

Top Notch Home Inspections

Property Inspection Report



Giving peace of mind, one home at a time.



1989 N Lion Ave , Fresno , CA 93722
Inspection prepared for: Marty McFly
Real Estate Agent: John Smith -

Date of Inspection: 6/9/2023 Time: 9 am
Age of Home: 15 Years Size: 2,126 sqft

Inspector: Brandon Camarena
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INTRODUCTION:

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me 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.

This report is the exclusive property of Top Notch Home Inspections and the named client on the cover page. This inspection report is non transferable to any third parties or subsequent buyers. Our inspections and the report have been performed with a written contract that limits its scope and usefulness. Unauthorized recipients who rely on this report for any reason with out the express written consent of the inspector does so at their own risk and waive the right to any claim or error or deficiency in this report.

For a copy of our Standards of Practice, click on the following link,
https://www.topnotchhomeinspection.org/_files/ugd/f32ccd_273203a6ee2f40c385621d604d36fdd7.pdf

Thank you for placing your trust in Top Notch Home Inspections. I appreciate your business.

Report Summary

On this page you will find a brief summary of any critical issues or safety concerns of the inspection, as they relate to safety and function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors, tradesmen and qualified professionals when having any work done. This is important because inspectors do not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. If renovations, remodeling, or add ons were done, make sure to verify all permits.

Depending upon your needs and those who will be on the property, items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety.

Note: Defects and safety concerns that were observed will be in **RED text**.

Note: If there are no comments in **RED text**, there were no defects or safety concerns with the property at the time of inspection.

Grounds		
Page 7 Item: 4	Electrical, Outlets, Switches	• The GFCI outlet by the front door was observed as not working. The reset button is also missing. This is a defect. I recommend further review and repairs by an electrician.
Roof		
Page 9 Item: 1	Roof Condition	• Damage was observed on the roof. I recommend follow-up by a licensed roofer for further evaluation.
Page 9 Item: 3	Flashing	• Partial installation of drip edge flashing was observed with wood damage. Flashing was missing at the back of the home. Drip edge flashing prevents moisture from getting under the roofing materials and decking. If moisture were to get under the roofing material, premature failure and other damage can occur. I recommend further evaluation for possible correction by a roofing contractor.
Page 10 Item: 4	Chimney	• Missing cricket. If the chimney has a dimension parallel to the ridge line greater than 30 inches and does not intersect the ridge line, a chimney cricket should be provided. I recommend further review by a roofer or chimney contractor.
Electrical Panel		
Page 12 Item: 3	Breakers & Wiring	• Double tapping observed. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend review and repair as needed by a qualified electrician.
Heat/AC		
Page 13 Item: 1	HVAC Condition	• While running the AC an air leak was observed at the HVAC unit in the attic. Multiple types of tape were around the area indicating previous attempts at fixing an issue. I recommend further review by a HVAC contractor.
Living Rooms, Halls		
Page 18 Item: 13	Stairs & Handrail	• The hand rail is missing in the upper stair well of the home. This is a safety issue. I recommend further review by a contractor.

Flex Room / Office		
Page 19 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> Evidence of past water damage with a hole was observed by the ceiling fan. Using thermal imaging, no moisture was detected at the time of inspection. I recommend further review with repairs by a contractor.
Page 19 Item: 3	Smoke Detectors	<ul style="list-style-type: none"> The flex room smoke detector kept randomly going off after testing. It was removed by the realtor with the battery being taken out. I recommend replacing all old outdated alarms with smoke / CO combo detectors for safety. This detector was outdated. Detectors are usually good for 10 years.
Kitchen		
Page 20 Item: 9	Ceiling Condition	<ul style="list-style-type: none"> Fungal growth was observed at the cabinets over the refrigerator area. I recommend further review by a contractor.
Laundry		
Page 22 Item: 7	Floor Condition	<ul style="list-style-type: none"> Damage was observed to the flooring.
Bedrooms		
Page 24 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> There were no smoke detectors present in the bedroom(s). This is a safety issue. I recommend placing smoke detectors in all the bedrooms.
Attic		
Page 29 Item: 6	Electrical	<ul style="list-style-type: none"> The outlet cover is missing where the HVAC is plugged into. This is a safety issue. I recommend replacing for safety.

Inspection Details

1. Home Type

- Attached garage
- Single Family Home, two story.

2. Home Orientation

The home faces West

3. Occupancy & Condition

- Vacant
- The utilities were on at the time of inspection.

4. Attendance

- Client present
- Buyer Agent present

5. Weather / Temp

Temperature - 78°, Sunny

Exterior Areas

1. Siding Condition

- Stucco exterior noted.
- Stone veneer noted.
- General condition appears to be good

2. Eaves & Fascia

- General condition appears good at time of inspection.
- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.

