Confidential - Property Inspection Report - Confidential

OrangeCrest
PROPERTY INSPECTIONS
INTERNACHI CERTIFIED

1234 Any Street, Anytown, CA 91724
Inspection prepared for: John and Mary Smith
Real Estate Agent: Top Realtor

Date of Inspection: 5/20/2017 Time: 8:30am
Age of Home: 16 years Size: 1730 sqft
Weather: Warm Sunny - Clear Skies

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Scope of the Inspection

OranceCrest Property inspections endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors® (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards—except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the InterNACHI® Standards of Practice is available at: **https://www.nachi.org/sop.htm**

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roofing		
Page 6 Item: 3	Roof Covering	• There are a few cracked roofing shingles noticed above Garage Door (See Photo). Water can penetrate into the interior surfaces. Recommend contacting a qualified licensed roofing professional to replace the damaged shingles.
Exterior		
Page 9 Item: 4	Fence/Gates	• Wood Gate located at North side Walkway is broken and requires repair. Recommend contacting a qualified professional to fix the gate entry.
Garage		
Page 14 Item: 4	Garage Firedoor	• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage-originated fires.
Page 14 Item: 5	Garage Firewall and Ceiling	• Vent piping for the water heater is improperly sealed at the garage ceiling. For fire safety, any openings around pipes that penetrate the ceiling need to be collared and sealed appropriately.
Electrical		
Page 26 Item: 13	Carbon Monoxide (CO) Detector(s)	• Carbon Monoxide (CO) detector(s) were missing in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a Underwriters Laboratories (UL) Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. Detectors should be placed at a minimum within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers, and at least one carbon monoxide detector for each floor of the home.
Interior		
Page 29 Item: 2	Walls and Ceilings	• Minor damage in Upper Level Bedroom #3 (South-West) floor moulding.
Bathrooms		
Page 35 Item: 1	Tub(s)	• Some minor repair needed at tub in #2 Hall Bath. Minor penetration observed at the base of north side of tub. Repair or replace to avoid water damage.
Page 35 Item: 2	Shower(s)	• Noted deficient caulking at shower faucet in Master Bath, recommend repair as necessary to prevent moisture penetration.
Page 36 Item: 8	Sinks	• Upper Bathroom #2 - Noted leaks under both sinks. Recommend qualified licensed plumber repair to prevent water penetration.

Inspection and Site Details

1. Start Time

Start:
- 08:30 AM

2. Attending Inspection

Client present
Agent present
Owner's Son Present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

2001 (16 Years Old)

6. Square Footage

1730 Sq. Ft.

7. Direction Of Front Entrance

South

8. Bedroom # Designation - Location -- for the purposes of this report

#1 Upper level - East - Master Bedroom
#2 Upper level - Middle
#3 Upper level - Above Garage - South-West
#4 Upper level - Above Garage - North-West

9. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Guest - Main Level - 1/2 Bath
#2 Guest - Upper level - Full w/Shower/Tub
#3 Master Bath - Upper level - Full w/Shower/Tub

10. Occupancy

Vacant - Furnished
The utilities were on at the time of inspection.
Moderate to heavy personal and household items observed on Main Level.

11. Weather Conditions

Clear, sunny sky
75 degrees

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.
BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.
RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.
"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.
"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.
"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.
"FMI": For More Information: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.
"FYI": For Your Information: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:

INS = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

NI = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visua evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

NP = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

RR = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Roofing

In accordance with the InterNACHI© Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The following web sites are an excellent resource of information on roofs: http://www.home-roofs.com and http://www.roofhelper.com

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Roof Style and Pitch

Gable Roof

2. Method of Roof Inspection

Viewed from Ladder at Eaves • Viewed from the ground level with the aid of binoculars

3. Roof Covering

INS	NI	NP	RR
X			X

Description: Concrete Shingles

Age: Appears to be original roof covering - 16 years old

Observations:

• There are a few cracked roofing shingles noticed above Garage Door (See Photo). Water can penetrate into the interior surfaces. Recommend contacting a qualified licensed roofing professional to replace the damaged shingles.

