



Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124 Sunland, CA 91040

Report: Sample

Confidential Inspection Report

**1234 Sample Address
Sample City CA. 12345**



Prepared for: Sample

Prepared By: Jim Johnson

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GENERAL INFORMATION

1.1 INSPECTION DATE:

December 8, 2021.

1.2 TIME:

9:30.

1.3 OCCUPIED?

Yes-Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.

1.4 PEOPLE PRESENT:

Listing agent, Selling agent, Purchaser.

1.5 COMMENTS:

The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.

Building:

1.6 MAIN ENTRY FACES:

West.

1.7 ESTIMATED AGE:

Built 1951.

1.8 BUILDING TYPE:

Condo, This unit is part of a "Home Owners Association." Our inspection will be limited to the visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "Common Elements" such as, but not limited to, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, building site condition, structural stability, recreation areas/equipment, elevators, drainage systems and all common areas on the property is not considered to be part of this inspection report. Any comments made regarding same have been made as courtesy only and should be addressed to the "Home Owners Association" or their representative. It is suggested that the Home Owners Association "Performance Operating Budget" including a Reserves Study, as required by California Civil Code section 1365 & 1365.5 and the Department of Real Estate be reviewed. It is also recommended that the current owner (seller) and the "Home Owners Association" be consulted as to any past defects. The client is encouraged to thoroughly review the CC & Rs and "Reserves Study" for disclosures of pertinent facts effecting the current condition, or market value of the residential unit, the complex's common elements and areas and

or any pending litigations.

1.9 STORIES:

One story.

1.10 SPACE BELOW GRADE:

Crawl space.

Climatic Conditions:

1.11 WEATHER

Clear.

1.12 OUTSIDE TEMPERATURE (F):

70-80.

Utility Services:

1.13 WATER SOURCE:

Public.

1.14 SEWAGE DISPOSAL:

Public.

1.15 ELECTRIC:

Municipal.

1.16 FUEL:

Natural Gas. Supplied by local utility company.

1.17 UTILITIES STATUS:

All utilities on.

Definition Of Terms:

1.18 SATISFACTORY/SERVICEABLE:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

1.19 ATTENTION NEEDED:

This term, when seen in the report, indicates that the system, component or unit is in need of further evaluation by qualified licensed and insured professional prior to the close of escrow and during the inspection contingency. It is the client's sole responsibility to ensure that these specialists conduct further evaluation. Client should also understand that during the course of further evaluation by qualified licensed contractors, other issues may come up as their inspection is far more detailed than the general visual inspection conducted by this company.

1.20 UNSATISFACTORY:

This term indicates that there is an extremely unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period and prior to the close of escrow.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. **Please read the report in its entirety. Having a summary does not limit or negate other items that Need Attention in the body of the report. All noted items that require further inspection need to be done during the inspection contingency prior to the close of escrow. Not after you move in.**

Mechanical:

2.1 INSPECTORS COMMENT:

A licensed and insured heating and air contractor needs to conduct further inspection of the furnace system to determine what corrections or repairs are needed as well as cost.

Wall units also need further evaluation.

Electrical:

2.2 INSPECTORS COMMENT:

Some repairs and further evaluation is needed. Dining room light flickers, smoke alarm breaker was off, bad GFCI in kitchen. All electrical repairs, no matter how simple, should only be attempted by licensed and insured electrician.

STRUCTURE:

While the observer makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the walk-through, the consultant does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the consultant or other persons.

Doors & Windows:

3.1 EXTERIOR DOORS:

Front door is satisfactory.

Framing:

3.2 FRAMING MEMBERS.

Framing is 2" x 4" wood members. Exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

3.3 FLOOR/CEILING FRAMING:

Inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Interior Finishes:

3.4 WALL COVERING:

Wall covering material is plaster.

3.5 CEILING MATERIAL:

Ceiling covering material is plaster.

3.6 COMMENTS:

Interior walls and ceilings are in good repair. No visible deficiencies.

Patio

3.7 CONDITION:



Limited visibility due to painting project. Visible portions appear satisfactory. Recommend securing downspout (arrow).

ELECTRICAL SYSTEMS

In accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that are made for service or upgrades should be completed before the close of escrow or during contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The consultant is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this PCA but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Primary Power Source:

4.1 SERVICE VOLTAGE:

Incoming electrical service to this structure is 120/240 volts.

Main Panel:

4.2 MAIN PANEL LOCATION:

Common areas maintained by HOA.

Sub Panel 1:

4.3 LOCATION:

Hall.

4.4 SIZE:



Label stated: Murray brand; 125 amp panel.

4.5 SERVICE CABLE TYPE:

Copper.

