



# Empire Home Inspection

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Report: [Sample]

## Confidential Inspection Report

Escondido, CA 92025

October 1, 2014



**Prepared for:**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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# GENERAL INSPECTION CONDITIONS

## Client & Site Information:

1.1 Inspection Date: October 2014.  
1.2 Inspection Site: CA 92025  
1.3 House Occupied? Yes.  
1.4 People Present: Occupant.

## Building Characteristics:

1.5 Main Entry Faces: Northeast.  
1.6 Estimated Age: 24 years.  
1.7 Building Style & Type: condo wood frame.  
1.8 Stories: One.  
1.9 Space Below Grade: 2nd floor unit.

## Climatic Conditions:

1.10 Weather: Clear.  
1.11 Soil Conditions: Dry.  
1.12 Outside Temperature (F): 70-80.

## Utility Services:

1.13 Water Source: Public.  
1.14 Sewage Disposal: Public.  
1.15 Utilities Status: All utilities on.

## Payment Information:

1.16 Total Fee: 300.00.

## REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Underground sewer lines, storm drains and other concealed plumbing and electrical defects are not covered and are outside the scope of a general home inspection. Deviation in color or texture of finishes will not be included in the report. DHI is not responsible for manufacturers equipment recalls. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; Fire suppression systems, condition of piping or emitter heads or covers, pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and*

information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Site:

**2.1 Bushes and Shrubs Condition:** Functional - The shrubs and/or bushes have a good appearance.



**2.2 Mailbox Noted:** There is a mailbox located in a common area within the development.

### Paving Condition:

**2.3 Driveway Paving Material:** Asphalt.

**2.4 Driveway Condition:** The driveway surface material is in functional condition with only normal deterioration noted.

**2.5 Walkways and Stoop Materials:** Concrete.



**2.6 Walkway Condition:** Stairs are water proofed and in acceptable condition with graspable handrail, minimal lighting.



**2.7 Entryway Stoop:**

The entryway stoop is in functional condition.



**Patio:**

**2.8 Patio Deck Materials:**

Small patio/deck with no cover. Cool deck floor finish needs repair and new finish coat to maintain waterproof conditions and existing stain removal.



**2.9 Patio Lighted:**

Yes minimal light provide by fixture at rear door.



**2.10 Deck Drainage:**

Deck drains through scuppers and into gutter. No flood testing was done but system appears functional.



**2.11 Patio Enclosure Condition:**

The patio enclosure is functional. Plastered framed walls provide enclosure. **Top railing cap needs refinishing for wood preservation.**



**Utility Services:**

**2.12 Water Source:**

City or Water District.

**2.13 Water Meter Location:**

Right side of entry.



**2.14 Electric Service:**

Underground.

**2.15 Electric Service Condition:**

The underground service appears adequate.

**2.16 Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**2.17 Sewage Disposal System:**

Sewers.

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**Gas Services:**

**2.18 Gas-fired Equipment Installed:** Furnace. Water heater. Range and Oven.

**2.19 Location of Meter:** Meter bank at end of building.



**Service shut off**

**2.20 Type of Gas Supply:** Natural Gas.

**2.21 Gas Appliances in Garage Area?:** None installed in the garage area.

**2.22 Gas Line Primary Piping Material:** Black Iron Pipe.

**2.23 Secondary Supply Piping:** Black Iron Pipe.

**2.24 Piping Installation - Routing - Shutoffs - Hangers - Supports:** Gas supply piping as installed appears adequate.

**2.25 Gas Odors Noted:** No leaks were detected at time of inspection.





## FOUNDATION

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

### Foundation:

**3.1 Type of Foundation:** Second floor unit. Foundation is subfloor on unit below.

## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

### Roofing:

**4.1 Type Roof:** Hip.

**4.2 Roof Covering Materials:** Tile Roofing. Tiles are manufactured from concrete. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt underlayment.



**4.3 Cover Layers:** The roof covering on the main structure appears to be the first covering.

**4.4 Underlayment Noted:** Yes, 30 lb roofing felt will last approximately 30 years.

**4.5 Condition of Roof Covering Material:** The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

**4.6 Estimated Life Expectancy of Roof:** The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.



**4.7 Slope:**

Medium slope is considered to be between 4 in 12 and 6 in 12.

