



CARBON SIX
HOME INSPECTIONS



Sample Home Inspection Report

2112 Walnut Ct.
Walnut Hills ST
12345

Inspected by: malcolm@imfuna.com

Prepared By: Tim Taylor

Date of Inspection: 10/22/2015

Seller: Ray & Julie Buyer

Buyer: Charles & Sharon Buyer



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INSPECTION INFORMATION

Inspected By	Tim Taylor
Home Style	Single Story
Model	3-bed/2-bath
Occupancy Status	Vacant
Standard of Practice	International Standard

CONDITION SUMMARY

Immediate Repairs

Garage | Walls



General
Contractor

Water pipes penetrating the 1-hour firewall from the garage to the living space do not have fire-stopping material.

Necessary Repairs

Left Elevation | Concrete Hardscape

Concrete



Hardscape in serviceable condition. Unevenness which is a tripping hazard was noted. Likely tree root-related upheaval. [Photo] Concrete slab is heaved about 2-1/4".

Right Elevation | Siding/Trim



Crawl space vents fine wire mesh to control rodent access is missing or damaged.

Heating And Cooling | Refrigerant Lines



[Photo] Refrigerant lines penetrating the stucco, the open gap, should be sealed.

Monitor



Foundation/ Basement/ Crawl | Moisture
Barrier



There is no vapor barrier in the crawl space. The existing grade exhibits cracking. Recommend monitoring this condition. There is no evidence that this condition is contributing to any kind of deleterious performance of the foundation in house. Moisture readings taken of the framing at the crawl space indicate a very acceptable level at 10%.
[Photo] There is no vapor barrier in the crawl space. The existing grate exhibits cracking, recommend monitoring this condition. There is no evidence that this conditions is contributing to any kind of deleterious performance of the foundation in house.
[Photo] The floors are dry. Measurement taken with a Wagner L606 moisture meter indicates moisture at sub floor is 10%.

Dining Room | Wet Bar



Dual access from combination dining/living room and family room.
[Photo] Base of faucet fixture showing some discoloration. Monitor to check no ongoing leaks. Below sink is clear.

Living Room | Walls

GWB



[Photo] Vertical crack in the gypsum wallboard adjacent to fireplace. Recommend monitoring to see no settlement is occurring.

SCHEDULE OF CONDITION

Condition	Note
Property Site	The property is a flat graded lot in a large flat valley with no reported flood zone restrictions. The house is located in a courtyard; to the left side of the courtyard, in a quiet private neighborhood.
Structure Overall	The house is a single story wood frame house constructed on concrete piers and perimeter foundation.
Foundation	The foundation system incorporates a perimeter grade beam with concrete piers and wood posts with a wood framed floor diaphragm wood frame structure.
Driveway	The driveway is approximately 20' X 30'. Concrete slab-on-grade in good serviceable condition.
Landscape	Landscaping incorporates lawn and plant areas and isolated trees with an automatic sprinkler system, generally in good serviceable condition.



METERS

Gas



10/22/2015 20:05 (UTC)

Serial #: 49218854
Reading One: 1225
Last Checked: September 22, 2015
Supplier: PG&E
Location: Left front

Electric



10/22/2015 20:04 (UTC)

Serial #: EE30015474
Reading One: 44091
Reading Two: 0.762
Last Checked: September 22, 2015
Supplier: PG&E
Location: Left front

Water



10/22/2015 21:13 (UTC)

Serial #: M25
Reading One: 1003.26
Last Checked: July 03, 2015
Supplier: CC Water
Location: Front sidewalk



CERTIFICATES

Pest Control



Certificate #: NA
Issued On: August 02, 2011
Organisation: Charles Mayer
Engineer: NA
Renew By: August 02, 2021

10/22/2015 21:17 (UTC)

NOTES

Exterior Components:

A home inspection shall evaluate observable and/or accessible structural components, as well as the foundation, roof and any other exterior components. Adjacent walkways and driveways are included in a typical home inspection, as well as patios, decks, stairs and fences. Surface drainage/grading and exterior components like retaining walls will be inspected as they relate to the home's structural integrity or possible degradation due to water intrusion etc.

Interior Components:

The heating/AC will be inspected along with exhaust systems, fireplaces, plumbing, electrical, doors, windows and other accessible interior components like trim, stairs and railings. The inspector shall access crawlspaces, attics and areas where interior foundation components can be inspected. The garage will be inspected along with HVAC, plumbing and electrical systems original to the home like sub-panels, water heaters and FAU's located in the garage.



SPACES

Site



10/23/2015 14:54 (UTC)



10/23/2015 15:02 (UTC)

Foundation/ Basement/ Crawl

Notes:

This is not a structural inspection. No representation is made to the structural integrity of the home. If a structural evaluation is desired, a specialist should be consulted. Opinions vary widely as to what amount of movement, cracking of foundations, or unevenness or sloping of floors is considered excessive.

Access to crawl space is through Bedroom 3 closet floor. Accessed to conduct visual inspection.

Posts/ Pilings/ Columns

Inspected; OK

The house is supported by a pillar and post foundation system, all appears in good serviceable condition.



The house is supported by a pillar and post foundation system, all appears in good serviceable condition.

10/22/2015 20:35 (UTC)



10/22/2015 20:33 (UTC)

Moisture Barrier

Monitor

There is no vapor barrier in the crawl space. The existing grade exhibits cracking. Recommend monitoring this condition. There is no evidence that this condition is contributing to any kind of deleterious performance of the foundation in house.



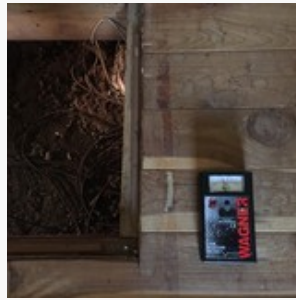
Foundation/ Basement/ Crawl (continued)

Moisture Barrier (continued)

Moisture readings taken of the framing at the crawl space indicate a very acceptable level at 10%.



There is no vapor barrier in the crawl space. The existing grate exhibits cracking, recommend monitoring this condition. There is no evidence that this conditions is contributing to any kind of deleterious performance of the foundation in house.
10/22/2015 20:31 (UTC)



The floors are dry. Measurement taken with a Wagner L606 moisture meter indicates moisture at sub floor is 10%.
10/22/2015 20:36 (UTC)

Access

Inspected; OK



Access through Bedroom 3 closet.
10/22/2015 20:29 (UTC)



Access hatch measures 16" x 23".
10/22/2015 20:29 (UTC)



Front Elevation



10/23/2015 14:55 (UTC)

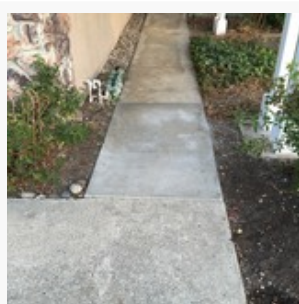


10/23/2015 14:56 (UTC)

Path

Inspected; OK

Serviceable.