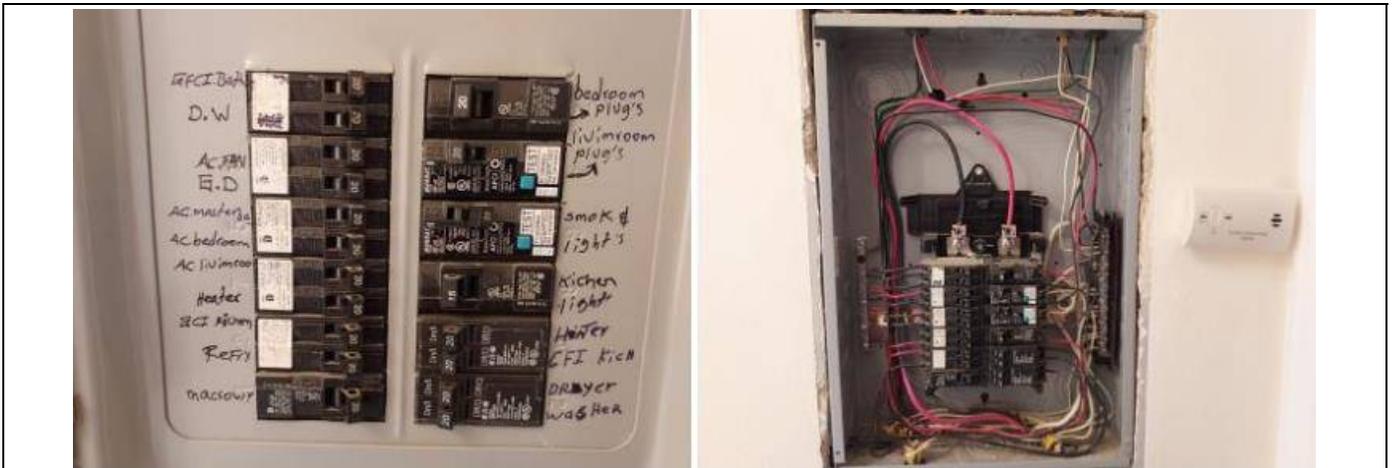
4.6 ACCESS:

Electrical panel is in a location that makes it readily accessible.

4.7 PANEL TYPE & CONDITION:

Breakers - Structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem. Power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified.

4.8 BREAKER/WIRING



Breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

4.9 LEGEND

Identification of the breakers and the appliances or areas they control are marked. Accuracy of legend not verified.

Wiring Type & Condition:

4.10 WIRING TYPE & CONDITION:

Less than 5% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection.

Copper - The structure is wired using plastic insulated copper single conductor. Some in nonmetallic sheathing and some within conduit.

Outlets & Switches:

4.11 RECEPTACLES:

A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

4.12 GROUND FAULT CIRCUIT INTERRUPTERS:

At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. **Attention Needed-** At least one of the Ground Fault Circuit Interrupt protected outlets tested did not break the current flow or reset as required. Action is necessary to repair or replace.

4.13 SWITCHES:

A representative sampling of switches was achieved. Most tested appeared to be operating properly.

Unsatisfactory- Dining room light had an erratic flickering, possibly from the dimmer switch, further evaluation is needed at this time.

4.14 LIGHTING:

A representative sampling of lighting was achieved. These tested appeared to be operating properly.

4.15 SMOKE DETECTORS:

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

Kitchen Receptacles:

4.16 ELECTRICAL:



Attention Needed- There are Ground Fault Circuit Interrupt outlets installed in the area of the sink. However, some failed to stop the current flow, or it did not reset after testing. Replacement is needed.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this walk through. All underground piping related to water supply, waste, or sprinkler use are excluded from this walk through survey. Leakage or corrosion in underground piping cannot be detected by a visual observation, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The consultant cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older structures with galvanized or cast iron supply or waste lines can be obstructed and barely working during a walk through but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant building waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of walk through. Nonetheless, blockages will still occur in the life of any system.

Water Supply:

5.1 SOURCE::

City/Municipal.

Building Water Supply:

5.2 PIPE SIZE:

Interior water supply piping is 1/2" to 3/4" in diameter.

5.3 WATER PRESSURE:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure is HOA regulated.

5.4 MATERIAL & CONDITION:

Only 5% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

Interior supply piping in the structure is predominantly copper with some PEX.

Waste Disposal:

5.5 SEWAGE DISPOSAL SYSTEM:

Sewers.

5.6 MATERIAL & CONDITION:



Only 5% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

Cast iron, galvanize and plastic ABS pipe are used.

Client should be aware that the normal life span of cast iron or galvanized waste pipe is generally 55 to 65 years. This older pipe tends to corrode from the inside restricting waste flow and back ups become more and more frequent. Upgrades should be anticipated. Crawlspace viewed from access only.