3. Doors

- General condition appears to be good
- Functional at time of inspection
- Recommend routine maintenance of caulking and sealing around all doors. This will help keep the home envelope properly sealed maintaining energy efficiency.

4. Window Condition

- General appearance appears good
- No major system safety or function concerns noted at time of inspection.
- Recommend routine maintenance of caulking and sealing around all windows. This will help keep the home envelope properly sealed maintaining energy efficiency.
- Damaged screens around at the back of the house, 3 total.

Grounds

1. Driveway and Walkway Condition

- Concrete driveway noted.
- Concrete sidewalk noted.
- Concrete walkways
- Driveway appeared in good condition

2. Plumbing & Exterior Faucet Condition

- Faucets- Front of structure.
- Faucets- Back of house
- Copper piping noted.
- General condition appears good
- All tested faucets were functional
- Main water shut off valve is located at the front of the house
- Water pressure appears adequate. Normal pressure can range between 45-80 psi
- Public water supply
- Public sewer service



Main water shut off valve



City water access at the sidewalk



Adequate water pressure

3. Meter & Shut Off Valve Condition

- Gas meter with shut off is located on the North side
- General condition appears to be good and functional at time of inspection.



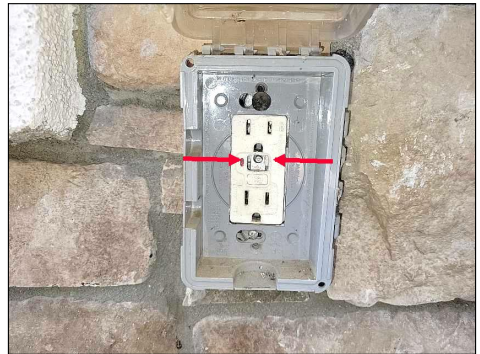
Main gas shut off valve



Main gas shut off valve

4. Electrical, Outlets, Switches

- There is a gap around the front carriage light fixture. This is an access point for moisture and pest to enter through. Tightening and caulk around suggested.
- The **GFC** outlet by the front door was observed as not working. The reset button is also missing. This is a defect. I recommend further review and repairs by an electrician.



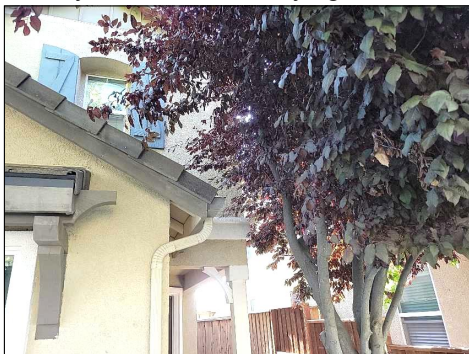
Fixture separating from the wall (pic 1) Fixture separating from the wall (pic 2) Outlet does not work. Missing gfci tab

5. Grading

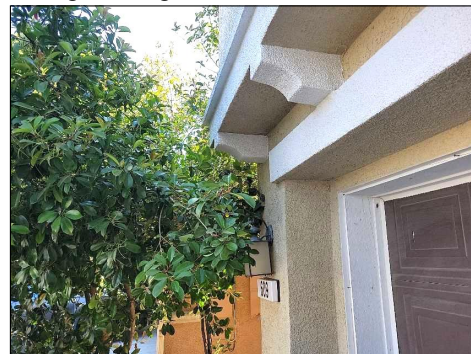
- Grading appears to be good
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

6. Vegetation Observations

- There is vegetation in contact with the house.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Vegetation in contact with the house.



Vegetation in contact with the house.

7. Fence, Walls, Gates Condition

- Wood fencing is present
- Wood gate(s) present
- Fencing appears in good condition

8. Sprinklers

- Sprinklers manually turned on and functioning at time of inspection.
- 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.
- Suggestion: Make sure sprinklers are not pointed and spraying at the siding.

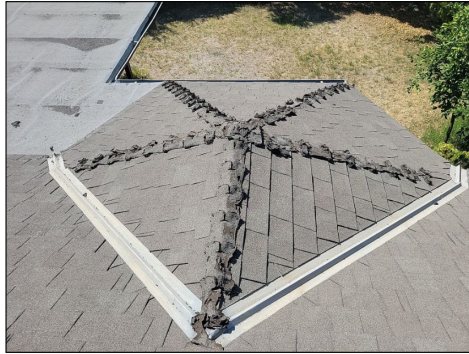
Roof

1. Roof Condition

- Roof was mounted and walked on
- Asphalt shingles noted.
- **Damage was observed on the roof. I recommend follow-up by a licensed roofer for further evaluation.**



Roof damage



Roof damage



Roof damage

2. Roof Vents

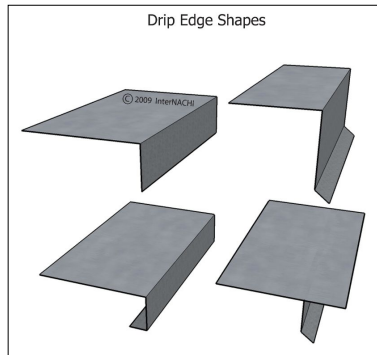
- General condition appears good at time of inspection
- Maintenance: Caulk and seal around vent caps and boots as needed. This will keep any moisture from entering the attic space.