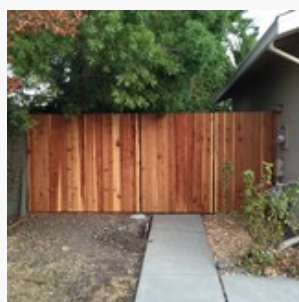


10/22/2015 15:02 (UTC)

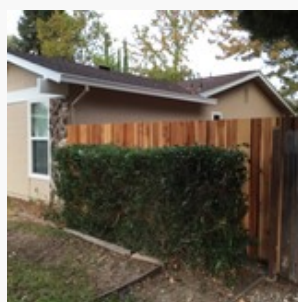
Fence

Inspected; OK

New September 2015.



10/23/2015 14:39 (UTC)



10/23/2015 14:58 (UTC)

Gate

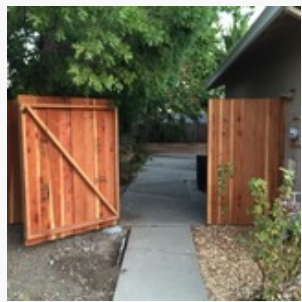
Inspected; OK

New September 2015.



Front Elevation (continued)

Gate (continued)

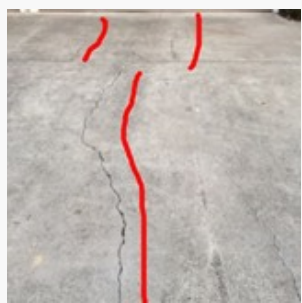


10/23/2015 14:39 (UTC)

Concrete Hardscape

Inspected; OK

Evidence of cracking however serviceable.



10/23/2015 14:38 (UTC)

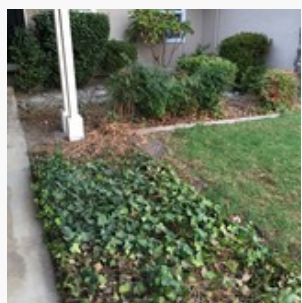


10/22/2015 20:47 (UTC)

Landscape

Inspected; OK

Mature landscape. Lawn stressed as owners are meeting local water restriction guidelines.



10/23/2015 14:38 (UTC)



10/23/2015 14:39 (UTC)

Water Supply

Inspected; OK

Water tap and irrigation control at left of entry pathway.

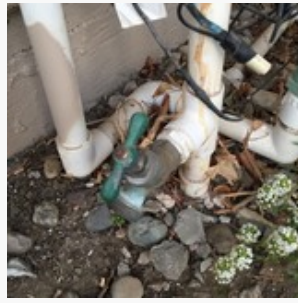


Front Elevation (continued)

Water Supply (continued)



10/23/2015 14:41 (UTC)



10/23/2015 14:41 (UTC)

Stucco

Inspected; OK

Small surface cracks were repaired prior to October 2015 exterior house repaint.



10/23/2015 14:41 (UTC)

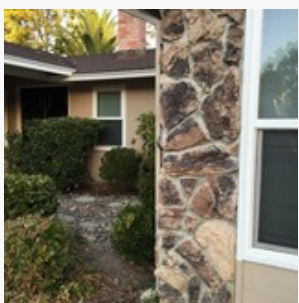


10/23/2015 14:41 (UTC)

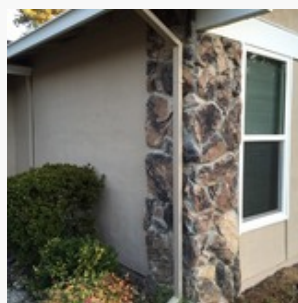
Siding/Trim

Inspected; OK

Rock veneer well secured.



10/22/2015 14:58 (UTC)



10/22/2015 14:59 (UTC)

Columns

Inspected; OK

Advised that rock columns were replaced with wood columns as part of September 2015 house upgrade.



Front Elevation (continued)

Columns (continued)



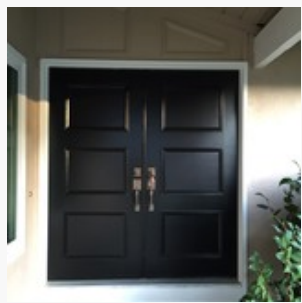
10/23/2015 14:58 (UTC)



10/22/2015 14:56 (UTC)

Doors

Inspected; OK

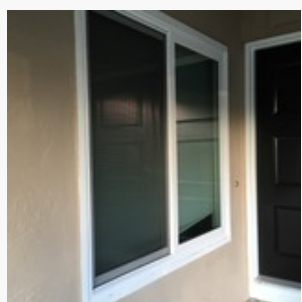


10/22/2015 14:57 (UTC)

Windows

Inspected; OK

New double pane windows installed September 2015.



10/22/2015 15:00 (UTC)

Underside Roof

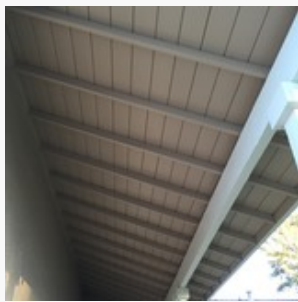
Inspected; OK

No signs of water or pest damage.



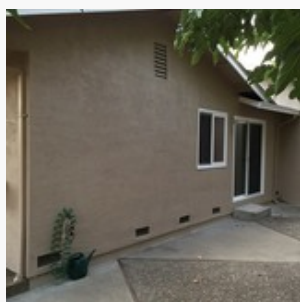
Front Elevation (continued)

Underside Roof (continued)

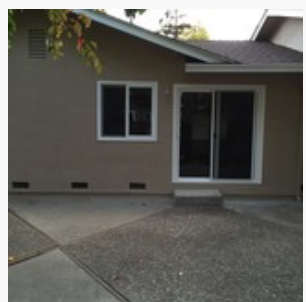


10/22/2015 14:57 (UTC)

Left Elevation



10/23/2015 14:32 (UTC)



10/23/2015 14:32 (UTC)

Concrete Hardscape

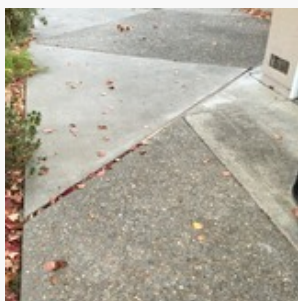
Concrete

Necessary Repairs



Flagged

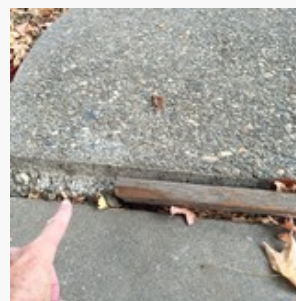
Hardscape in serviceable condition. Unevenness which is a tripping hazard was noted. Likely tree root-related upheaval.



10/22/2015 15:03 (UTC)



10/23/2015 14:53 (UTC)



10/22/2015 15:04 (UTC)



Concrete slab is heaved about 2-1/4".
10/22/2015 20:06 (UTC)

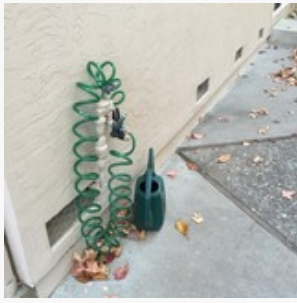
Water Supply

Inspected; OK



Left Elevation (continued)

Water Supply (continued)

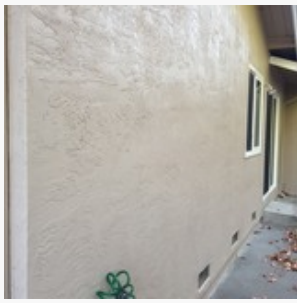


10/22/2015 15:10 (UTC)

Stucco

Inspected; OK

Small surface cracks were repaired prior to October 2015 exterior house repaint.

