

R&J Home Inspections

Property Inspection Report



Street Address, Imdio, CA 92203
Inspection prepared for: Customer
Date of Inspection: 6/9/2018 Time: 9:00 AM
Age of Home: 15 years Size: 2528 sq. ft.
Weather: Sunny

Inspector: Rick Fletcher

Email: rsfletch@msn.com

General Information

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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 age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

1. Attendance

In Attendance: Owner/Client present

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Door Bell

Observations:

- Operated normally when tested.

4. Doors

Observations: All doors were in good condition and operated normally at time of inspection.

- Single door entry - all doors functional - no anomalies.

5. Electrical

- All accessible outlets, including **GFCI** outlets were tested, no anomalies noted.

6. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

7. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.

8. Screen Doors

Observations:

- Sliding door screen is functional.

9. Wall Condition

No anomalies noted on walls. Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

10. Fireplace

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Functional.

11. Window Condition

Materials: Representative windows were checked for proper operation. Aluminum framed sliding window noted.

Observations:

- A representative number of windows were operated - no anomalies.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Sliding doors to backyard.

4. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items, all others exhibited no anomalies.
- All bedroom circuits are now required to be **AFCI** protected.

5. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- All flooring (carpet and ceramic tile) in good condition

6. Smoke Detectors

Observations:

- The smoke detectors present in all required locations during the inspection.

7. Wall Condition

Materials: Drywall walls noted.

Observations:

- No defects noted on or in walls during inspection.

8. Window Condition

Materials: Aluminum framed sliding windows present.

Observations:

- No anomalies noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No anomalies noted.

10. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.

11. Screen Doors

Observations:

- Sliding door screen is functional.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Observations:

- No deficiencies observed.

2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No anomalies noted.

3. Counters

Observations:

- Plastic laminate tops noted.

4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

8. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- No anomalies noted.

9. Mirrors

Observations:

- No anomalies noted.

10. Plumbing

Observations:

- Leaking tub filler - recommend repair.



Leaky faucet in master bath - recommend repair.

11. Showers

Observations:

- functional

12. Shower Walls

Observations:

- Fiberglass surround noted.

13. Bath Tubs

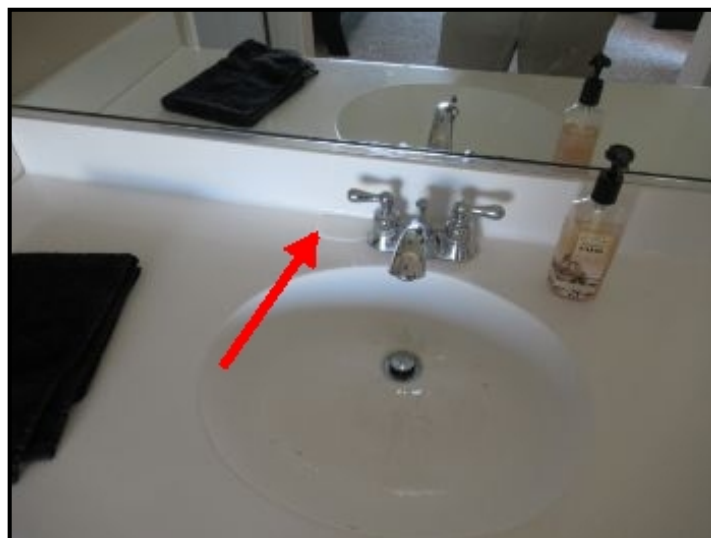
Observations:

- Tub filler in master bath - slow leak noted - recommend repair.

14. Sinks

Observations:

- Faucet in casita leaking on top of sink when valve is turned on - recommend repair.



Water link at faucet in casita - recommend repair.

15. Toilets

Observations:

- Observed as functional and in good visual condition.

16. Window Condition

Materials: Aluminum framed sliding window noted.

Observations:

- "Doggie door" window noted at end of slider.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Tile counter tops noted - no anomalies.

3. Dishwasher

Observations:

- Operated.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Microwave

Observations:

- Microwave operational at time of inspection.

6. Cook top condition

Observations: Gas burners all operated properly during inspection.

- Gas cook top noted.

7. Oven & Range

Observations:

- Gas oven functional at time of inspection.