3. Flashing

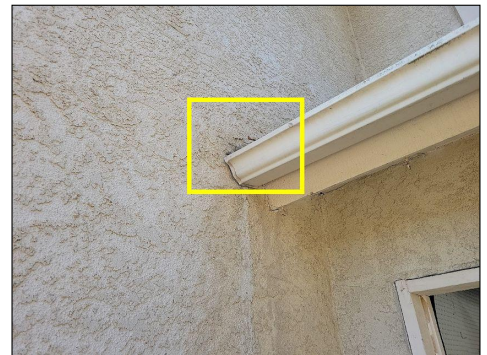
- Kick out flashing missing. This helps divert water away for the exterior. Without this flashing water damage will occur. I recommend further review by roofing contractor.
- **Partial installation of drip edge flashing was observed with wood damage. Flashing was missing at the back of the home. Drip edge flashing prevents moisture from getting under the roofing materials and decking. If moisture were to get under the roofing material, premature failure and other damage can occur. I recommend further evaluation for possible correction by a roofing contractor.**



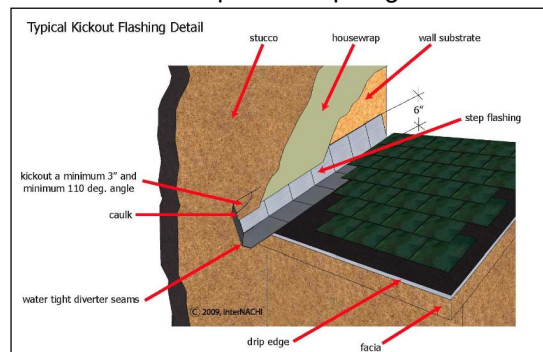
Missing drip edge



Examples of drip edge



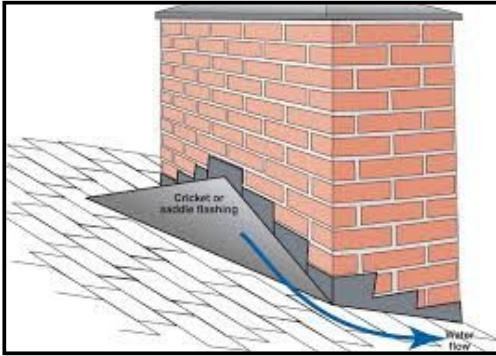
Missing kick out flashing



Example of kick out flashing

4. Chimney

- Missing cricket. If the chimney has a dimension parallel to the ridge line greater than 30 inches and does not intersect the ridge line, a chimney cricket should be provided. I recommend further review by a roofer or chimney contractor.



Example of a cricket



No cricket flashing present

5. Gutter

- Gutters are present and in good general condition
- Maintenance Tip: Keep gutters cleared of debris to prevent downspouts from being clogged causing overflow at gutters.

Garage

1. Walls

- Appeared satisfactory, at time of inspection.

2. Anchor Bolts

- The anchor bolts were not visible.

3. Floor Condition

- Concrete flooring.
- General condition appears to be good

4. Rafters & Ceiling

- Garage drywall ceiling noted.

5. Electrical

- Functional at time of inspection.

6. Exterior Door

- Functional in good condition at time of inspection.

7. Fire Door

- Appeared satisfactory and functional, at time of inspection.
- Operated When Tested

8. Garage Door Condition

- Single two car garage door in place.
- General condition appears good at time of inspection.

9. Garage Door Parts

- The garage door parts were functional in good working order during the inspection.

10. Garage Opener Status

- Garage opener was functional in good working condition
- Chain drive opener noted.

11. Garage Door's Reverse Status

- Garage vehicle door auto-reverse is functional at time of inspection.
- Eye beam system present and operating.

12. Ventilation

Under eave soffit inlet vents noted.