Location of observed damaged shingles

Cracked Roofing Shingle

4. Flashings

INS	NI	NP	RR
X			

Materials: Metal

Observations:

• Visible areas appeared functional, at time of inspection

5. Roof Penetrations

INS	NI	NP	RR
X			

Description: PVC Piping for plumbing vent stack(s)

Observations:

• Plumbing vent(s) functional and properly flashed.
• Appeared functional, at time of inspection

6. Chimney(s)

INS	NI	NP	RR
X			

Description: Masonry -- for gas burning fireplace with metal flue

Observations:

- Appeared functional (using binoculars) with no deficiencies noted, at time of inspection.

7. Roof Drainage System

INS	NI	NP	RR
		X	

Description: None

Observations:

- There is no gutter/downspout installed at the roof drainage systems. Moderate staining observed of fascia and exterior cladding(walls). Potential water intrusion can occur and damage components. Consider installing a gutter/downspout and properly extending away from the foundation to allow for proper drainage.
- Have all roof drainage evaluated by a qualified professional.

8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Exterior

In accordance with the InterNACHI© Standards of Practice pertaining to Exteriors, this report 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. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Driveway

INS	NI	NP	RR
X			

Materials: Concrete

Observations:

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

2. Walkways

INS	NI	NP	RR
X			

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

Walkway to Front Door

3. Stoop, Steps

INS	NI	NP	RR
X			

Materials: Concrete

Observations:

- No deficiencies noted at front entry.

4. Fence/Gates

INS	NI	NP	RR
X			X

Materials:

- Wood

Observations:

- Minor damage noted to external fence on South side at patio.

- Wood Gate located at North side Walkway is broken and requires repair. Recommend contacting a qualified professional to fix the gate entry.

Minor damage to exterior fence south of patio.

Gate with broken hinge.

Gate - Upper Hinge

Gate - Lower Hinge - separated from door.

5. Porch, Patio, Flatwork

INS	NI	NP	RR
X			

Description:

- Side Patio:
- Concrete

Observations:

- Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from weather cycles. Recommend sealing the cracks to prolong the life of the concrete.

Side Patio - Noted hairline crack

Hairline crack

6. Exterior Doors

INS	NI	NP	RR
X			

Description: Wood • Sliding glass door at side patio. • Wood garage side service door

Observations:

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

7. Exterior Cladding

INS	NI	NP	RR
X			

Description:

• Wood Siding above overhead garage door.
• Full brick
• Stucco

Observations:

• Typical hairline cracking observed around a number of windows, vents, and garage side access door. Recommend contacting a qualified professional for sealing of noted cracks to better prevent water intrusion.
• Moderate staining observed at multiple locations on exterior cladding(walls).

Representative sample of hairline cracks observed.

Representative sample of visible staining at exterior walls

8. Eaves, Soffits, Fascia and Trim

INS	NI	NP	RR
X			

Description: Wood

Observations:
- No deficiencies noted at time of inspection.
- Noted: Severed hanging cable and peeling paint above overhead garage door at eave.
- Noted: Stain above side patio at eave.

Eave above overhead garage door

Above Patio -Visible stain at eave

9. Window/Door Frames and Trim

INS	NI	NP	RR
X			

Description: Wood

Observations:
- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

10. Exterior Caulking

INS	NI	NP	RR
X			

Comments:
- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:
- No deficiencies noted at visible areas.

11. Grading and Surface Drainage

INS	NI	NP	RR
X			

Description:
- Ground generally graded away from house

Observations:
- Drains appeared to be in serviceable condition at time of inspection.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, inspectors cannot always accurately predict this performance as conditions constantly change. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. 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.

12. Vegetation Affecting Structure

INS	NI	NP	RR
X			

Description: Vegetation in contact with the house along south garage wall.

