

Top Notch Home Inspections

Property Inspection Report



Giving peace of mind, one home at a time.



4321 N Street 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 without the express written consent of the inspector do so at their own risk and waive the right to any claim or error or deficiency in this report.

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

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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 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.

Critical issues and safety concerns that were observed will be in red text.

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

Note: In the body of the report, comments in blue text will indicate items of minor damage that is not critical to the home or its value but are still good to know about as a home owner for maintenance. Items in blue will also indicate areas to monitor which might be a problem later down the road or items that can be improved or updated.

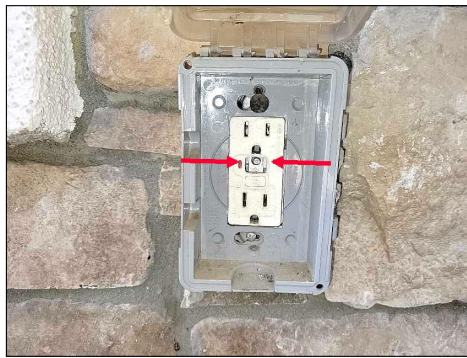
Minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspection only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to turn on any system that is off. Such as water valves, gas valves, and electrical breakers in the off position. Further more, inspectors do not manually light any burners, fireplaces, or water heaters due to liability and insurance pupropses.

Crawlspace Note: Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

Attic Access Note: If the attic hatch is sealed shut when going to inspect the attic, it can only be unsealed by the owner or their representative as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter any attic with less than 36" of head room; does not have a standard floor designed for normal walking; in the inspector's opinion, may compromise the ceiling below; is restricted by ducting, or in which the insulation obscures the joist and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

Grounds		
Page 8 Item: 4	Electrical, Outlets, Switches	4.2. 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.



Outlet does not work. Missing gfci tab

Heat/AC

Page 13 Item: 1	HVAC Condition	1.5. 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.
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Air leak

Flex Room / Office

Page 19 Item: 1	Ceiling Condition	1.1. 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.
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Past water damaged to ceiling in flex room

Page 19 Item: 3	Smoke Detectors	3.1. 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.
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Kitchen

Page 20 Item: 9	Ceiling Condition	9.2. Fungal growth was observed at the cabinets over the refrigerator area. I recommend further review by a contractor.
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Fungal growth

Laundry

Page 22 Item: 7	Floor Condition	7.1. Damage was observed at the vinyl flooring. This most likely happened when moving the appliances. Wood flooring is visible. I recommend correction by a flooring contractor.
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Damage to flooring



Damage to flooring

Attic

Page 30 Item: 6	Electrical	6.1. The outlet cover is missing where the HVAC is plugged into. This is a safety issue. I recommend replacing for safety.
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Outlet cover missing

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

- Selling Agent present
- A two person cleaning crew was onsite cleaning the house.

5. Weather / Temp

Temperature - 78°, Sunny

6. Health and Safety

- Rodent dropping were observed in the attic

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. Siding Condition

- Stucco exterior noted.

2. Stucco

- 2.1. General condition appears good at time of inspection
- 2.2. Maintenance : Stucco is a cement-based siding that can easily crack that soaks in water and cause water intrusion. Repairing hairline stucco cracks is important for regular home maintenance. However, other types of stucco cracks may require professional repairs.

3. Eaves & Fascia

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

4. Doors

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

5. Window Condition

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

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

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

2. Plumbing & Exterior Faucet Condition

- Faucets- Front of structure.
- Faucets- Back of house
- Copper piping noted.
- 2.1. General condition appears good
- 2.2. Main water shut off valve is located at the front of the house
- 2.3. Public water supply
- 2.4. Public sewer service