13. Vent Screens

- Vent screens noted as present and functional

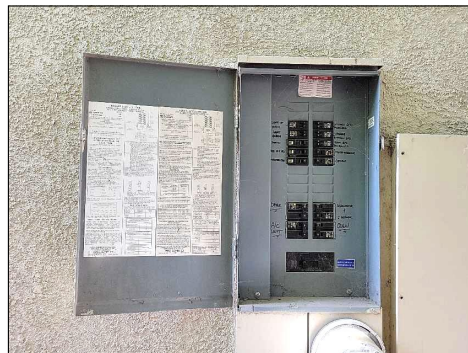
Electrical Panel

1. Electrical Panel Condition

- North side of the house.
- Panel appears in good condition at time of inspection
- Main Disconnect in panel box.
- Maintenance: Sealing and caulking around the panel is recommended. This helps with keeping debris and moisture from entering and getting behind the panel.



Main electric panel



Main electric panel

2. Service Entrance

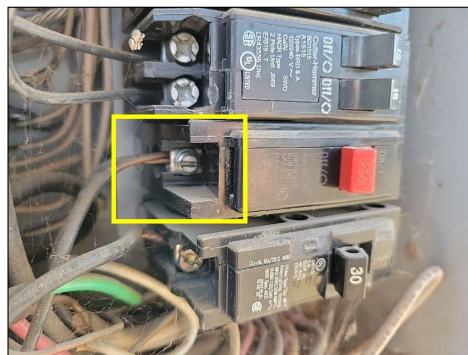
- There is an underground service lateral noted. This means your conductors or power lines run under ground to the house.

3. Breakers & Wiring

- Copper wiring noted.
- Main Amp Capacity - 200 amp
- Information : Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
- **Double tapping observed. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend review and repair as needed by a qualified electrician.**



Double tap wiring

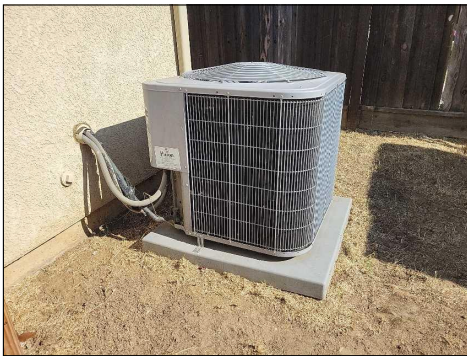


Double tap wiring

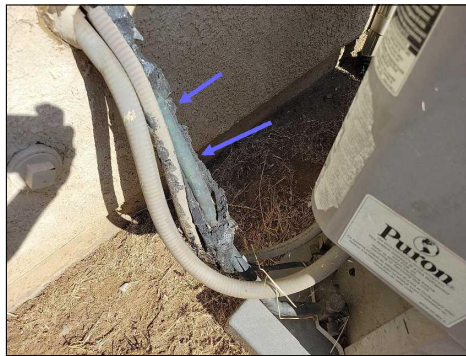
Heat/AC

1. HVAC Condition

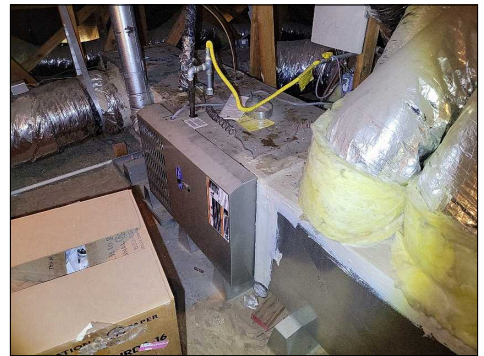
- HVAC is a split system
- Gas fired forced hot air.
- Electric
- AC compressor is located in the back yard
- Furnace is located in the attic
- At the AC condenser. The insulation cover around the refrigerant line is deteriorating and no longer useful. I suggest replacing to prevent higher cost for running the HVAC.
- Carrier Model # 24ABB342A300, 3.5 tonnage unit
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit.
- Rodent dropping were observed on the furnace in the attic. I suggest further review by a rodent inspector.
- While running the AC an air leak was observed at the HVAC unit in the attic. Multiple types of tape were around the area indicating previous attempts at fixing an issue. I recommend further review by a HVAC contractor.



AC condenser



Torn insulation cover



View of furnace



View of furnace



Air leak



Air leak



Rodent droppings



Rodent droppings

2. Venting

- Metal double wall chimney vent pipe noted.

3. Gas Valves

- Gas shut off valves were present and in good general condition

4. Air Supply

- Satisfactory at time of inspection
- The temperature difference between the supply and return air should be between a difference of around 20 degrees.