Observations:

• Vegetation observed along south garage wall/front walkway. Such a condition can lend to damage and deterioration by root growth and/or attachment, and moisture retention.

Hedges against south wall at main walkway

13. Limitations of Exterior Inspection

• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• A representative sample of exterior components were inspected rather than every occurrence of components.

Garage

In accordance with the InterNACHI© Standards of Practice pertaining to Garages, inspectors are required to inspect Garage door(s), and automatic garage door operators for proper function and the operation of installed safety features.

Note: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Garage Door(s)

INS	NI	NP	RR
X			

Description: One 16' aluminium overhead door

Observations:
- No deficiencies observed at the time of inspection.

2. Garage Door Opener(s)

INS	NI	NP	RR
X			

Description: CHAMBERLAIN

Observations:
- Functional using normal controls, at time of inspection.

3. Garage Floor and Sill Plates

INS	NI	NP	RR
X			

Description: Concrete

Observations:
- The garage had some storage and clutter at the time of inspection.
- Typical staining was observed on the concrete garage floor.
- SAFETY CONCERN: Flammable materials should not be stored within closed garage areas.

4. Garage Firedoor

INS	NI	NP	RR
X			X

Material: Present

Observations:
- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

Absence of self closing device on Fire Door

5. Garage Firewall and Ceiling

INS	NI	NP	RR
X			X

Observations:

• Vent piping for the water heater is improperly sealed at the garage ceiling. For fire safety, any openings around pipes that penetrate the ceiling need to be collared and sealed appropriately.

Water Heater Vent Pipe at Ceiling Penetration

6. Garage Door Safety Features

INS	NI	NP	RR
X			

Safety Reverse: Present

Safety Sensor: Present

Observations:

• The automatic opener safety reverse feature was operational at the time of inspection.

Structure

In accordance with the InterNACHI© Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to 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 guarantee that the foundation, and the overall structure and structural elements of the building is sound. OrangeCrest Property Inspections suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

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1. Foundation Type

Slab on Grade

2. Foundation Walls

INS	NI	NP	RR
X			

Description: Poured Concrete

Observations:

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

3. Foundation Floor

INS	NI	NP	RR
X			

Description: Concrete slab

Observations:

- Visible areas appear satisfactory at time of inspection.

4. Floor Structure

INS	NI	NP	RR
	X		

Description: N/A

Observations:

- Not visible to inspect due to finishing materials.

5. Wall Structure

INS	NI	NP	RR
X			

Description: Wood frame: 2 X 6

Observations:

- Limited view due to finishing materials.

6. Ceiling and Roof Structure

INS	NI	NP	RR
X			

Description: 2 X 6 rafters

Observations:

- Visible areas appear satisfactory, at time of inspection.
- Limited view of ceiling framing due to insulation.

7. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Heating and Air Conditioning

In accordance with the InterNACHI© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. OrangeCrest highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Thermostat(s)

INS	NI	NP	RR
X			

Description: Digital - programmable type. • Location: Upper Level Hallway

Observations:

- Operational at time of inspection.

2. Heating System

INS	NI	NP	RR
X			

Description: Lennox

Age and Capacity: Manufactured date: January 2001 (16 Years and 4 months Old)

Observations:

- No deficiencies observed.
- Annual/seasonal HVAC service contract highly recommended.
- No record of recent service observed.
- The emergency drain pipe from attic furnace was noted, but could not be fully inspected due to accessibility limitations within the attic.
- Emergency Shut Off Valve present and identified via photo in report.

Emergency Gas Shut Off for Heating Unit

3. Energy Source

INS	NI	NP	RR
X			

For Heating: Natural Gas -- Gas meter located at: Exterior, North West side of house.

For Cooling: Electric - 220 volt

Observations:
- No deficiencies noted at time of inspection.

4. Venting, Flue(s), and Chimney(s)

INS	NI	NP	RR
X			

Materials: Metal

Observations:
- The metal chimney liner vent flue pipe was not inspected or visible form end to end. Recommend a certified chimney sweep further inspect for safety.