Main water shut off valve



City water access at the sidewalk

3. Meter & Shut Off Valve Condition

Gas meter with shut off is located on the North side

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



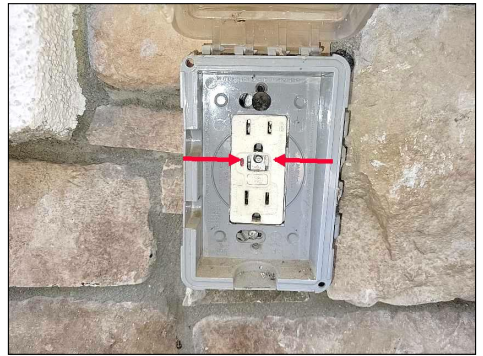
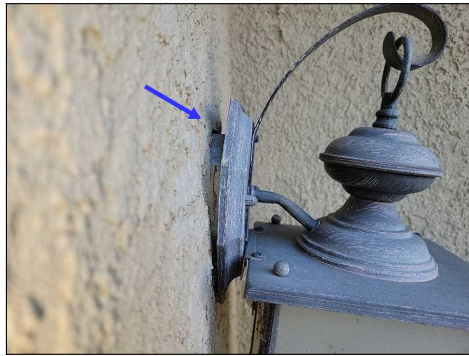
Main gas shut off valve



Main gas shut off valve

4. Electrical, Outlets, Switches

- 4.1. 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.
- 4.2. 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

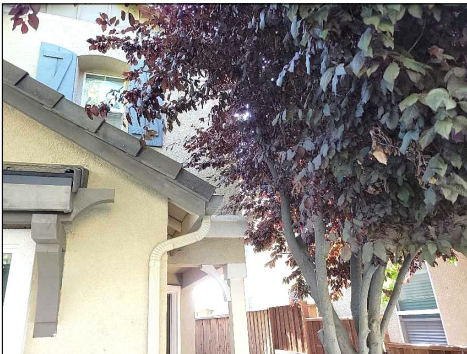
5.1. Grading appears to be good

5.2. 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 house. 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.

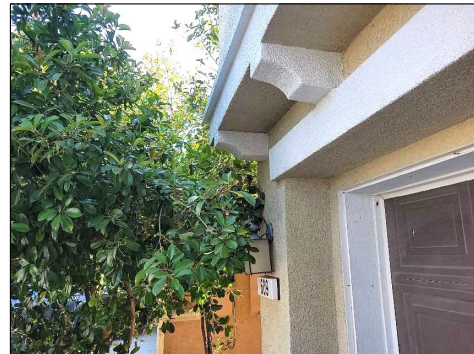
6. Vegetation Observations

6.1. There is vegetation in contact with the house.

6.2. 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

7.1. Fencing appears in good condition

8. Sprinklers

8.1. 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.

8.2. Suggestion: Make sure sprinklers are not pointed and spraying at the siding.

Roof

1. Roof Condition

- Inspected from ladder.
- Roof was visually inspected from accessible points around the house from a ladder. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials:

- Concrete tiles noted.

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

1.2. Maintenance Tip: Weather permitting, keep debris cleared from roof **valley**s to extend life of roof.



View of roof



View of roof

2. Flashing

2.1. Flashing appears in good condition

3. Gutter

3.1. Gutters are present and in good general condition

3.2. Maintenance Tip: Keep gutters cleared of debris to prevent downspouts from being clogged causing overflow at gutters.

Garage

1. Walls

1.1. Appeared satisfactory, at time of inspection.

2. Anchor Bolts

2.1. The anchor bolts were not visible.

3. Floor Condition

- Concrete flooring.

3.1. General condition appears to be good

4. Rafters & Ceiling

4.1. Garage drywall ceiling noted.

5. Electrical

5.1. Functional at time of inspection.

6. Exterior Door

6.1. Functional in good condition at time of inspection.

7. Fire Door

7.1. Appeared satisfactory and functional, at time of inspection.

7.2. Operated When Tested

8. Garage Door Condition

- Single two car garage door in place.