5.7 WASTE VENTING:

Satisfactory. In plumbing, a vent, or more precisely, a drain waste vent, helps to remove sewage and greywater from a building or home. The vent also helps to regulate air pressure in the plumbing pipes to ensure that the water flows unimpeded through them.

Water Heater:

5.8 LOCATION:

Hot water to this unit is supplied by a HOA maintained boiler and is not the responsibility of the homeowner. It is therefore disclaimed from this report.

Be aware that the consultant can not detect gas leaks and is only commenting on visual portions of the gas lines. Consultant does not operate gas valves nor light pilots to appliances that are off at the time of the walk through survey. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for observation. Consultant is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.

Gas Service:

5.9 METER LOCATION:



Common area maintained by HOA. An automatic seismic gas shut off valve is installed.

5.10 GAS SUPPLY TYPE:

Natural Gas.

5.11 PIPE MATERIAL USED:

Black Iron Pipe.

HEATING, VENTILATION & AIR CONDITIONING

Consultant can only readily open access panels provided by the manufacturer or installer for routine maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The consultant does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested. The consultant is not equipped to observe furnace heat exchangers for evidence of cracks or holes, or view concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual observation. Have these systems evaluated by a qualified individual. The consultant does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations that are made for service or further evaluation be scheduled before the close of escrow. A specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this walkthrough survey. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this walkthrough. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

System:

6.1 Type and Location:



A forced air furnace is installed as the primary source of heat located in living room closet.

6.2 Equipment Description:



Tag on unit said: Goodman brand; 60,000 btu; gas; manufactured Dec 2019. Typical service life for a forced air natural gas furnace is 18 - 20 years.

6.3 Flues, Vents, Plenum:

Visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

6.4 General Operation & Cabinet:

Unit was operational at the time of observation. General condition appears serviceable.

6.5 Furnace Temperature Output VS Specs:

20 degree rise return to supply. The manufacturer recommends a temperature rise of 20-50. The actual temperature rise was within this range.

6.6 Burners / Heat Exchangers:

Closed System - Unable to inspect.

6.7 Secondary Air Adequacy:



Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

Unsatisfactory- Inadequate, Vents blocked. **Action Necessary** - Availability of secondary air for combustion and flue draft appears to be inadequate. Services of a qualified licensed professional are required. Lack of a secondary air

source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house.

6.8 Air Filters:

Action Necessary - Replacement is recommended; The filter is dirty and in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger. It is recommended that the furnace filter(s) be changed regularly. I suggest that you replace or clean the filters every 30 to 45 days. A good quality pleated filter is recommended.

6.9 AIR CONDITIONING:

No AC with this unit.

6.10 Ducts Condition:



Attention Needed - Some of the duct work may be kinked too much. This can affect functional flow. Duct work in the crawl area is resting onto the soil. Duct work should be elevated at least 4 inches above dirt to prevent corrosion.



Attention Needed - Air duct leak noted inside cabinet. Open access to crawlspace noted. Recommend this area be closed off from crawlspace to help keep out animals and insects.



Unsatisfactory - The return air grille was not located. Further evaluation by a qualified licensed HVAC contractor needed at this time.

Wall A/Cs

6.11 Type and Location:



Living room. Kenmore brand; 12,000 btu; electric. Manufacture date is not decipherable. Possibly 2001 unit. Unit was functional at the time of inspection. Recommend service and/or cleaning.



Wall unit in 2nd bedroom. Kenmore brand. Identifying label not legible.

Attention Needed - Unit did not power up using normal controls. Further evaluation needed.



Identifying label not available. **Attention Needed** - Unit did not respond correctly to normal controls, fan would not come on. Further evaluation needed.

INTERIORS:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

Doors:

7.1 EXIT DOORS:

Client should be aware that the sliding door is installed to the outside. This does facilitate breaking in and entering from unwanted guest. Recommend improvements by installing some type of pin to prevent lifting of slider. A pin was in place, however it was keyed and the key was not available.

7.2 INTERIOR DOORS:



A representative sampling of doors was achieved. Most operated were in serviceable condition.

Attention Needed- Bathroom door does not close properly. Laundry door stop cracked.

Windows:

7.3 TYPE & CONDITION:

Aluminum, single pane. A representative sampling of testing windows was achieved. Most tested were in operational condition. One bedroom latch did not work as intended.

Floors:

7.4 TYPE/CONDITION:

Satisfactory, The general condition of flooring appears well maintained.

Detectors

7.5 NOTE:



Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas of both upper and lower floors.