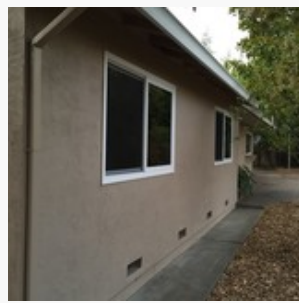


10/22/2015 15:10 (UTC)

Back Elevation



10/23/2015 14:31 (UTC)



10/23/2015 14:31 (UTC)

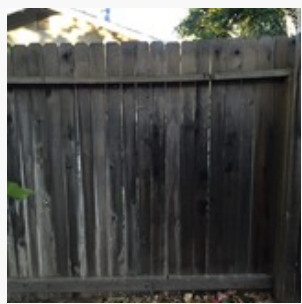
Fence

Inspected; OK

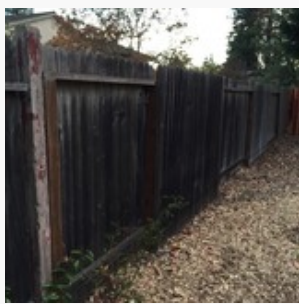


Back Elevation (continued)

Fence (continued)



10/22/2015 15:07 (UTC)



10/23/2015 14:45 (UTC)

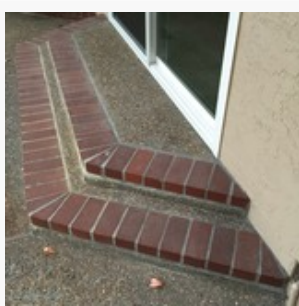
Concrete Hardscape

Inspected; OK

Serviceable. Prior in-ground spa has been abandoned and filled with dirt/rock and topped with wood chips.



10/22/2015 15:05 (UTC)

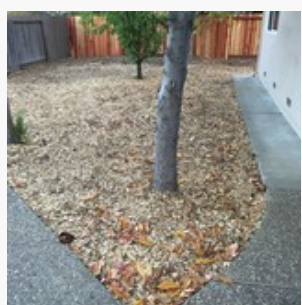


10/23/2015 14:46 (UTC)

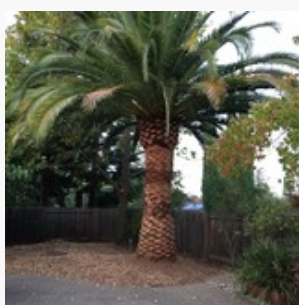
Landscape

Inspected; OK

Mature trees and shrubs. Lawn was abandoned for wood chips during prolonged drought period.



10/22/2015 15:06 (UTC)



10/23/2015 14:46 (UTC)

Stucco

Inspected; OK

Small surface cracks were repaired prior to October 2015 exterior house repaint.

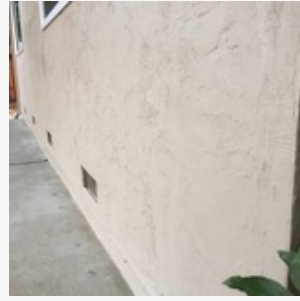


Back Elevation (continued)

Stucco (continued)



10/22/2015 15:11 (UTC)



10/23/2015 14:47 (UTC)

Doors

Inspected; OK

New double paned slider installed September 2015.

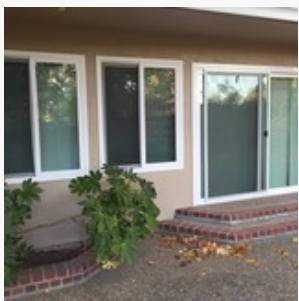


10/22/2015 15:05 (UTC)

Windows

Inspected; OK

New double paned windows installed September 2015.



10/22/2015 15:09 (UTC)

Underside Roof

Inspected; OK

No signs of water or pest damage.



Back Elevation (continued)

Underside Roof (continued)



10/22/2015 15:04 (UTC)



10/23/2015 14:48 (UTC)

Outside Passthru Shelf

Inspected; OK

Outside pot shelf is in good condition and showing no signs of deterioration.



10/22/2015 20:44 (UTC)

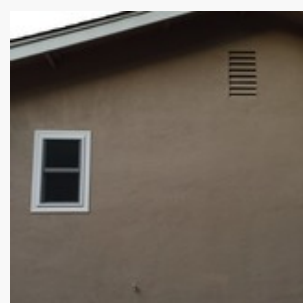


10/22/2015 20:44 (UTC)

Right Elevation



10/23/2015 14:30 (UTC)



10/23/2015 14:30 (UTC)

Fence

Inspected; OK

New fence installed September 2015.

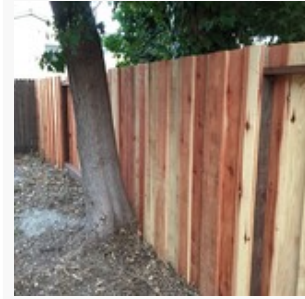


Right Elevation (continued)

Fence (continued)



10/23/2015 14:48 (UTC)

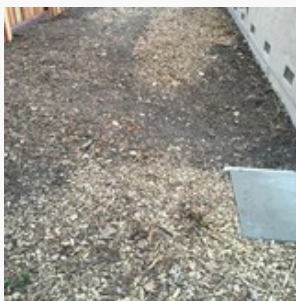


10/23/2015 14:49 (UTC)

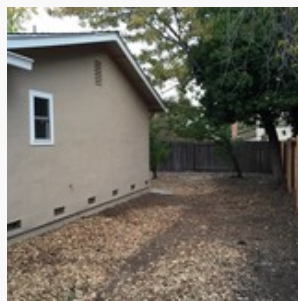
Landscape

Inspected; OK

Lawn was abandoned for wood chips during prolonged drought period.



10/22/2015 15:07 (UTC)



10/23/2015 14:49 (UTC)

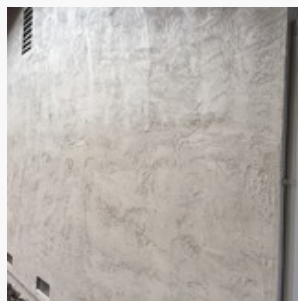
Stucco

Inspected; OK

Small surface cracks were repaired prior to October 2015 exterior house repaint.



10/23/2015 14:50 (UTC)



10/23/2015 14:50 (UTC)

Siding/Trim

Necessary Repairs



Flagged

Crawl space vents fine wire mesh to control rodent access is missing or damaged.