5. Cooling System

INS	NI	NP	RR
X			

Description: Air Cooled Central Air Conditioner • Lennox brand

Age and Capacity: Manufactured date: July 2001 (15 years and 10 months old)

Observations:
- No deficiencies noted at the time of inspection.
- Annual/Seasonal professional HVAC inspection and cleaning services are recommended.
- No record of recent service observed.

Central Air Unit

6. Fuse/Circuit Breaker Protection

INS	NI	NP	RR
X			

Placard Max: Breaker: • 60 Amps

Observations:
- No deficiencies noted at the time of inspection.

7. Heating & Cooling Distribution

INS	NI	NP	RR
X			

Description: Flex ducting in attic - ceiling registers

Observations:
- No deficiencies noted.
- Air registers appeared working in every applicable room at time of inspection.

8. Gas Fireplace(s)

INS	NI	NP	RR
X			

Description:

- Gas
- Location: Living room
- Metal flue(s)

Observations:

- The gas log was not present at the time of inspection. The gas line was noted as being capped.
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

9. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected, and are beyond the scope of standard home inspections.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

Plumbing

In accordance with the InterNACHI© Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

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1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Not Visible

3. Main Water Shut Off

INS	NI	NP	RR
X			

Location: South Garage wall at Walkway

Observations:

- Water shut off valve (See Photo)

Main Water Shut Off at front Walkway

4. Supply Branch Piping

INS	NI	NP	RR
X			

Description: Readily visible water supply pipes are primarily: • PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

5. Exterior Hose Bibs/Spigots

INS	NI	NP	RR
X			

Description: Standard hose bib in front, and rear of home.

Interior Shutoffs: No interior shut offs for hose bibs located during inspection.

Observations:
- Operated properly when tested

6. Water Flow and Pressure

INS	NI	NP	RR
X			

Pressure: Tested at the Exterior Faucet • Approximately 70 PSI

Observations:
- The water pressure was tested and was found to be approximately 70PSI.

Water Pressure Gauge reading approximately 70 PSI

7. Waste System

Description: Public sewage disposal system

8. Drainage, Wastewater & Vent Piping

INS	NI	NP	RR
X			

Description: Not entirely visible to inspect. See Limitations

Observations:
- No leaks observed at the time of the inspection.

9. Water Heater(s)

Description: Bradford White

Capacity: 65 Gallons

10. Water Heater(s) Condition

INS	NI	NP	RR
X			

Age: Older then 15 years.

Observations:
- Tank appears to be in satisfactory condition -- no concerns.

11. Water Heater Vent Piping

INS	NI	NP	RR
X			

Materials: Metal single wall chimney vent pipe

Observations:

• Vent piping for water heater uncollared at garage ceiling penetration. (See Garage Firewall section)

12. Fuel Supply and Distribution

INS	NI	NP	RR
X			

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at exterior meter - North-East side of home.

Observations:

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

• No deficiencies observed at the visible portions of the gas supply piping at the time of inspection.

Gas Meter - Main Gas Shut Off Exterior North West of House

Water Heater - Gas Shut Off - Garage

13. Other Components

INS	NI	NP	RR
	X		

Description: Sprinkler System

Observations: Minor discoloration noted at fire sprinkler upstairs. Typically fire safety systems are inspected and maintained by a qualified licensed professional annually. Fire safety systems are outside of the scope of a standard home inspection.

14. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Electrical

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

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Service Drop

INS	NI	NP	RR
X			

Description: Meter Location: • Outside North-West wall of residence

Observations:

• No deficiencies noted at time of inspection.