8. Sinks

Observations: No drips or slow flows noted, above or below all sinks in home.

- No leaks or anomalies noted. EXCEPTION: sink in casita exhibited leak around faucet - recommend repair.

9. Vent Condition

Materials: Exterior Vented

Observations: Exhaust above stove operated properly during inspection.

- No anomalies noted.

10. Floor Condition

Materials: No anomalies noted in floors. Ceramic tile is noted.

Observations:

- No anomalies noted.

11. Plumbing

Observations:

- No anomalies noted.

12. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

13. GFCI

Observations:

- GFCI in place and operational.

Laundry

1. Dryer Vent

Observations:

- No anomalies noted.

2. Gas Valves

Observations:

- Gas shut off valves were present and functional.

3. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- No anomalies noted.

4. Plumbing

Observations:

- No anomalies noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

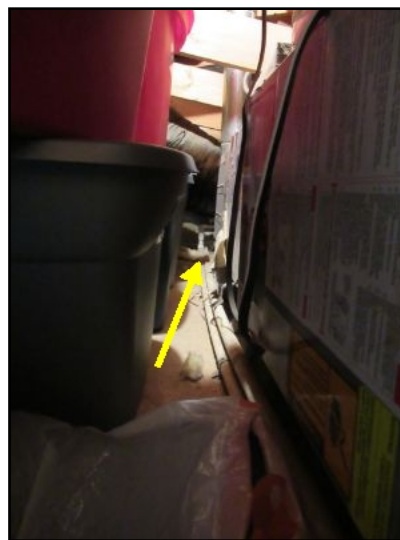
1. Heater Condition

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- **A/C** condensate drain line has elbow that points in upward direction in attic, allowing water to collect in drain line - recommend re-routing drain line to drain condensate properly, away from house.



A/C condensate lines - recommend re-positioning away from house Image showing A/C drain line routed upwards, not allowing water to drain properly

2. Venting

Observations:

- The visible portions of the vent pipes appeared functional.

3. Gas Valves

Observations:

- Gas shut off valves were present and functional.

4. Refrigerant Lines

Observations:

- No defects found.

5. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior north.

Observations:

- Appeared functional at the time of inspection.

6. Registers

Observations:

- The return air supply system appears to be functional.

7. Thermostats

Observations:

- Functional at the time of inspection.

Water Heater

1. Base

Observations:

- Water heater pan is missing - recommend adding pan to mitigate water damage if water heater leaks.



Pan is missing - its presence is recommended to mitigate damage if water heater leaks - recommend adding.

2. Venting

Observations:

- Minimum water heater double-wall vent pipe clearance from combustible material is 1".

3. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Rheem water heater was manufactured in April, 2003. Typical service life is 8-10 years, recommend replacement.

4. Number Of Gallons

Observations:

- 50 gallons

5. Gas Valve

Observations:

- Appears functional.

6. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

Materials: Copper

Observations:

- The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.
- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



8. Strapping

Observations:

- Strapping is satisfactory.

Garage

1. Roof Condition

Materials: Observed from the ground with field glasses.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Rafters & Ceiling

Observations:

- Limited view of ceiling framing due to insulation.

5. Electrical

Observations:

- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

6. GFCI

Observations:

- GFCI in place and operational

7. 240 Volt

Observations:

- There are no 240 volt outlets visible in this room.

8. Exterior Door

Observations:

- Appeared functional, at time of inspection.

9. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.

10. Garage Door Condition

Observations:

- No deficiencies observed.

11. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

12. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.
- Appeared functional using normal controls, at time of inspection.

13. Garage Door's Reverse Status

Observations:

- Garage door opener passed auto reverse and obstruction tests.

14. Ventilation

Observations:

- No Visible Ventilation noted.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: South side of the house.

Location: Located by the main panel.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 0

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Observed from the ground with field glasses.

Materials: Red ceramic tiles present.

Observations:

- No major system safety or function concerns noted at time of inspection.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Materials: Stucco veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- **Palm tree stump next to concrete pool deck has raised a section of the concrete resulting in a trip hazard - recommend removing stump and leveling concrete section.**

4. Gate Condition

Materials: Wrought iron

5. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- None visible.

7. Main Gas Valve Condition

Materials: South side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

8. Plumbing

Materials: Galvanized piping noted.