Right Elevation (continued)

Siding/Trim (continued)

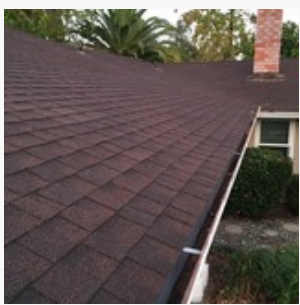


10/23/2015 14:50 (UTC)

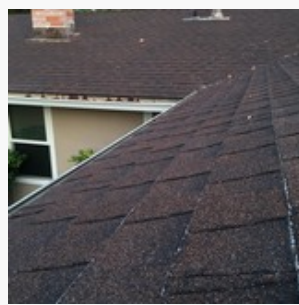


10/23/2015 14:51 (UTC)

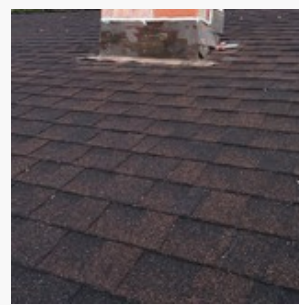
Roof



10/23/2015 14:26 (UTC)



10/23/2015 14:26 (UTC)



10/23/2015 14:28 (UTC)

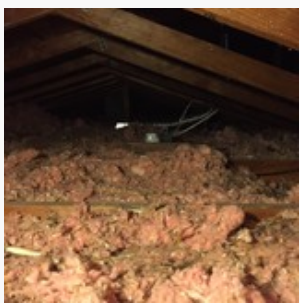


10/23/2015 15:07 (UTC)

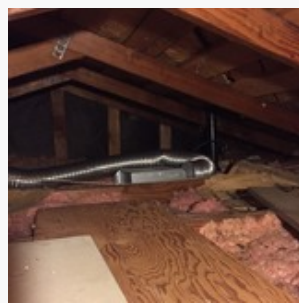
Notes:

A detailed Roof Inspection has been ordered and has therefore not been included in this report. General photos of roof to show visual condition.

Attic



10/22/2015 21:20 (UTC)



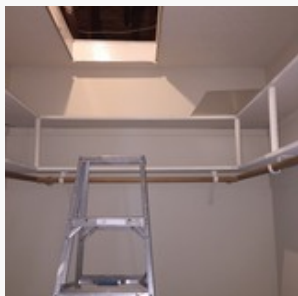
10/22/2015 21:20 (UTC)



Access Type

Inspected; OK

Access is through Master Bedroom walk-in closet.



10/22/2015 21:22 (UTC)

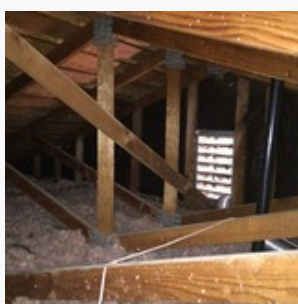


10/22/2015 21:24 (UTC)

Ventilation

Inspected; OK

Properly vented.

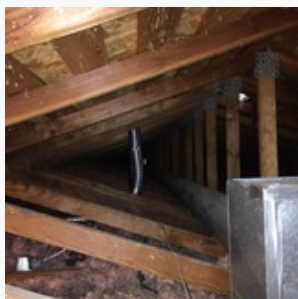


10/22/2015 21:20 (UTC)

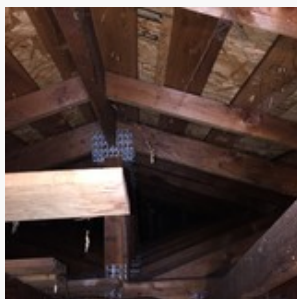
Framing

Inspected; OK

The roof framing is comprised of manufactured wood trusses, skip sheathing over the trusses extending the entire roof surface, and a shear panel for the roof framing.



10/22/2015 20:27 (UTC)



10/22/2015 20:27 (UTC)

Underside Roof

Shear Sheathing

Inspected; OK

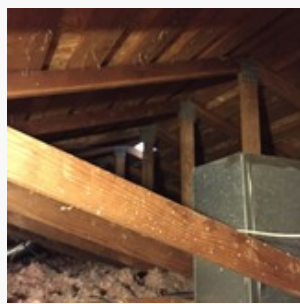
No evidence of water stains or damage.

The existing attic has 2 x 4 truss frames with skip sheathing. The skip sheathing has been over layed with OSB sheer panels to bring the building to current seismic requirements.

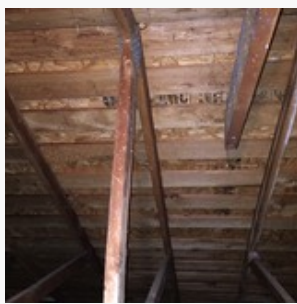


Attic (continued)

Underside Roof (continued)



10/22/2015 20:24 (UTC)



10/22/2015 20:24 (UTC)

Insulation

Inspected; OK

Blown insulation throughout.



10/22/2015 21:21 (UTC)



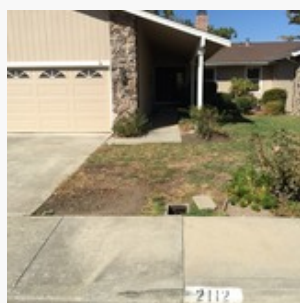
10/22/2015 21:21 (UTC)

Plumbing

Main Water Shutoff

Inspected; OK

Water meter shutoff is directly adjacent to the curb at the front entry to the house.



10/22/2015 19:56 (UTC)



10/22/2015 19:56 (UTC)

Main Gas Shutoff

Inspected; OK

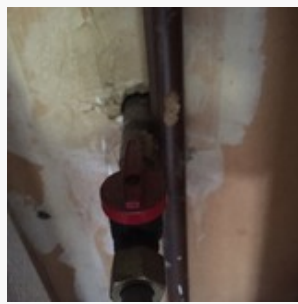


Plumbing (continued)

Main Gas Shutoff (continued)
Water heater located in garage. Shutoff easily accessible.



10/22/2015 19:50 (UTC)



10/22/2015 19:50 (UTC)

Drain Lines

Inspected; OK



The drain from the hot water heater is combined with the condensate drain for the air conditioning system to a common, sloped, copper pipe extending to the exterior through the back wall of the garage.

10/22/2015 19:52 (UTC)



10/22/2015 19:51 (UTC)

Water Heater Type

Inspected; OK



40 gallon hot water heater, in serviceable condition, with proper seismic straps.

10/22/2015 19:53 (UTC)



10/22/2015 19:53 (UTC)



Plumbing (continued)

Water Heater Venting

Inspected; OK



Hot water vent has been combined with the furnace vent extending through the roof in the garage.

10/22/2015 19:54 (UTC)



10/22/2015 19:55 (UTC)

Electrical

Main Disconnects

Murray

Inspected; OK

Service panel in garage back wall.



10/22/2015 20:12 (UTC)



Main disconnect panel with disconnects for all main services, amounting to a total amperage of 480 amps.

10/22/2015 20:12 (UTC)

Heating And Cooling

Cooling Type

Heat Pump

Inspected; OK

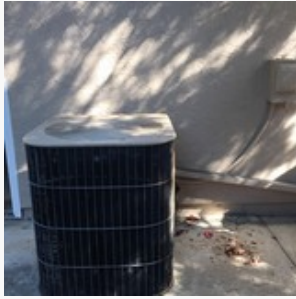
Cooler located at left side next to garage man-door.

Condenser unit is located left of the garage with disconnect switch, attached to the wall of the garage.



Heating And Cooling (continued)

Cooling Type (continued)



10/22/2015 19:57 (UTC)



A/C unit is a Lennox, model HS18-S11-4p utilizing R-22 refrigerant.