2. Service Entrance Wires

INS	NI	NP	RR
	X		

Description: Not Visible

3. Electrical Service Rating

Amperage Rating: • 125 amps • Voltage: 120/240 volts

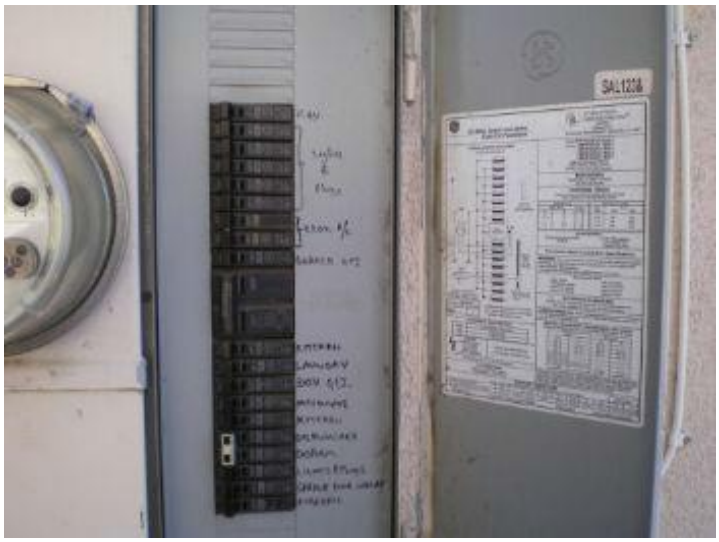
4. Main Service Panel(s)

INS	NI	NP	RR
X			

Description: Manufacturer: • General Electric

Observations:

• The wiring within the panel appeared satisfactory and functional at time of inspection.
• Breakers appear well identified for corresponding locations in the home.



Fuse Box - Located Exterior North West Side of Home

5. Main Disconnect

INS	NI	NP	RR
X			

Location: On Main Panel (See Photo)

Observations:

• Main electrical disconnect at the 200 amp circuit breaker on panel. See photo below.

Fuse Box - Main Disconnect Breaker

6. Service Grounding

INS	NI	NP	RR
X			

Description: Aluminum (Insulated) • Outside the residence

Observations:

• No discrepancies noted at time of inspection.

7. Overcurrent Protection

INS	NI	NP	RR
X			

Type: Breakers

Observations:

• No discrepancies noted at time of inspection.

8. Sub Panel(s)

INS	NI	NP	RR

Description: None Visible

9. Distribution Wiring

INS	NI	NP	RR
X			

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

• Visible wiring appeared functional, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

INS	NI	NP	RR
X			

Description: Grounded

Observations:

• A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted at time of inspection.

11. GFCI - Ground Fault Circuit Interrupter

INS	NI	NP	RR
X			

Description:
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:
• Bathrooms
• Kitchen

Observations:
• Installed GFCIs responded to test

12. Smoke/Heat Detector(s)

INS	NI	NP	RR
X			

Description: Present at: • 1st floor hall • 2nd floor • Upper level hall ceiling • One in #1 Bedroom - (Master) • One in #3 Bedroom • One in #4 Bedroom

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

13. Carbon Monoxide (CO) Detector(s)

INS	NI	NP	RR
			X

Location: Recommend refer to the following Consumer Product Safety Commission publication on Carbon Monoxide(CO) Detectors: https://www.cpsc.gov/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center

Comments:
• Carbon Monoxide (CO) detector(s) were missing in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a Underwriters Laboratories (UL) Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. Detectors should be placed at a minimum within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers, and at least one carbon monoxide detector for each floor of the home.

14. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
• Only a representative sampling of outlets, switches and light fixtures were tested.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Attic and Insulation

In accordance with the InterNACHI© Standards of Practice pertaining to Attic and Insulation, 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. The following web sites are an excellent resource of information on home insulation: http://insulation.owenscorning.com/homeowners/ and http://www.certainteed.com/products/insulation

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Attic Access

INS	NI	NP	RR
X			

Description: Attic hatch located Upper Level at stair landing

Observations: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover.

Limited visibility/access

Upper Level - Attic Hatch

2. Method of Attic Inspection

Given limited accessibility and restricted movement, the review was performed primarily from the general hatch area. (See Photo)

3. Insulation in Unfinished Spaces

INS	NI	NP	RR
X			

Description: Fiberglass, batts

Depth/R-Value: 6 inches

Observations:

- Insulation appeared adequate where visible.