Observations:

- **Gas stub is above ground near patio - trip hazard - recommend capping below ground level.**



Natural gas stub next to patio - recommend capping below walking surface - trip hazard.

9. Water Pressure

Observations:

- 70

10. Pressure Regulator

Observations:

- Pressure regulator noted.

11. Exterior Faucet Condition

Location: East side of house.

Observations:

- Appears Functional.

12. Balcony

Observations:

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

13. Patio Enclosure

Observations:

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

14. Patio and Porch Condition

Materials: Aluminum standing seam roof present.

Observations:

- No major system safety or function concerns noted at time of inspection.

15. Fence Condition

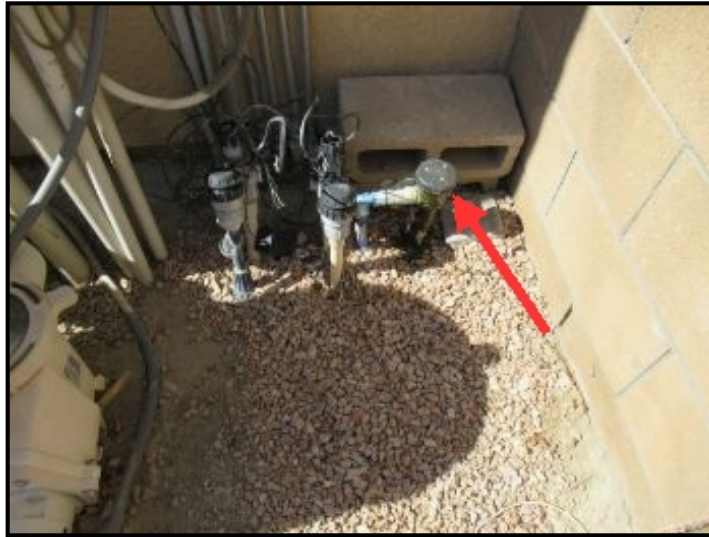
Materials: Block

16. Sprinklers

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

- **Sprinkler control valve leaking - recommend repair.**



Leaking sprinkler valve - recommend repair.

Pool

1. Deck Condition



Section of concrete slightly lifted by old palm tree

2. Gate & Fence Condition

Observations:

- N/A - pool fence not required for homes built in California after 2007.

3. Filter

Observations:

- Cartridge filter noted.

4. Skimmer and Basket

Observations:

- Functional.

5. Pool Heater Condition

Materials: Gas.

Observations:

- older unit

6. Lights

Observations:

- did not operate

7. Pressure Gauge

Observations:

- Present on filter housing.

8. Pumps

Observations:

- operated
- **Visible leaking from heater inlet - recommend repair.**



Leak in heater inlet line - recommend repair

9. Jets

Observations:

- operated



10. Structure Condition

Type: below ground

Materials: plaster

11. Timer

Observations:

- present

12. Water Condition

Observations:

- clear

13. Water Fill Unit

Observations:

- operated

14. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

15. GFCI

Observations:

- GFCI in place and operational.

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.

Bathroom		
Page 6 Item: 10	Plumbing	• Leaking tub filler - recommend repair.
Page 7 Item: 14	Sinks	• Faucet in casita leaking on top of sink when valve is turned on - recommend repair.
Heat/AC		
Page 12 Item: 1	Heater Condition	• A/C condensate drain line has elbow that points in upward direction in attic, allowing water to collect in drain line - recommend re-routing drain line to drain condensate properly, away from house.
Water Heater		
Page 14 Item: 1	Base	• Water heater pan is missing - recommend adding pan to mitigate water damage if water heater leaks.
Page 15 Item: 7	Overflow Condition	• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
Grounds		
Page 21 Item: 3	Vegetation Observations	• Palm tree stump next to concrete pool deck has raised a section of the concrete resulting in a trip hazard - recommend removing stump and leveling concrete section.
Page 21 Item: 8	Plumbing	• Gas stub is above ground near patio - trip hazard - recommend capping below ground level.
Page 23 Item: 16	Sprinklers	• Sprinkler control valve leaking - recommend repair.
Pool		
Page 24 Item: 8	Pumps	• Visible leaking from heater inlet - recommend repair.