10/22/2015 19:58 (UTC)

Condenser

Combined Gas Furnace

Inspected; OK

The furnace cooling system is a combined stacked system. Return duct from the attic space extends to the top of the unit. Supplies are in the crawl space. All in good working condition.



10/22/2015 20:01 (UTC)



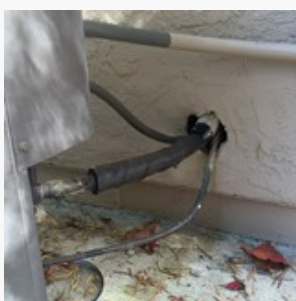
10/25/2015 19:27 (UTC)

Refrigerant Lines

Necessary Repairs



Flagged



Refrigerant lines penetrating the stucco, the open gap, should be sealed.

10/22/2015 19:59 (UTC)



10/22/2015 20:00 (UTC)



Fireplace(s) / Fuel-Burning Appliances



10/22/2015 19:13 (UTC)

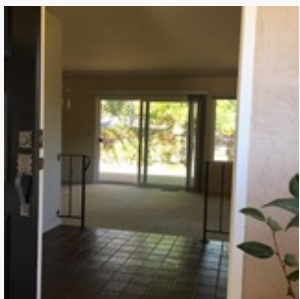


10/22/2015 19:14 (UTC)

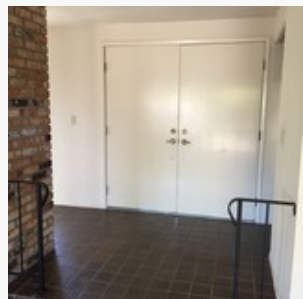
Notes:

Gas starter / wood burning fireplace. Flue clean and clear based on visual inspection from hearth.

Entry



10/22/2015 19:15 (UTC)



10/22/2015 19:15 (UTC)

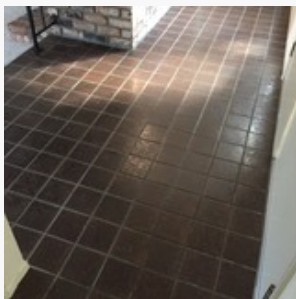
Notes:

Entry is elevated 1-step from all access points of front door, living room, family room, and hall.

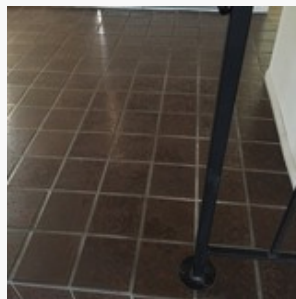
Floors

Tile

Inspected; OK



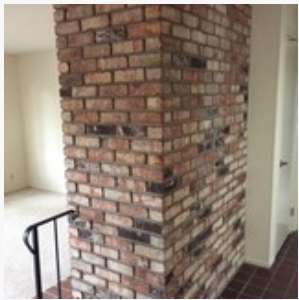
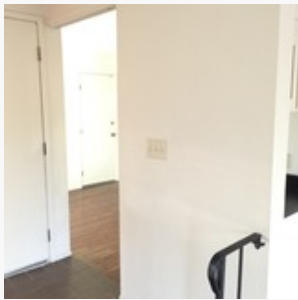
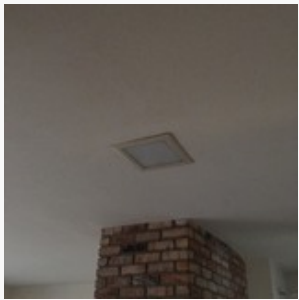
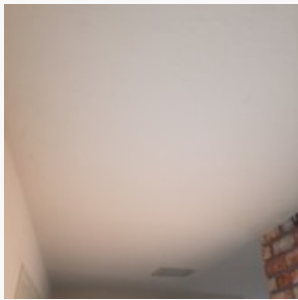


10/23/2015 15:23 (UTC)



10/23/2015 15:23 (UTC)



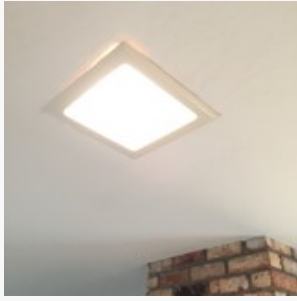
Entry (continued)

Walls		Plaster	Inspected; OK
			
10/23/2015 15:24 (UTC)	10/23/2015 15:23 (UTC)		
Ceiling		Plaster	Inspected; OK
			
10/23/2015 15:24 (UTC)	10/23/2015 15:24 (UTC)		
Doors & Hardware			Inspected; OK
Door has new rubber insulation around left, top, right, and double door overlap.			
			
10/23/2015 15:25 (UTC)	10/23/2015 15:25 (UTC)		
Lights & Fixtures	Recess Can	Inspected; OK	

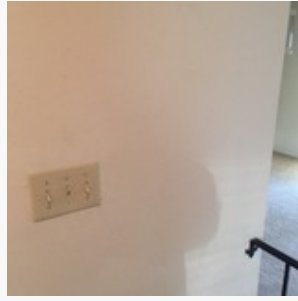


Entry (continued)

Lights & Fixtures (continued)



10/23/2015 15:25 (UTC)

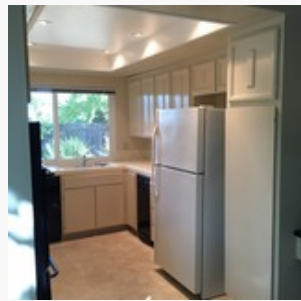


10/23/2015 15:26 (UTC)

Kitchen



10/22/2015 20:51 (UTC)



10/22/2015 20:52 (UTC)

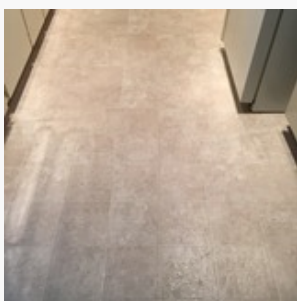
Notes:

Galley-type layout.

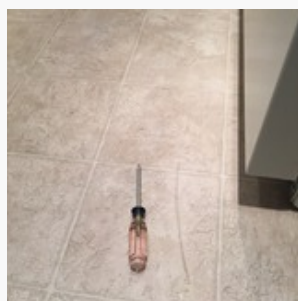
Floors

Linoleum

Inspected; OK



10/23/2015 15:10 (UTC)



10/23/2015 15:10 (UTC)

Ceiling

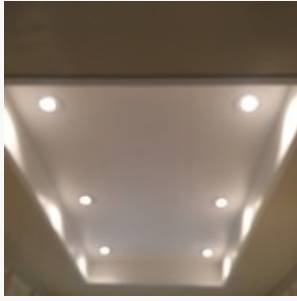
Plaster

Inspected; OK

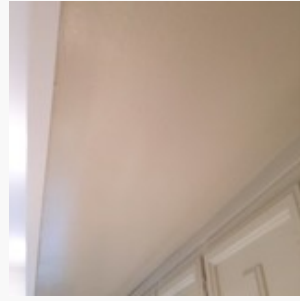


Kitchen (continued)

Ceiling (continued)