4. Attic Ventilation

INS	NI	NP	RR
X			

Description: Under eave soffit inlet vents

Observations:

- All accessible attic vents were free from obstruction, and appeared functional at time of inspection.

5. Vent Piping Through Attic

INS	NI	NP	RR
X			

Materials: Double wall metal B-Vent pipe

Observations:

- All accessible vent penetrations appeared functional, no deficiencies noted at time of inspection.

6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.

Interior

In accordance with the InterNACHI© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Door Bell

INS	NI	NP	RR
X			

Observations:

- Operated normally when tested.

2. Walls and Ceilings

INS	NI	NP	RR
X			X

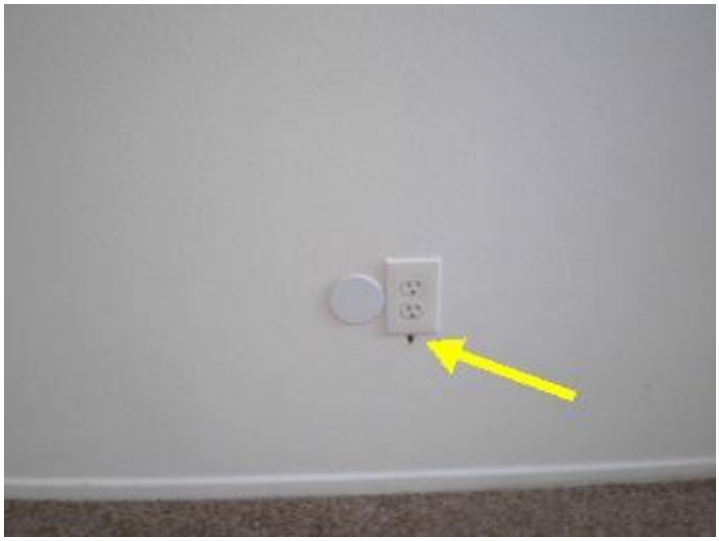
Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory. Exceptions noted.
- Some cosmetic, small holes noted in wall(s). Located in Upper Level Bedroom(s).
- Minor damage in Upper Level Bedroom #3 (South-West) floor moulding.

Minor hole in #4 Bedroom

Minor damage visible at floor moulding



Minor hole in #1 Master Bedroom

3. Floor Surfaces

INS	NI	NP	RR
X			

Materials: Laminate in kitchen, and bathroom(s). • Carpet • Ceramic tile at fireplace floor and front door entry

Observations:

• Normal wear for the age of the surfaces observed, no deficiencies noted at the time of the inspection.

4. Windows

INS	NI	NP	RR
X			

Description: Aluminum

Observations:

• In accordance with InterNACHI Standards, we do not test every window in the house, particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

5. Interior Doors

INS	NI	NP	RR
X			

Description: Wood

Observations:

• Appeared functional, at time of inspection - except as noted.

• Pocket door located in Upper Bathroom #2 is missing guides at the floor. Door is functional and operates without guide.

Pocket Door at Upper Level #4 Bedroom

6. Closets

INS	NI	NP	RR
X			

Observations:

• Appeared functional, no deficiencies noted at time of inspection.

• Security system control box noted in master bedroom closet at floor.

Master Closet - Security System Control Box

7. Stairways and Railings

INS	NI	NP	RR
X			

Observations:

- Stairs appeared functional, handrails present. No deficiencies noted at time of inspection.

8. Cabinets and Vanities

INS	NI	NP	RR
X			

Materials: Wood

Observations:

- No deficiencies observed at time of inspection.

9. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items present. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Kitchen & Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Faucets

INS	NI	NP	RR
X			

Observations:
- No deficiencies noted.

2. Sinks

INS	NI	NP	RR
X			

Observations:
- Operated normally, at time of inspection.