Living room



Living room



Upstairs



Return temp



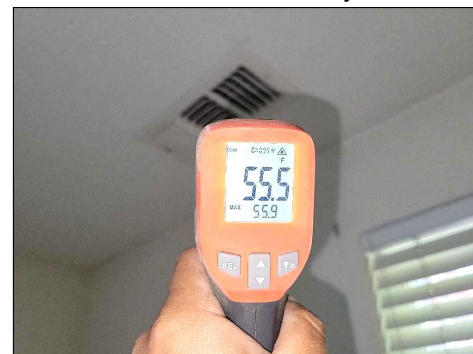
Return temp primary room



Primary bedroom



Bedroom #2



Bedroom #3

5. Registers

- General condition appears good

6. Filters

- Located in a filter grill in the hall ceiling
- The filter is missing at the return air supply grill.
- Running the HVAC system without a filter can cause damage to the system. Recommend placing a filter to prevent damage.
- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Filter is missing



Filter up stairs hall ceiling



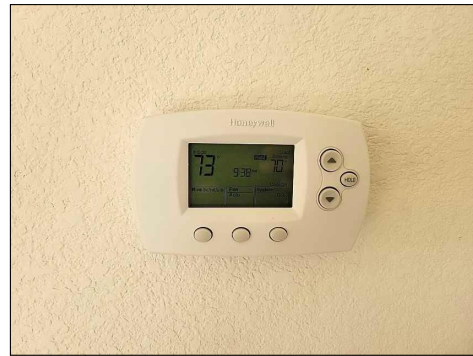
Filter location primary bedroom

7. Thermostats

- Functional and satisfactory at the time of inspection.
- Digital - programmable type.
- Location(s): Zone#1: Main level/living room -- Zone#2: Master bedroom



Down stairs Thermostat



Upstairs Thermostat

Water Heater

1. Water Heater Condition

- Gas supplied
- The heater is located in the garage.
- The water heater and all components appeared satisfactory



2. Base

- The water heater base is in good condition during the inspection.

3. Heater Enclosure

- General condition appears good at time of inspection

4. Combustion

- The combustion chamber appears to be in good condition. Not lit at time of inspection.

5. Venting

- Good and functional at time of inspection.

6. TPRV

- Appears to be in satisfactory condition

7. Number Of Gallons

- 50 gallons

8. Gas Valve

- Gas valves were present.
- Appears functional in good condition

9. Plumbing

- Copper piping
- Satisfactory with no deficiencies observed at the visible portions

10. Overflow Condition

- Copper
- Appears to be in satisfactory condition

11. Strapping

- Water heater strapping is present and in good condition

Living Rooms, Halls

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. Interior Area Condition

- Living room

2. Door Bell

- Operated normally when tested.

3. Doors

- General condition appears good at time of inspection.

4. Smoke Detectors

- Smoke detectors were present and appear to be functional
- Battery powered carbon monoxide detector(s) present upstairs
- Presently California requires that smoke alarms be located in 1) the hallway outside the bedrooms 2) in each bedroom and 3) on every floor regardless of whether there is a bedroom on that floor.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is suggested.

5. Ceiling Condition

- The ceilings are painted and textured.
- Appears in good condition at time of inspection.

6. Fans, Lights, Fixtures

- Operated normally when tested, at time of inspection.

7. Window Condition

- Vinyl framed, dual pane
- All tested windows appear to be in good working condition
- Recommend routine maintenance of caulking and sealing around all windows when deterioration or separation is noticed. This will help with home energy efficiency.

8. Floors Condition

- Carpeted flooring present
- Appeared normal wear and tear for the age of the home. Dirty carpets noted with a cleaning crew present.

9. Wall Condition

- Painted textured finish noted.
- General condition appears to be good

10. Outlets & Switches

- Functional at time of inspection

11. Closets

- The closets are in serviceable condition.

12. Patio Doors

- Sliding patio doors were functional in good condition

13. Stairs & Handrail

- The hand rail is missing in the upper stair well of the home. This is a safety issue. I recommend further review by a contractor.



Missing handrail

Flex Room / Office

1. Ceiling Condition

- Textured painted ceiling noted
- Evidence of past water damage with a hole was observed by the ceiling fan. Using thermal imaging, no moisture was detected at the time of inspection. I recommend further review with repairs by a contractor.



Past water damaged to ceiling in flex room

2. Lights, Fans, Fixtures

- The ceiling fan operated normally when operated.

3. Smoke Detectors

- The flex room smoke detector kept randomly going off after testing. It was removed by the realtor with the battery being taken out. I recommend replacing all old outdated alarms with smoke / CO combo detectors for safety. This detector was outdated. Detectors are usually good for 10 years.

4. Outlets & Switches

- Electrical appears to be functional and in good condition at time of inspection.

5. Window Condition

- Vinyl framed, double pane window(s)
- Operated windows appeared functional, at time of inspection.
- Maintenance: Routine caulking and seal around all windows will help keep the home more energy efficient.

6. Wall Condition

- Painted finish noted.
- General condition appears good at time of inspection

7. Floor Condition

- Carpet is noted.
- General condition was fair at time of inspection with normal wear and tear for the age of the home.