Unsatisfactory - Breaker for smoke alarms was off at the time of inspection. Beeping smoke detectors noted. Further evaluation is needed. Recommend a retrofit agency go through the house to check for adequate smoke and carbon monoxide alarms.

KITCHEN

Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

Kitchen:

8.1 LOCATION:



Fixtures:

8.2 FAUCET:

Faucets and supply lines appear satisfactory with no leaks noted.

8.3 SINK & DRAIN:



Sink and drainage lines appear to be satisfactory. Note: PEX pipe under sink is not protected. Recommend some

kind of barrier for protection from undue damage.

8.4 CAULKING:



Caulking in water contact areas appears to need attention, such as along where countertop meets splash wall. If left unsealed, water can cause costly damage.

Walls & Ceiling:

8.5 CONDITION:

Walls and ceiling in the kitchen appear to be satisfactory.

Floors:

8.6 CONDITION & TYPE:

Flooring in the kitchen is satisfactory.

Cabinetry & Counter Tops:

8.7 CABINETRY:

General wear noted due to age and use.

8.8 COUNTER TOPS:

The countertops in the kitchen are satisfactory.

Electrical:

8.9 KITCHEN LIGHTING:

Ceiling lights in the kitchen are in satisfactory condition.

Appliances:

8.10 DISPOSAL:

Food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

8.11 DISHWASHER:

Operational at time of inspection. Operated on one cycle only.

8.12 RANGE HOOD:

Range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

8.13 RANGE/OVEN:

Removable gas range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

8.14 MICROWAVE OVEN:

Built-in microwave oven. The unit was tested by heating a wet rag. The unit functioned as intended.

8.15 REFRIGERATOR:

Refrigerator installed. The inspection does not include any non-permanently installed appliances or fixtures. Freezer and cooler were functional at the time of inspection.

BATHROOMS:

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

Bathroom(s) Observations:

9.1 LOCATION:



Hall.

9.2 BASINS & DRAINS:

The basins and drainage fixtures appear to be satisfactory.

9.3 FAUCETS:

Faucets and supply lines appear satisfactory.

9.4 TOILET(S):

Toilet operated as intended. Loose seat noted.

9.5 TUB:



Seal around tub has black substance which appears to be water related; further evaluation would be needed to identify. Sometimes cleaning is not adequate, in which case, removal of old, cleaning seam, and applying new anti-bacterial silicone is recommended.

Attention Needed- Tub drain is slow.

9.6 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing.

9.7 TUB & SHOWER WALLS:

The walls appear to be in satisfactory condition.

9.8 ENCLOSURE:

There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

9.9 WALLS, CEILING & DOOR:



Attention Needed - Door needs adjustments in order to close properly.

9.10 WINDOW:

The windows and associated hardware satisfactory.

9.11 FLOOR:

Floorings satisfactory.

9.12 LIGHTING:

The ceiling light and fixture are in a satisfactory condition.

9.13 EXHAUST FAN:

Exhaust fan installed and is performing satisfactorily.

9.14 GFCI(S)

Functional Ground Fault Circuit Interrupt outlet or outlets installed.

Bathroom:

9.15 LOCATION:



Main bedroom.

9.16 BASIN & DRAIN:

The basin and drainage fixture appears to be satisfactory.

9.17 FAUCET:

Faucets and supply lines appear satisfactory.

9.18 TOILET:

The toilet in this bathroom appears to be functional.

9.19 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing as required.

9.20 TUB & SHOWER WALLS:

The walls appear to be in satisfactory condition.

9.21 ENCLOSURE:



Shower door should not swing into stall as this one does. All shower doors need to swing out to facilitate removal of anyone in the event of an emergency.

9.22 WALLS, CEILING, DOOR:

The walls, ceiling and door in this bathroom are satisfactory.

9.23 WINDOW(S):

The windows and associated hardware in the bathroom are all satisfactory.

9.24 FLOOR:

Flooring in this bathroom is satisfactory.

9.25 LIGHTING:

The ceiling light and fixture in this bathroom are in satisfactory condition.

9.26 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

LAUNDRY

Laundry:

10.1 LOCATION:



10.2 WASHER HOOK UPS:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

10.3 WASHER PAN?

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a finished floor a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

10.4 DRYER HOOK UPS:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

10.5 DRYER EXHAUST:



Exhaust duct for this clothes dryer is not visible for inspection as it is concealed within the structure. Inspector for this reason is disclaiming clothes dryer exhaust. Recommend having a duct cleaning company verify that exhaust duct is free of lint and is properly terminated. Termination point or duct was not seen under the unit.

10.6 AREA VENTILATION:

The area needs to have better ventilation. The room should have some form of ventilation for combustion air and to evacuate irritable vapors and soap odors.