3. Dishwasher

INS	NI	NP	RR
X			

Description: White surface

Observations:
- Appeared to be in working order, no noted defects at time of inspection.

4. Garbage Disposal

INS	NI	NP	RR
X			

Description: InSinkErator

Observations:
- Operated - appeared functional at time of inspection.

5. Ranges, Ovens, Cooktops

INS	NI	NP	RR
X			

Description: Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:
- All heating elements operated when tested.
- Bottom of oven showed signs of typical staining.

Kitchen - Interior Oven

6. Hood/Exhaust Fan

INS	NI	NP	RR
X			

Description: Recirculating type

Observations:
- Vented to exterior
- Functioned and operated normally when tested.

7. Countertops

INS	NI	NP	RR
X			

Materials: Tile

Observations:
- No discrepancies noted at time of inspection.

8. Microwave

INS	NI	NP	RR
		X	

Description: None Installed

9. Refrigerator

INS	NI	NP	RR
		X	

Description: N/A

10. Other Components

INS	NI	NP	RR
	X		

Description: None • Water filtration system.

Observations: Water filtration system disconnected, and not operated at time of inspection.

Water Filtration Tank - Stored in Garage

11. Limitations of Appliances Inspection

• Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

12. GFCI - Ground Fault Circuit Interrupter

INS	NI	NP	RR
X			

Description:

• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

• Kitchen

Observations:

• Installed GFCIs responded to test

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

INS=Inspected, **NI**=Not Inspected, **NP**=Not Present, **RR**=Repair/Replace

1. Tub(s)

INS	NI	NP	RR
X			X

Description: Plastic/Fiberglass

Observations:

• Some minor repair needed at tub in #2 Hall Bath. Minor penetration observed at the base of north side of tub. Repair or replace to avoid water damage.

2. Shower(s)

INS	NI	NP	RR
			X

Description: Plastic, fiberglass

Observations:

• All edges and tub/shower walls should be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.

• Noted deficient caulking at shower faucet in Master Bath, recommend repair as necessary to prevent moisture penetration.

Master Bath - Shower Faucet

3. Toilet(s)

INS	NI	NP	RR
X			

Observations:

• Operated when tested. No deficiencies noted.

4. Exhaust Fan(s)

INS	NI	NP	RR
X			

Observations:

• Bathroom fans exhaust to exterior at soffits

5. A Word About Caulking and Bathrooms

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
• Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
• Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.
One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.
For more information, go to: http://polyseamseal.com/ttultra.shtml
• I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected.

6. Countertops

INS	NI	NP	RR
X			

Materials: Corian type

Observations:
• Countertop shows signs of normal wear - cosmetic scratch at left faucet (Upper Level - Master Bath).

Master Bath - Scratch at countertop

7. Faucets

INS	NI	NP	RR
X			

Observations:
• No deficiencies noted.

8. Sinks

INS	NI	NP	RR
X			X

Observations:
• Upper Bathroom #2 - Noted leaks under both sinks. Recommend qualified licensed plumber repair to prevent water penetration.

Water leaking from Bathroom #2 Left

Water leaking from Bathroom #2 Right

9. GFCI - Ground Fault Circuit Interrupter

INS	NI	NP	RR
X			

Description:

• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

• Bathrooms

Observations:

• Installed GFCIs responded to test

Laundry

1. Washer

INS	NI	NP	RR
		X	

Description: N/A

2. Dryer

INS	NI	NP	RR
		X	

Description: N/A

3. Dryer Vent

INS	NI	NP	RR
X			

Observations:

- Appeared functional, at time of inspection.

END OF REPORT

Thank you again for choosing **OrangeCrest Property Inspections**. If you have any questions please contact:
OrangeCrest Property Inspections
626-357-7000
info@orangecrestinspections.com

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
			X	2. Is the house anchored or bolted to the foundation?
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
			X	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
			X	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
			X	7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know	
X			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
	X		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or land sliding)?

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date

Glossary

Term	Definition
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.