Kitchen

1. Cabinets

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

2. Counters

- Tile counter tops noted.
- The counter tops appear in good condition at time of inspection

3. Sinks

- General condition appears good
- Operated normally, at time of inspection.

4. Garbage Disposal

- Operated - Appeared functional at time of inspection.

5. Dishwasher

- General condition appears good and functional at time of inspection.

6. Plumbing

- Plumbing appears in good condition a time of inspection with no concerns

7. Outlets & Switches & Electrical

- Electrical was functional at time of inspection.

8. GFCI

- GFCI in place and operational.

9. Ceiling Condition

- Past water damage was present to the ceiling over the refrigerator area. The primary bathroom and shower area is directly above. Using thermal imaging, no moisture was detected at the time. Monitor for any changes.
- **Fungal growth was observed at the cabinets over the refrigerator area. I recommend further review by a contractor.**



Past water damage



Fungal growth

10. Wall Condition

- Painted textured finish noted.
- Good condition at time of inspection.

11. Floor Condition

- Sheet vinyl flooring is noted.
- General condition appears fair at time of inspection. Normal wear and tear present for the age of the home.

12. Window Condition

- Vinyl framed double pane window(s)
- General condition appeared good at time of inspection.

13. Stove & Oven Condition

- Functional and satisfactory at time of inspection
- Gas cook top noted.
- Oven(s) operated when tested.

14. Microwave

- Microwave was operated and functional at time of inspection.

15. Vent Condition

- Exterior Vented
- Venting from overhead microwave.
- Vent hood appears satisfactory and functional during inspection.

Laundry

1. Locations

Located upstairs hallway

2. Washer Connections condition

- Washer hook ups are present
- Washer connections appear to be in good condition

3. Ceiling Condition

- Textured and painted ceilings.
- Ceiling appears in good condition at time of inspection.

4. Exhaust Fan

- The exhaust fan was operated with no issue

5. Doors

- General condition appearance to be good

6. Wall Condition

Textured painted walls noted.

- Walls appeared in good condition at time of inspection
- Normal wear and tear for age and condition of home.

7. Floor Condition

- Sheet vinyl flooring is noted.
- **Damage was observed to the flooring.**



Damage to flooring



Damage to flooring

8. Window Condition

- Vinyl framed
- Double pane
- Operated windows were functional and in good working condition

9. Outlets, Switches, Electrical

- Electrical was functional at time of inspection.
- 120/240 present.

10. GFCI

- GFCI in place and operational

11. Gas Valves

- Gas shut off valves were present and functional.
- General condition appeared good

12. Plumbing

- Plumbing appears satisfactory at time of inspection.

13. Cabinets

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

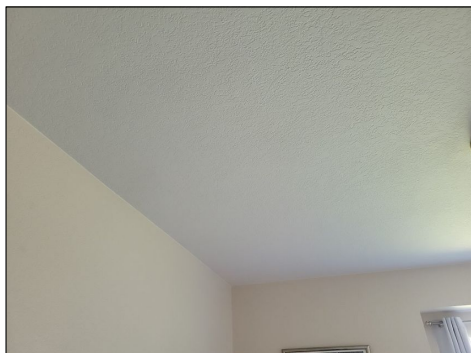
Bedrooms

1. Locations

- Primary Bedroom
- Bedroom #2
- Bedroom #3 furthest from primary

2. Ceiling Condition

- Textured painted ceiling noted
- A heat anomaly was observed at bedroom #3 ceiling. This area is not accessible in the attic space. I was unable to locate the source of the heat. No moisture was detected. I suggest monitoring this area for any changes and contact a contractor if needed.



Heat anomaly



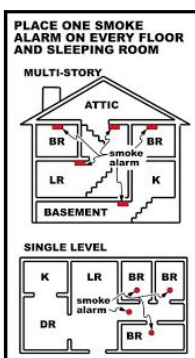
Heat anomaly

3. Fans, Lights, Fixtures

- All tested lights and fixtures appear to be in good working condition

4. Smoke Detectors

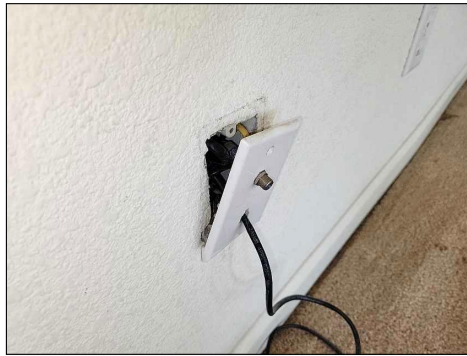
- Presently California requires that smoke alarms be located in 1) the hallway outside the bedrooms 2) in each bedroom and 3) on every floor regardless of whether there is a bedroom on that floor
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is suggested.
- **There were no smoke detectors present in the bedroom(s). This is a safety issue. I recommend placing smoke detectors in all the bedrooms.**



Missing smoke detectors

5. Outlets & Switches

- Electrical appears to be functional and in good condition at time of inspection.
- The cable outlet was loose. I suggest re securing to prevent loss of energy in the wall space.