8.1. General condition appears good at time of inspection.

9. Garage Door Parts

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

10. Garage Opener Status

10.1. Garage opener was functional in good working condition

10.2. Chain drive opener noted.

11. Garage Door's Reverse Status

11.1. Garage vehicle door auto-reverse is functional at time of inspection.

11.2. Eye beam system present and operating.

Electrical Panel

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. 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. 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 Condition

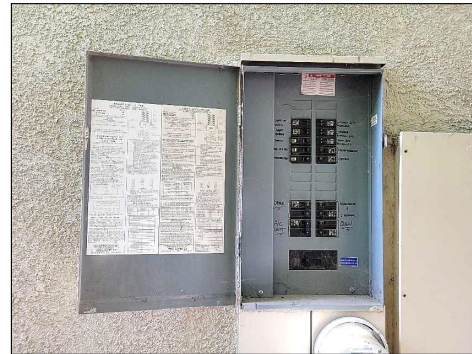
- Main Disconnect in panel box.
- North side of the house.

1.1. Panel appears in good condition at time of inspection

1.2. 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

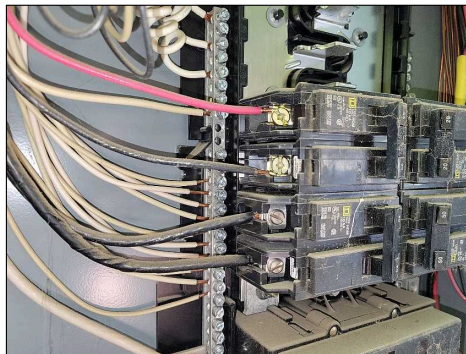
2.1. There is an underground service lateral noted. This means your conductors or power lines run under ground to the house.

3. Breakers & Wiring

- Copper wiring noted.

3.1. Main Amp Capacity - 200 amp

3.2. Visible portions of the wiring appear to be in good condition



Wiring

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. HVAC Condition

- HVAC is a spit system
- Gas fired forced hot air.
- Electric
- AC compressor is located in the back yard
- Furnace is located in the attic

1.1. 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.

1.2. Carrier Model # 24ABB342A300, 3.5 tonnage unit

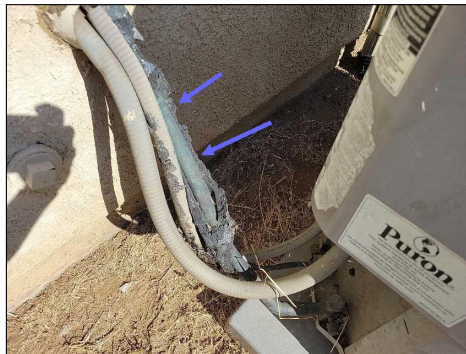
1.3. Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit.

1.4. Health & Safety - Rodent dropping were observed on the furnace in the attic.

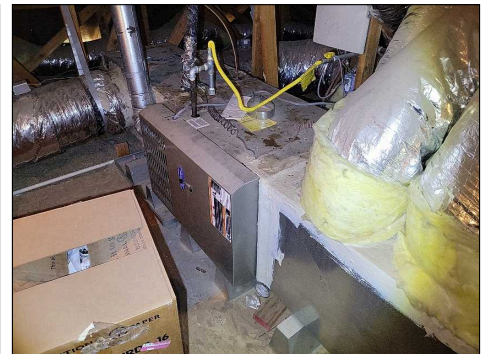
1.5. While running the AC an air leak was observed at the HVAC unit in the attic. Multiple types of tape were around the area indicating previous attempts at fixing an issue. I recommend further review by a HVAC contractor.



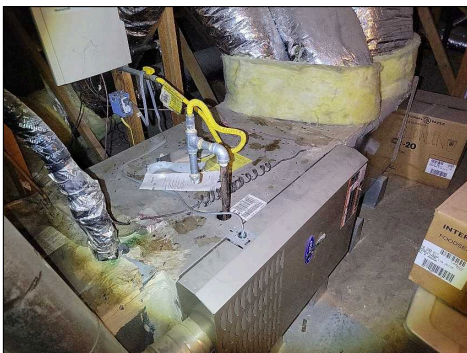
AC condenser



Torn insulation cover



View of furnace



View of furnace



Air leak



Air leak



Rodent droppings



Rodent droppings

2. Venting

2.1. Metal double wall chimney vent pipe noted.

3. Gas Valves

3.1. Gas shut off valves were present and in good general condition

4. Air Supply

4.1. Satisfactory at time of inspection

4.2. 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

5.1. General condition appears good

6. Filters

• Located in a filter grill in the hall ceiling

6.1. The filter is missing at the return air supply grill.

6.2. Running the HVAC system without a filter can cause damage to the system. Recommend placing a filter to prevent damage.