**4.8 Means of Roof Inspection:**

The surface of the roof was not walked on. The type of roof covering material is such that it could be damaged if walked on.



**Attic & Ventilation:**

**4.9 Attic Access Location:**

Master Bedroom closet ceiling.

**4.10 Attic Accessibility:**

Ceiling scuttle hole.



**4.11 Method of Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection. Fire wall separation between units is in place.



**4.12 Attic Cavity Type:**

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

**4.13 Roof Framing:**

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center.



**4.14 Roof Framing Condition:** The roof framing appears to be in functional condition.



**4.15 Roof Bracing:** The roof framing as installed seems adequate. Truss web stiffeners are in place.

**4.16 Roof Decking:** The roof decking material is 1/2" plywood sheeting.



**4.17 Evidence of Leaks on Interior of Attic:** There is no evidence of current water leaks into the accessible attic spaces.



**4.18 Ventilation Hi/Low:** Dormer roof vents provide ventilation.

**4.19 Vapor Barrier Installed:** There was no vapor barrier noted in the attic cavity.

**4.20 Insulation Clear of Sheathing:** There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.



**4.21 Insulation Noted:** The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Cellulose. Blown in place.

Area over hall bathroom has no insulation. repairs are needed.



**4.22 Attic ventilation fan:** None installed.

**4.23 Whole House Ventilation** None installed.

**System:**

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Service:

**5.1 Type & Condition:** Underground. Meter closets are locked and no entrance was possible.



**5.2 Main Service Ground Verified:** Not verified.

### Electrical Distribution Panels:

**5.3 Main Panel Location:** Master bedroom.



**5.4 Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.

**5.5 Panel Cover Removed:**

Yes.

**5.6 Main Circuit Rating:**

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age.

**5.7 Entrance Cable Size:**

4/0 Aluminum.

**5.8 Disconnect:**

No main disconnect on sub panel.



**5.9 Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.



**5.10 Breaker/Fuse to Wire Compatibility:**

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge. No Double Tap breaker loading was discovered.



**5.11 Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**5.12 Main Panel Observations:**

Voltage to sub panel is within normal operating range.



**Conductors:**

**5.13 Feeder and Circuit Wiring:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.



**5.14 Wire Protection/Routing:**

Visible wiring appears to be installed in an acceptable manner. Wire protection bushings are installed correctly.

**Switches & Fixtures:**

**5.15 General:**

A representative sampling of switches was tested. As a whole, switches throughout the residence are in serviceable condition.

**Electrical Outlets:**

**5.16 General:**

A representative sampling of outlets was tested. As a whole, outlets throughout the residence are in serviceable condition.

**5.17 Ground Fault Protected Outlets:**

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

**Other Electrical Circuitry:**

**5.18 Smoke Detectors:**

Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

**5.19 Doorbell :**

None - There is no exterior door with a working doorbell.

**5.20 CO monitors**

CO monitor is present in residence.



**5.21 Exterior Lighting:**

The exterior lighting appears functional.

## STRUCTURAL

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

**Structural:**

**6.1 Type of Construction:**

Wood Frame.

**6.2 Exterior Siding Materials:**

Siding materials consist of stucco.





- 6.3 Siding Condition:** The siding is in serviceable condition.
- 6.4 Trim Condition:** The trim is intact and functional.
- 6.5 Soffit/Eaves:** The soffit/eaves appear to be adequate and show only signs of normal wear.
- 6.6 Condition of Painted Surfaces:** The finish or exposed painted surfaces are functional.
- 6.7 Outside Entry Doors:** The outside entry door(s) is functional as noted from the exterior.



- 6.8 Windows Type:** Vinyl Horizontal Sliding Dual Glazed Retro-fit.
- 6.9 Window Condition:** Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.
- 6.10 Framing Type:** Platform framing was the chosen style of framing.
- 6.11 Wall Covering Material:** The wall covering material is primarily sheetrock.
- 6.12 Ceiling Covering Material:** The ceiling covering material is primarily sheetrock..