10/23/2015 15:11 (UTC)

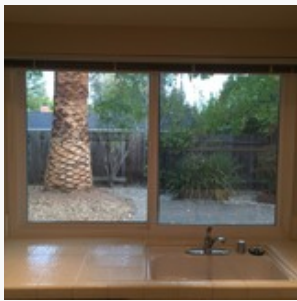


10/23/2015 15:11 (UTC)

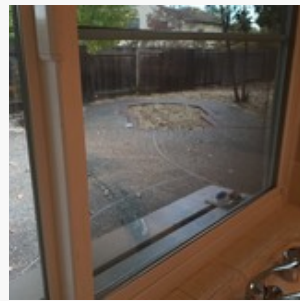
Windows

Vinyl

Inspected; OK



10/23/2015 15:11 (UTC)

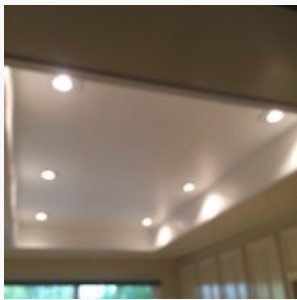


10/23/2015 15:11 (UTC)

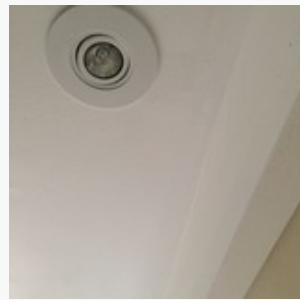
Lights & Fixtures

Recess Can

Inspected; OK



10/23/2015 15:18 (UTC)



10/23/2015 15:18 (UTC)

Cabinets

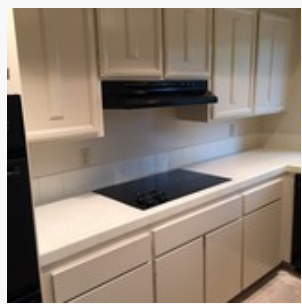
Solid Wood

Inspected; OK



Kitchen (continued)

Cabinets (continued)



10/23/2015 15:12 (UTC)

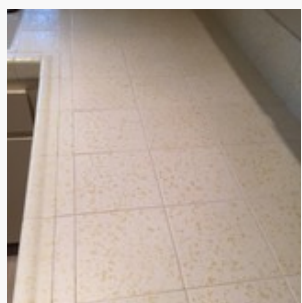


10/23/2015 15:12 (UTC)

Counter Tops

Tile

Inspected; OK



10/23/2015 15:13 (UTC)

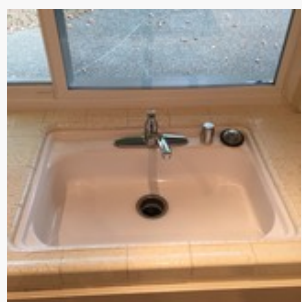


10/23/2015 15:13 (UTC)

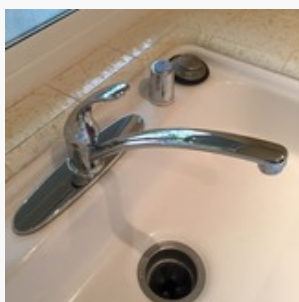
Sink

Stainless Steel

Inspected; OK



10/23/2015 15:13 (UTC)



10/23/2015 15:13 (UTC)

Appliances

Inspected; OK

Documentation provided for double oven, cooktop electric stove, and dishwasher purchase in November 2011. Refrigerator of unknown vintage. Trash compactor has been abandoned.



Kitchen (continued)

Appliances (continued)



10/23/2015 15:14 (UTC)



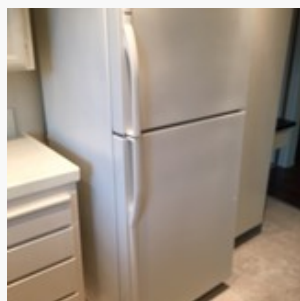
10/23/2015 15:15 (UTC)



10/23/2015 15:15 (UTC)



10/23/2015 15:15 (UTC)



10/23/2015 15:16 (UTC)



10/23/2015 15:16 (UTC)

Appliance Venting

Per current code requirements.

Inspected; OK



10/23/2015 15:14 (UTC)



10/23/2015 15:14 (UTC)

Electrical

Inspected; OK



Kitchen (continued)

Electrical (continued)



10/23/2015 15:17 (UTC)

Plumbing

Inspected; OK

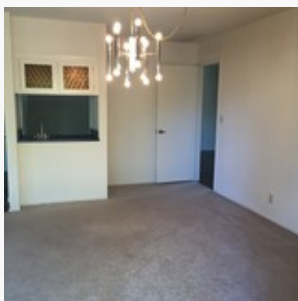


10/23/2015 15:16 (UTC)

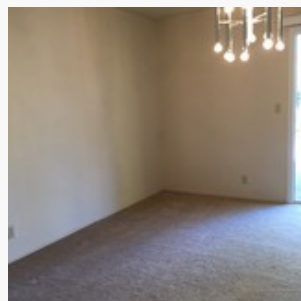


10/23/2015 15:17 (UTC)

Dining Room



10/22/2015 19:16 (UTC)



10/22/2015 19:16 (UTC)

Wet Bar

Monitor

Dual access from combination dining/living room and family room.

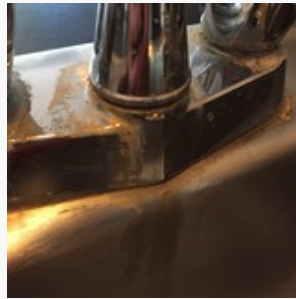


Dining Room (continued)

Wet Bar (continued)



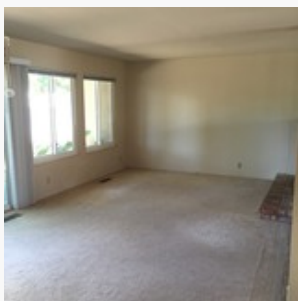
10/22/2015 20:17 (UTC)



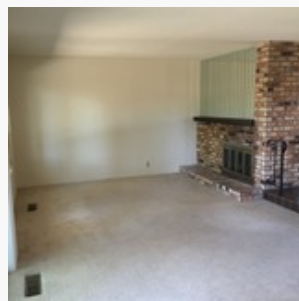
Base of faucet fixture showing some discoloration. Monitor to check no ongoing leaks. Below sink is clear.