6.3. 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

7.1. Functional and satisfactory at the time of inspection.

7.2. Digital - programmable type.

7.3. 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.
- 1.1. The water heater and all components appeared satisfactory



2. Base

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

3. Heater Enclosure

- 3.1. General condition appears good at time of inspection

4. Combustion

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

5. Venting

- 5.1. Good and functional at time of inspection.

6. TPRV

- 6.1. Appears to be in satisfactory condition

7. Number Of Gallons

50 gallons

8. Gas Valve

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

9. Plumbing

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

10. Overflow Condition

- Copper
- 10.1. Appears to be in satisfactory condition

11. Strapping

- 11.1. 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

- 2.1. Operated normally when tested.

3. Doors

- 3.1. General condition appears good at time of inspection.

4. Smoke Detectors

- 4.1. Smoke detectors were present and appear to be functional
- 4.2. Battery powered carbon monoxide detector(s) present upstairs
- 4.3. 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.
- 4.4. MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is suggested.

5. Ceiling Condition

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

6. Fans, Lights, Fixtures

- 6.1. Operated normally when tested, at time of inspection.

7. Window Condition

- Vinyl framed, dual pane
- 7.1. All tested windows appear to be in good working condition
 - 7.2. 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
- 8.1. 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.
- 9.1. General condition appears to be good



Minor damage to wall in living area

10. Outlets & Switches

10.1. Functional at time of inspection

11. Closets

11.1. The closets are in serviceable condition.

12. Patio Doors

12.1. Sliding patio doors were functional in good condition

13. Stairs & Handrail

13.1. Satisfactory and functional at time of inspection

13.2. Carpeted stairs with hand rail present.

Flex Room / Office

1. Ceiling Condition

- Textured painted ceiling noted

1.1. 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

2.1. The ceiling fan operated normally when operated.

3. Smoke Detectors

3.1. 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

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

5. Window Condition

- Vinyl framed, double pane window(s)

5.1. Operated windows appeared functional, at time of inspection.

5.2. Maintenance: Routine caulking and seal around all windows will help keep the home more energy efficient.

6. Wall Condition

- Painted finish noted.

6.1. General condition appears good at time of inspection

7. Floor Condition

- Carpet is noted.

7.1. General condition was fair at time of inspection with normal wear and tear for the age of the home.

Kitchen

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

1. Cabinets

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

2. Counters

2.1. The counter tops appear in good condition at time of inspection

2.2. Tile counter tops noted.

3. Sinks

3.1. General condition appears good

3.2. Operated normally, at time of inspection.

4. Garbage Disposal

4.1. Operated - Appeared functional at time of inspection.

5. Dishwasher

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

6. Plumbing

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

7. Outlets & Switches & Electrical

7.1. Electrical was functional at time of inspection.

8. GFCI

8.1. GFCI in place and operational.

9. Ceiling Condition

9.1. 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.

9.2. 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.

10.1. Good condition at time of inspection.

11. Floor Condition

• Sheet vinyl flooring is noted.

11.1. 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)

12.1. General condition appeared good at time of inspection.

13. Stove & Oven Condition

13.1. Functional and satisfactory at time of inspection

13.2. Gas cook top noted.

13.3. Oven(s) operated when tested.

14. Microwave

14.1. Microwave was operated and functional at time of inspection.

15. Vent Condition

- Exterior Vented

- Venting from overhead microwave.