## Fireplace:

- 6.13 Location of Fireplace:** None.

# HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.*

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*

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## Air Conditioning- Primary Unit:

### 7.1 Model/ Serial Number/ Size:

System is Goodman Manufacturing brand. Serial number is 050819335. MFG date August 2005.



### 7.2 Type and Location:

Refrigerator/Split System. Electricity-powered. Condenser unit Location- Rear of building.



### 7.3 Unit Tested:

Yes.

### 7.4 Insulation Wrap on the Suction Line:

Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to missing insulation.



**7.5 Condenser Clear of Obstruction:** Condenser has clear supply of air flow.

**7.6 Condenser Cabinet Level:** Cabinet is basically level.

**7.7 Condensing Coil Condition:** The condensing coil appears to be clean, and no blockage was noted.



**7.8 Service Disconnect:** The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



**7.9 Condensate Line:** The condensate drain line appears to be adequately installed. Primary and secondary drain lines are connected properly.



**7.10 Temperature at Return Registers:** 75 F.



**7.11 Temperature at Supply Registers:** 55 F.



**7.12 Evaporative Coils**

20 F air temperature drop over the coils. Superior cooling.

**7.13 Evidence of Maintenance:**

No. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance. Service check is also recommended at change of ownership to provide optimum performance and reset maintenance schedule periods.

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### Heating Plant- Primary Unit:

**7.14 Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**7.15 Heating System Location:**

Closet.



**7.16 Fuel Source:**

Natural Gas.

**7.17 Equipment Description:**

System is Goodman Manufacturing brand. Serial number is 050514754.

**7.18 Approximate Age:**

This unit was manufactured in May 2005.

**7.19 Flues, Vents, Plenum:**

The flue pipe is metal.

**7.20 General Operation & Cabinet:**

Unit was operational at the time of inspection.

**7.21 Furnace Temperature Output:**

39 F temperature rise. Good heating.



**7.22 Burners / Heat Exchangers:**

Burner Flame(s) appear typical.

**7.23 Pump / Blower Fan:**

General condition appears serviceable.

**7.24 Secondary Air Adequacy:**

Availability of secondary air for combustion and flue draft appears to be inadequate. Services of a qualified licensed professional are required. Lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house. Dust noted at perimeter of door indicates lack of combustion air. Have all air and venting systems serviced by licensed HVAC contractor.



**7.25 Filter Type/Size:**

Disposable fiber filter with 30 to 45 day service life. Filter is stuck in bottom of furnace and needs proper size to be secured in place to operate correctly.



**7.26 Air Filters:**

Replace all with Clean Air filters.

**7.27 Electronic Air Cleaner Installed:**

No.

**7.28 Ducts Condition:**

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

**7.29 Does each habitable room have a heat source?**

Yes.

**7.30 Adequate Returns or Undercut Doors:**

Yes.

**7.31 Humidifier Installed:**

No.

**7.32 Normal Controls:**

General condition appears serviceable.



## KITCHEN

### Kitchen Plumbing:

#### 8.1 Faucet and Sink:

Faucets and sink appears functional with no leaks noted.



#### 8.2 Supply and Drain Lines:

The sink and drainage lines appear to be functional. There are shutoffs installed for both hot and cold water pipes under the basin. No leaks were detected under sink at time of inspection



#### 8.3 Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate.

### Kitchen Appliances:

#### 8.4 Food Waste Disposal:

The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Air Gap is present but is obstructed between air gap and disposal discharge is seen, repairs are needed.





#### 8.5 Dishwasher:

System is Frigidaire. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

The normal service life for a dishwasher is 8 - 12 years.



#### 8.6 Range Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen.

The range hood, exhaust fan and light appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.



#### 8.7 Cooktop:

Gas - There is a gas line installed for this cooktop, All Burners are functional set on high at the same time.



#### 8.8 Oven:

System is Frigidaire. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.



**8.9 Oven:**



**8.10 Microwave Oven:**

There is a countertop microwave. This inspection does not include non-permanently installed appliances or fixtures.