10/22/2015 20:17 (UTC)

Living Room



10/22/2015 20:53 (UTC)



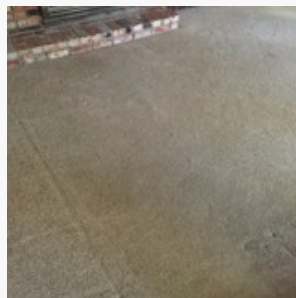
10/22/2015 20:53 (UTC)

Floors

Inspected; OK



10/23/2015 15:19 (UTC)



10/23/2015 15:20 (UTC)

Walls

GWB

Monitor

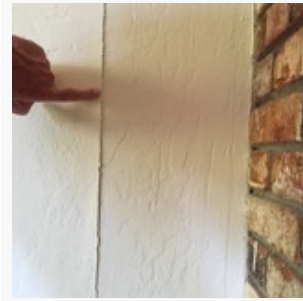


Living Room (continued)

Walls (continued)



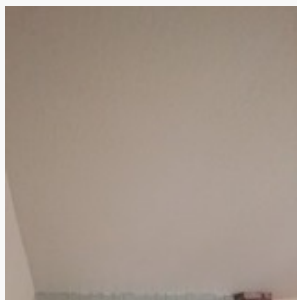
10/22/2015 20:19 (UTC)



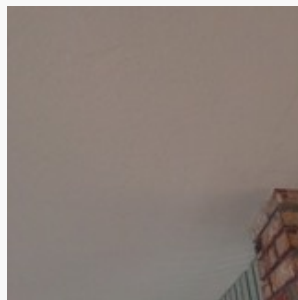
Vertical crack in the gypsum wallboard adjacent to fireplace. Recommend monitoring to see no settlement is occurring.
10/22/2015 20:19 (UTC)

Ceiling

Inspected; OK



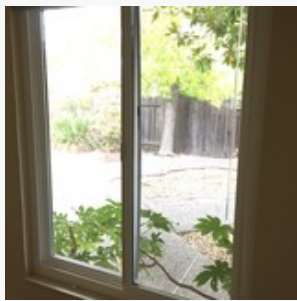
10/23/2015 15:20 (UTC)



10/23/2015 15:20 (UTC)

Windows

Inspected; OK



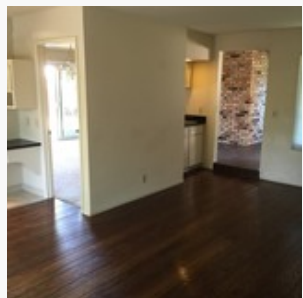
10/23/2015 15:21 (UTC)



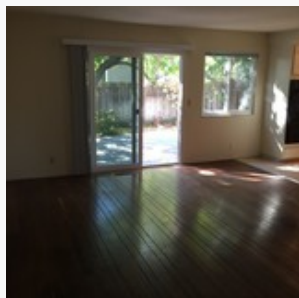
10/23/2015 15:21 (UTC)



Family Room

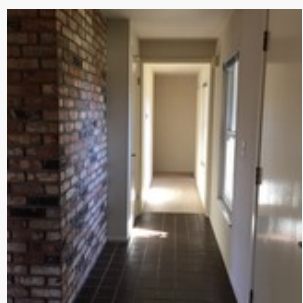


10/22/2015 20:54 (UTC)

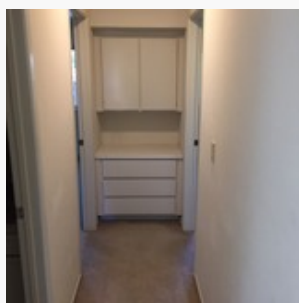


10/22/2015 20:54 (UTC)

Hallway 1

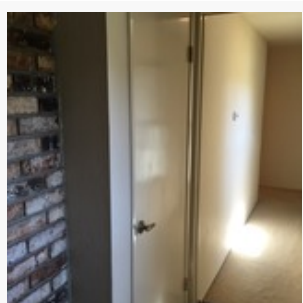


10/22/2015 19:19 (UTC)

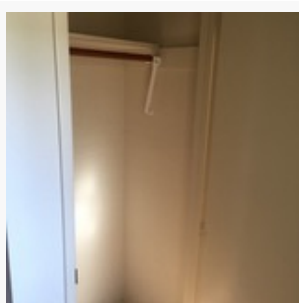


10/22/2015 19:19 (UTC)

Closet



10/22/2015 19:28 (UTC)



10/22/2015 19:28 (UTC)



Master Bedroom

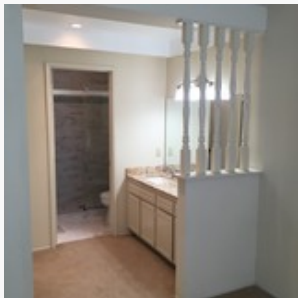


10/22/2015 19:22 (UTC)

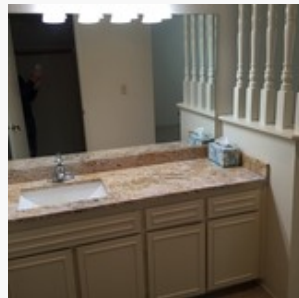


10/22/2015 19:22 (UTC)

Master Bathroom



10/22/2015 19:23 (UTC)



10/22/2015 20:58 (UTC)

Floors	Carpet	Inspected; OK
Walls	Plaster	Inspected; OK
Doors & Hardware	Hollow Core	Inspected; OK
Lights & Fixtures	Recess Can	Inspected; OK
Cabinets	Solid Wood	Inspected; OK



Master Bathroom (continued)

Cabinets (continued)



10/22/2015 20:40 (UTC)

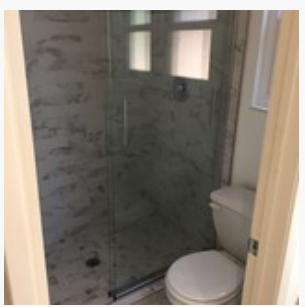


Water stains under the basin.
However, checking with the
moisture meter, no evidence of
any dampness or wetness in the
wall.

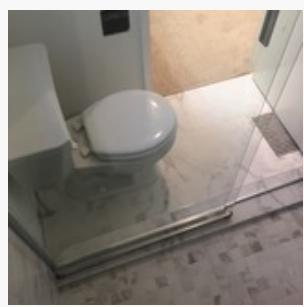
10/22/2015 20:40 (UTC)

Counter Tops	Cultured Marble	Inspected; OK
Basin	Integral	Inspected; OK
Electrical	GFI protected	Inspected; OK

Ensuite



10/22/2015 20:59 (UTC)



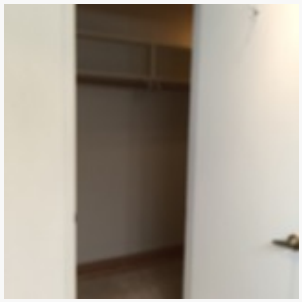
10/22/2015 20:59 (UTC)

Notes:

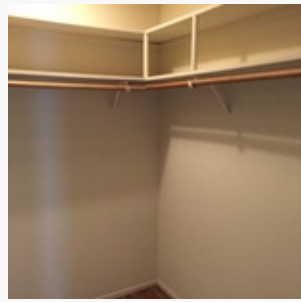
New installation as part of September 2015 home upgrade.