15.1. Vent hood appears satisfactory and functional during inspection.

Laundry

1. Locations

- Located upstairs hallway

2. Washer Connections condition

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

3. Ceiling Condition

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

4. Exhaust Fan

- 4.1. The exhaust fan was operated with no issue

5. Doors

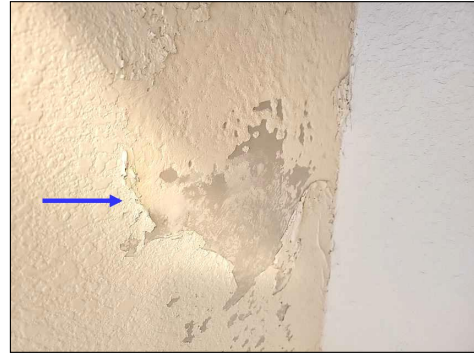
- 5.1. General condition appearance to be good

6. Wall Condition

- Textured painted walls noted.
- 6.1. Wall damage was observed in the laundry room with the texture coming off.



Damage to walls



Damage to walls

7. Floor Condition

- Sheet vinyl flooring is noted.
- 7.1. Damage was observed at the vinyl flooring. This most likely happened when moving the appliances. Wood flooring is visible. I recommend correction by a flooring contractor.



Damage to flooring



Damage to flooring

8. Window Condition

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

9. Outlets, Switches, Electrical

- 9.1. Electrical was functional at time of inspection.
- 9.2. 120/240 present.

10. GFCI

10.1. There is no GFCI protection in the laundry room. Since 2005 All 125V, 15a and 20a receptacles installed in laundry areas shall have GFCI protection. The NEC doesn't require GFCI protection for clothes washing machines specifically, but it does for laundry areas. I recommend correction by an electrician.

11. Gas Valves

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

12. Plumbing

- 12.1. Plumbing appears satisfactory at time of inspection.

13. Cabinets

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

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. Locations

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

2. Ceiling Condition

- Textured painted ceiling noted
- 2.1. General condition appears good at time of inspection.

3. Fans, Lights, Fixtures

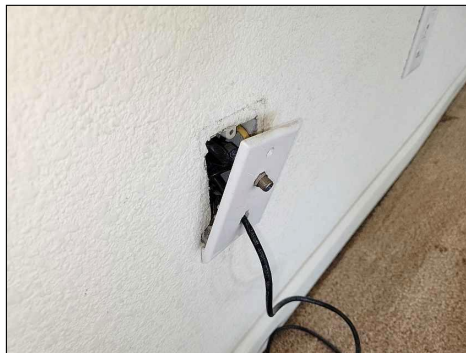
- 3.1. All tested lights and fixtures appear to be in good working condition

4. Smoke Detectors

- 4.1. Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- 4.2. MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is suggested.
- 4.3. 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

5. Outlets & Switches

- 5.1. Electrical appears to be functional and in good condition at time of inspection.
- 5.2. 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

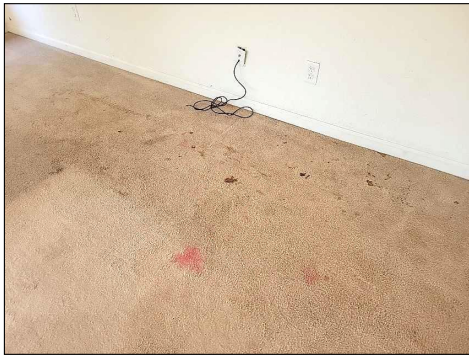
- Vinyl framed double pane
- 6.1. Operated windows appeared functional, at time of inspection.

