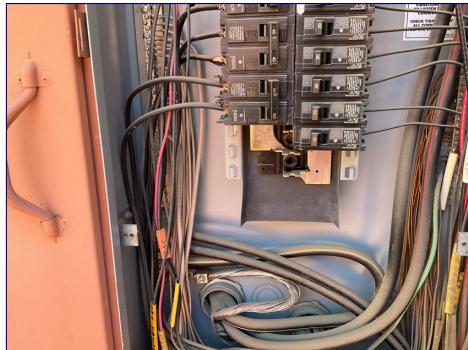
- Copper

# 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

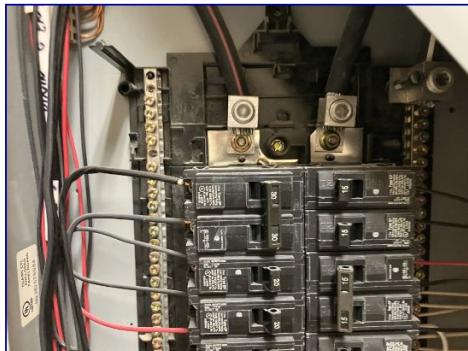


## 4. Appears Grounded



• Appears Grounded: Yes

# Electric - Sub Panel (continued)



## 5. GFCI/AFCI Breaker

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



## 6. Branch Wire

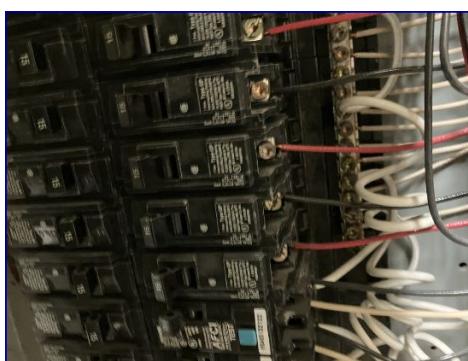


Type:

- 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.

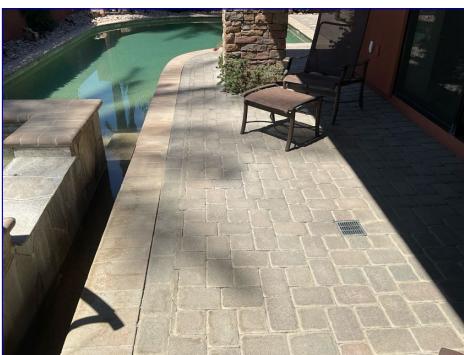
Sprinkler system. Not inspected.

## 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



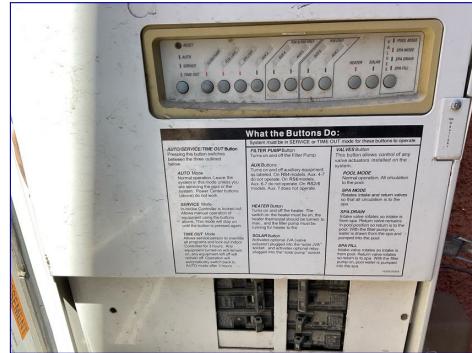
## 15. Electrical



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.