**8.11 Refrigerator:**

System is Frigidaire.

There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.



## Kitchen Interior

**8.12 Location:**

Middle of residence.

**8.13 Windows:**

There is no window in the kitchen.

**8.14 Walls:**

The walls in the kitchen appear to be without significant issues.



#### 8.15 Ceilings:

General condition appears serviceable.



#### 8.16 Ceiling Fans:

Kitchen Light fixtures were operable. **Down light over sink needs cover.**



#### 8.17 Floors:

General condition appears serviceable, The floor covering material is Vinyl sheet goods.



#### 8.18 Fixtures & Switches:

The ceiling lights in the kitchen are functional.

#### 8.19 Electrical Outlets:

There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.



**8.20 Countertops:**

The countertops in the kitchen are functional. Granite.



**8.21 Cabinets, Drawers, and Doors:**

The cabinets, doors, and drawers are satisfactory in both appearance and function.



## PLUMBING SYSTEM

**Plumbing:**

**9.1 Water Source:**

City/Municipal.

**9.2 Plumbing Service Piping Size to Structure:**

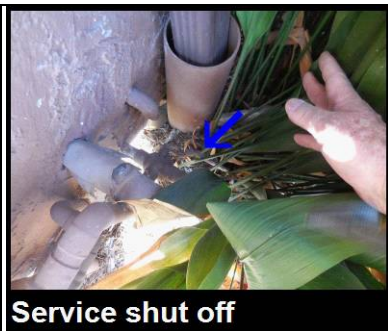
1" water service line from the meter to the main cutoff.

**9.3 Public Service Piping Material:**

The visible main service line to the structure is copper.

**9.4 Main Water Line Cutoff Location:**

Front right side of entry.



**Service shut off**

<b>9.5 Visible Mineral Deposits or Encrustations:</b>	No.
<b>9.6 Interior Supply Piping Size:</b>	The interior water supply piping is 1" in diameter then reduces to 3/4" and then steps down to 1/2" risers.
<b>9.7 Interior Supply Piping Material:</b>	The visible interior supply piping in the structure is predominantly copper.
<b>9.8 Water Pressure:</b>	Converted apartment to condo were not plumbed with accessible hose bibs. No able to test water pressure.
<b>9.9 Exterior Hose Bibs Functional:</b>	None.
<b>9.10 Functional Supply:</b>	By testing multiple fixtures at one time, functional flow of the water supply was verified.
<b>9.11 Leaks in the Supply Piping Noted:</b>	No.
<b>9.12 Sewage Disposal Type:</b>	Public Sewer System.
<b>9.13 Waste Line Materials</b>	The predominant visible waste line material is plastic. ABS-DWV.
<b>9.14 Waste Piping Condition:</b>	The visible plumbing waste piping appears functional.
<b>9.15 Vent Piping Material</b>	The vent material, as it passes through the roof, is plastic. ABS-DWV.
<b>9.16 Vent Piping Condition:</b>	The visible plumbing vent piping appears functional.
<b>9.17 Functional Drainage:</b>	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
<b>9.18 Objectionable Odors Noted:</b>	No.

## Water Heater:

<b>9.19 Location:</b>	Utility closet.
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<b>9.20 Model/ Serial Number/ Size:</b>	System is Rheem brand. MFG Date 10/2005. The average service life for a water heater is 10 - 12 years.
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**9.21 Tank Capacity:**

A 40 gallon water heater is installed.

**9.22 Fuel Source for Water Heater:**

The water heater is gas-fired. Non Approved Earthquake Strapping is present. Straps need to surround tank and then be bolted to structure.



**9.23 Exposed Water Heater Condition:**

It shows some age, but it is not leaking at time of inspection.

**9.24 Drip Leg Installed for Natural Gas-Fired Unit:**

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

**9.25 Gas Valve:**

There is a gas valve cutoff installed adjacent to the hot water tank.



**9.26 Flue/Exhaust Pipe Condition:**

The exhaust flue appears to be correctly installed.