7. Wall Condition

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

8. Floor Condition

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



Primary carpet stained



Bed #2 floor stained

9. Closets

9.1. Closets are in serviceable condition at time of inspection.

9.2. 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

10.1. General condition appears good at time of inspection

Bathrooms

1. Locations

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

2. Cabinets

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

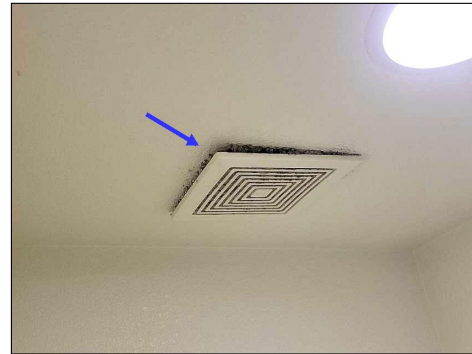
3. Exhaust Fan

3.1. Appeared functional, at time of inspection.

3.2. 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

4.1. The ceilings appear in good condition at time of inspection.

5. Wall Condition

- Painted and textured walls noted

5.1. General condition appeared to be good at time

6. Counters

6.1. General condition appeared good

6.2. Solid Surface tops noted.

7. Doors

7.1. General condition appeared good at time of inspection

8. Floor Condition

- Tile flooring is noted.
- Sheet vinyl flooring is noted.

8.1. The flooring around the shower enclosure at the upstairs primary bathroom is wearing and curling up. While running the shower and opening and closing the hinged door. Water was able to get out. This can be a possible source of water staining to the ceiling below which was noticed in the kitchen area. Monitor for any changes. See kitchen area for comments.

9. Outlets, Switches, Fixtures

9.1. Functional and satisfactory at time of inspection

10. GFCI

10.1. GFCI in place and operational

11. Plumbing

11.1. General condition appears good

12. Showers

12.1. General condition was satisfactory

12.2. Shower(s) were functional at time of inspection

12.3. 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

13.1. Fiberglass surround noted.

14. Bath Tubs

14.1. Functional and appeared in good condition

14.2. Missing tub stopper noted in upstairs guest bathroom. Recommend replacing to be able to retain water.



Tub stopper was missing upstairs guest

15. Enclosure

15.1. Appeared in good condition at time of inspection

15.2. Curtain type enclosure.

15.3. Hinged door

15.4. Maintenance: Caulk and seal around all edges to help prevent moisture penetration into the walls.

16. Sinks

16.1. Operated normally and appears in good condition

17. Toilets

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

18. Window Condition

• Vinyl framed double pane window(s)

18.1. Operated windows were functional in good condition

19. Heating

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

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

- 1.1. Appeared in good general condition with batt insulation over hatch door
- 1.2. Location of access - Upstairs ceiling



Access at up stairs hallway ceiling.

2. Structure

- 2.1. 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.

4. Vent Screens

- 4.1. Vent screens noted as present and functional.

5. Duct Work

- 5.1. 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

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



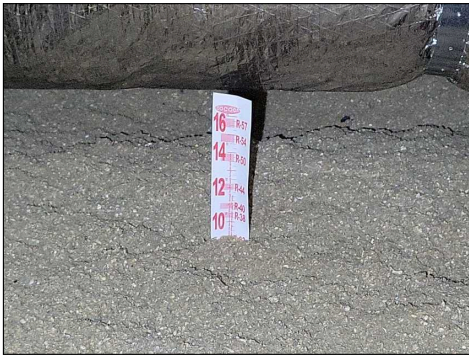
Outlet cover missing

7. Attic Plumbing

- 7.1. Limited view
- 7.2. No deficiencies noted
- 7.3. Plastic piping noted

8. Insulation Condition

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



View of insulation



View of insulation



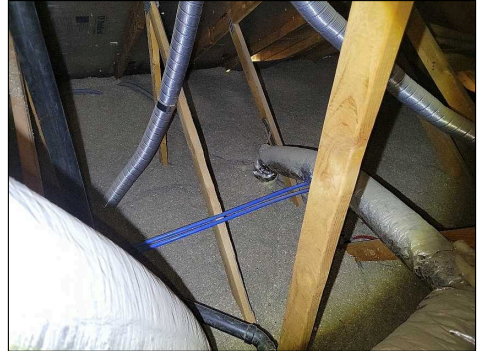
View of insulation



View of insulation



View of insulation



View of insulation

9. Exhaust Vent

9.1. Exhaust vents appear in good condition during inspection.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

1.1. Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

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

Glossary

<i>Term</i>	<i>Definition</i>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.