Cable wall plate is loose

6. Window Condition

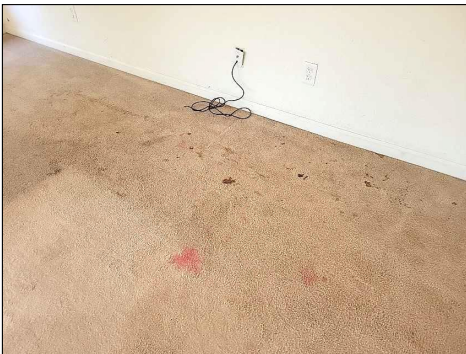
- Vinyl framed double pane
- Operated windows appeared functional, at time of inspection.

7. Wall Condition

- Painted textured finish noted.
- General condition appears good at time of inspection

8. Floor Condition

- Carpet is noted.
- Carpets were stained with normal wear and tear for age of home.



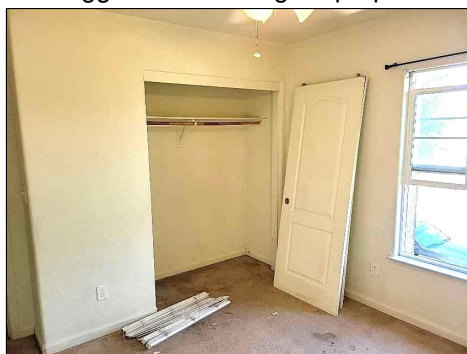
Primary carpet stained



Bed #2 floor stained

9. Closets

- Closets are in serviceable condition at time of inspection.
- Closet door are removed in bedroom #2. I suggest re installing for proper function of the closet.



Closet doors are off bed #2

10. Doors

- General condition appears good at time of inspection

Bathrooms

1. Locations

- Primary Bathroom- Upstairs
- Main Floor Bathroom
- Upstairs guest bathroom

2. Cabinets

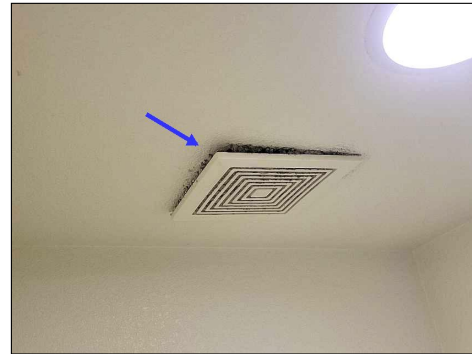
- Appeared functional and in good condition at time of inspection.

3. Exhaust Fan

- Appeared functional, at time of inspection.
- Exhaust fan is loose at the ceiling in the upstairs guest and primary bathrooms. I suggest securing before further damage occurs.



Up stairs bath fan is loose



Primary bath fan is loose

4. Ceiling Condition

- There are painted textured ceilings noted
- The ceilings appear in good condition at time of inspection.

5. Wall Condition

- Painted and textured walls noted
- General condition appeared to be good at time

6. Counters

- General condition appeared good
- Solid Surface tops noted.

7. Doors

- General condition appeared good at time of inspection

8. Floor Condition

- Tile flooring is noted.
- Sheet vinyl flooring is noted.
- Flooring appears in good general condition at time of inspection.

9. Outlets, Switches, Fixtures

- Functional and satisfactory at time of inspection

10. GFCI

- GFCI in place and operational

11. Plumbing

- General condition appears good

12. Showers

- General condition was satisfactory
- Shower(s) were functional at time of inspection
- Shower head leak at upstairs guest and primary bathrooms. The shower heads might have to be tightened more.



Shower head leak upstairs guest



Shower head leak primary

13. Shower Walls

- Fiberglass surround noted.

14. Bath Tubs

- Functional and appeared in good condition
- Missing tub stopper noted in upstairs guest bathroom. Recommend replacing to be able to retain water.



Tub stopper was missing upstairs guest

15. Enclosure

- Appeared in good condition at time of inspection
- Curtain type enclosure.
- Hinged door
- Maintenance: Caulk and seal around all edges to help prevent moisture penetration into the walls.

16. Sinks

- Operated normally and appears in good condition

17. Toilets

- Operated when tested. Appeared functional, at time of inspection

18. Window Condition

- Vinyl framed double pane window(s)
- Operated windows were functional in good condition

19. Heating

- Central heating and cooling noted. At the time of the inspection, all appeared to be functioning and in serviceable condition.