Master Closet

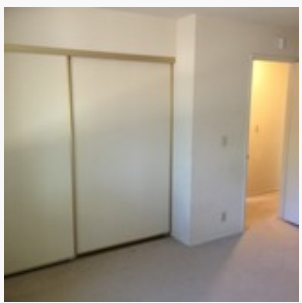


10/22/2015 19:23 (UTC)

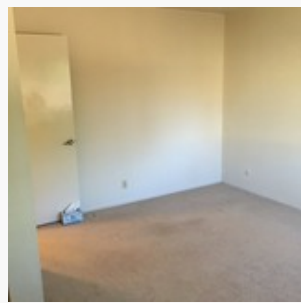


10/22/2015 19:23 (UTC)

Bedroom 2

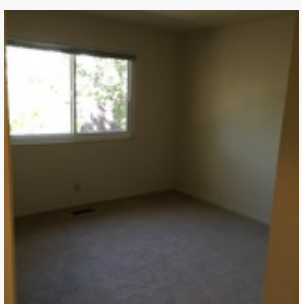


10/22/2015 19:25 (UTC)

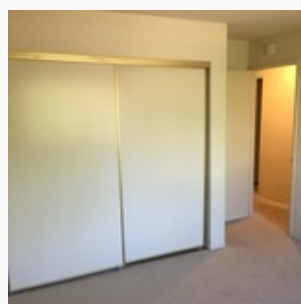


10/22/2015 21:01 (UTC)

Bedroom 3



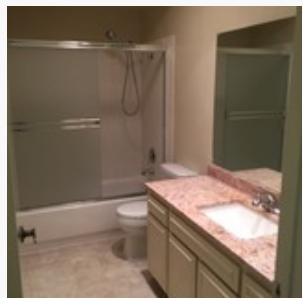
10/22/2015 19:25 (UTC)



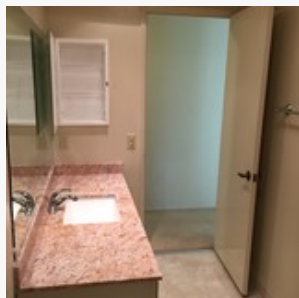
10/22/2015 19:25 (UTC)



Bathroom 2

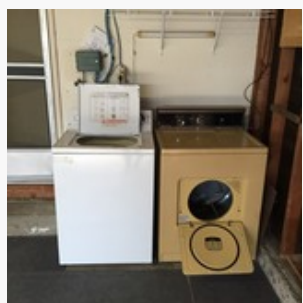


10/22/2015 19:26 (UTC)



10/22/2015 19:27 (UTC)

Laundry Room



10/22/2015 19:31 (UTC)



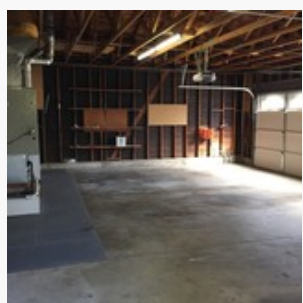
10/22/2015 20:55 (UTC)

Washer & Dryer

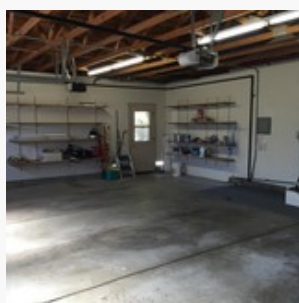
Electric washer and dryer.

Inspected; OK

Garage



10/22/2015 20:55 (UTC)



10/22/2015 20:56 (UTC)

Notes:



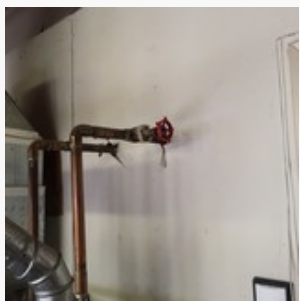
3 car garage. 2 car doors. 1 man door to family room. 1 man door to left exterior.

Walls

Immediate Repairs

General Contractor

Water pipes penetrating the 1-hour firewall from the garage to the living space do not have fire-stopping material.



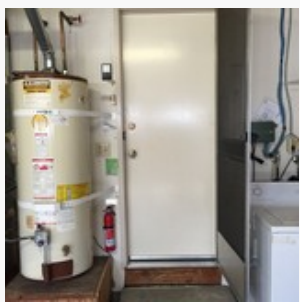
10/22/2015 20:09 (UTC)



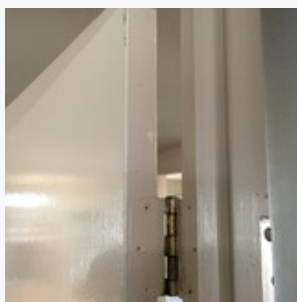
10/22/2015 20:09 (UTC)

Fire Wall & Door

Inspected; OK



10/22/2015 20:07 (UTC)



No visible label for fire rating on door from garage to living space.

10/22/2015 20:08 (UTC)

PRESENT AT INSPECTION

Present at this Inspection

Tim Taylor

Tim Taylor



DISCLAIMER

Excluded Components & Systems (Disclaimer)

The inspector is conducting a visual inspection of the property. The inspector is not checking designs of the structure or systems against local or national standards or codes.

The inspector is not required to inspect items not visible or readily accessible from the ground or evaluate geotechnical and hydrological conditions. Recreational facilities and playground equipment are not included, along with sea walls and docks. Solar, wind and geothermal equipment is excluded, as well as irrigation systems, pools, spas and underground septic systems.

The inspector is not required to move stored items or furniture to access components. The inspector shall not evaluate engineering or architectural design. It is not a requirement to identify or evaluate size, spacing, span, location and load bearing qualities of any components.

The inspector is not required to inspect or evaluate flue or chimney interiors, heat exchangers, combustion air systems and makeup air components. The inspection doesn't evaluate the uniformity of the AC system with respects to capacity, BTU's or general adequacy. Portable window units are not included in the inspection.

The inspector is not required to re-light pilot flame igniters or evaluate the capacity and life expectancy of water heater(s). Washers and dryers are excluded from the inspection, along with water softeners and water treatment systems. All household appliances are excluded, along with any private or emergency power supply systems like generators and photovoltaic cells/batteries.

In general, the inspector is not required to remove or dismantle any components or systems. The inspector is not required to inspect paint, wallpaper, window treatments, central vacuums or security systems and the inspection does not include any components or systems that require keys, special codes or combinations to operate/evaluate.



FLAGGED ADDENDUM

Left Elevation: Concrete Hardscape

Concrete

Necessary Repairs



Flagged

Hardscape in serviceable condition. Unevenness which is a tripping hazard was noted. Likely tree root-related upheaval.



10/22/2015 15:03 (UTC)



10/23/2015 14:53 (UTC)



Flagged Addendum (continued)

Left Elevation: Concrete Hardscape (continued)



10/22/2015 15:04 (UTC)



Concrete slab is heaved about 2-1/4".
10/22/2015 20:06 (UTC)

Right Elevation: Siding/Trim

Necessary Repairs



Flagged

Crawl space vents fine wire mesh to control rodent access is missing or damaged.



Flagged Addendum (continued)

Right Elevation: Siding/Trim (continued)



10/23/2015 14:50 (UTC)



10/23/2015 14:51 (UTC)

Heating And Cooling: Refrigerant Lines

Necessary Repairs



Flagged



Flagged Addendum (continued)

Heating And Cooling: Refrigerant Lines (continued)



Refrigerant lines penetrating the stucco, the open gap, should be sealed.

10/22/2015 19:59 (UTC)



10/22/2015 20:00 (UTC)

Garage: Walls

Immediate Repairs

General Contractor

Water pipes penetrating the 1-hour firewall from the garage to the living space do not have fire-stopping material.



Flagged Addendum (continued)

Garage: Walls (continued)



10/22/2015 20:09 (UTC)



10/22/2015 20:09 (UTC)