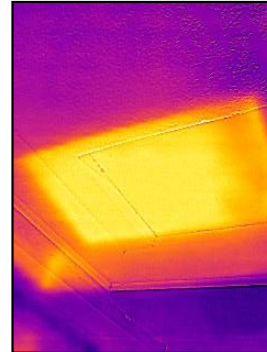
Attic

1. Access

- Appeared in good general condition.
- Location of access - Upstairs ceiling
- IMPROVE: The attic access is not insulated. Expect some energy loss through convection. I suggest insulating the attic access hatch cover.



Access at up stairs hallway ceiling.



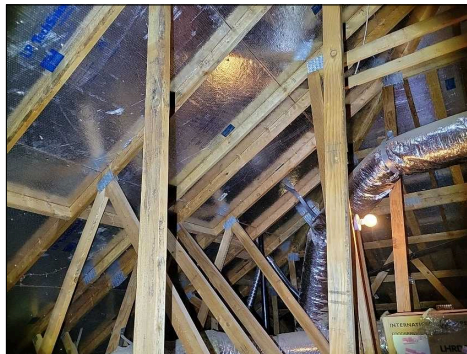
Missing insulation over access

2. Structure

- Attic structure appears in good condition at time of inspection



View of attic structure



View of attic structure



View of attic structure

3. Ventilation

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.
- Gable louver vents noted.

4. Vent Screens

- Vent screens noted as present and functional.

5. Duct Work

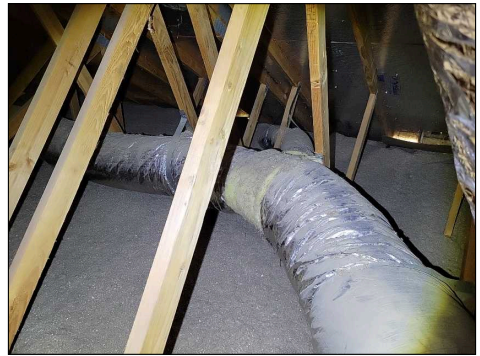
- General condition appears good at time of inspection



View of ducting



View of ducting



View of ducting



View of ducting



View of ducting



View of ducting

6. Electrical

- The outlet cover is missing where the HVAC is plugged into. This is a safety issue. I recommend replacing for safety.



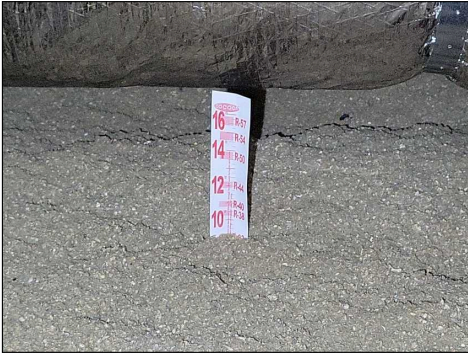
Outlet cover missing

7. Attic Plumbing

- Limited view
- No deficiencies noted
- Plastic piping noted

8. Insulation Condition

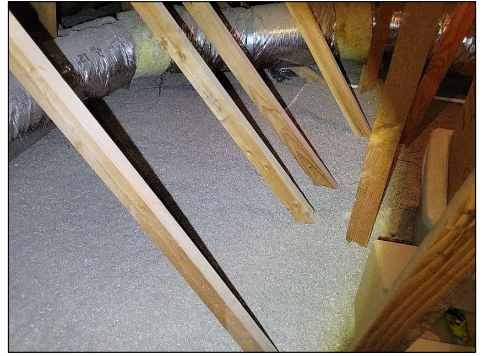
- Unfinished fiberglass batts noted.
- Loose fill insulation noted.
- Appeared adequate at time of inspection



View of insulation



View of insulation



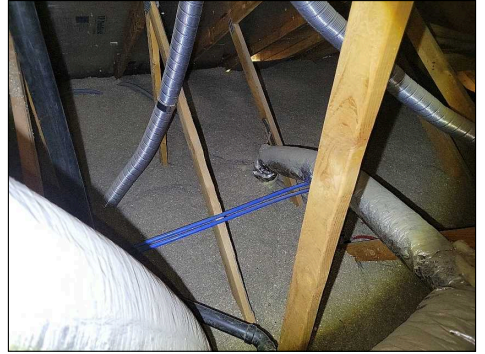
View of insulation



View of insulation



View of insulation



View of insulation

9. Exhaust Vent

- Exhaust vents appear in good condition during inspection.

Foundation

1. Slab Foundation

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

- No deficiencies were observed at the visible portions of the structural components of the home.

Glossary

Term	Definition
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
Drip Edge	<p>Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.</p>
GFCI	<p>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.</p>