**9.27 Water Piping Condition:**

The incoming and output piping is installed correctly.



**9.28 Water Heater Fill Valve Installed:**

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.



**9.29 Temperature Controls:**

The thermostat and temperature controls appear to function normally.



**9.30 Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**9.31 Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.



**9.32 Safety Overflow Pipe:**

The overflow pipe is correctly installed.

**9.33 Water Heater Insulation Jacket:**

No.

**9.34 Insulated Hot Water Piping:**

Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

## LAUNDRY

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

### Laundry:

**10.1 Location:** Closet off Main Hall.



**10.2 Entry Door:** The entry door to the laundry room is functional.

**10.3 Walls:** The walls in the laundry room appear to be functional.

**10.4 Ceilings:** The ceiling is functional.

**10.5 Floor:** The floor coverings are functional. The floor covering material is vinyl.



**10.6 Electrical Outlets:** Not accessible.

**10.7 Washer & Dryer** A washer and dryer are installed. Testing of either is not included as a part of this inspection.

**10.8 Washer Hookup:** Not accessible.

**10.9 Washer Pan:** No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

**10.10 Dryer Hookup:** Not accessible.

**10.11 Dryer Ventilation:** The dryer ventilation as installed appears adequate.



## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

### Master Bathroom:

#### 11.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.



#### 11.2 Faucet and Basin Fixture:

The faucet and drainage fixture appear to be functional.



#### 11.3 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



#### 11.4 Toilet Condition

The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



#### 11.5 Tub:

-FG Tub/Shower Combo-OK The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition.



#### 11.6 Tub Mixing Valve

Mixing valve assembly needs to be secured to framing behind tub wall. Services of a licensed plumbing contractor are required in both bath tub assemblies.



#### 11.7 Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Diverted valve is frozen in shower position. Replacement is necessary.



**11.8 Tub & Shower Walls:**

The walls appear to be in functional condition.



**11.9 Tub/Shower Drain:**

Functional - The Shower appears to drain at an acceptable rate.

**11.10 Glass Tub/Shower Door:**

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.



**11.11 Caulking/Water Contact Areas:** The caulking in the water contact areas appears to be functional.



**11.12 Entry Door:**

The entry door to the bathroom is functional.



**11.13 Walls:**

The walls in this bathroom are functional.

**11.14 Windows:**

None - There is no window in this bathroom.

**11.15 Ceiling:**

The ceiling in this bathroom is functional.

**11.16 Floor:**

The flooring in this bathroom is functional. The floor covering material is vinyl.



**11.17 Lighting:**

Vanity Light OK - The lighting around the vanity mirror is functional. Bulb needs replacement.



**11.18 Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional. **Cleaning is needed for proper operation.**





**11.19 Ground Fault Interrupt Outlets:** There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.



**11.20 Light Switch:** The light switch is functional.

## Bathroom #2:

**11.21 Vanity Cabinet:** The vanity cabinet and top in this bathroom are functional.



**11.22 Faucet and Basin Fixture:** The faucet and drainage fixture appear to be functional.  
**Sink stopper is not functional at time of inspection. Repairs are needed.**



**11.23 Supply and Drain Lines:** Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



**11.24 Toilet Condition** The toilet operates as designed no leaks were detected.



**11.25 Tub:**

-FG Tub/Shower Combo-OK The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition.



**11.26 Tub Mixing Valve**

Securing the mixing valve assembly is needed.



**11.27 Shower/Shower Head and Mixing Valves:**

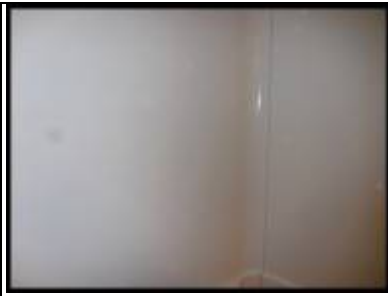
Functional - The shower, shower head, and mixing valves are all performing as required.

Diverter valve is frozen and replacement is needed.



**11.28 Tub & Shower Walls:**

The walls appear to be in functional condition.



**11.29 Tub/Shower Drain:**

Functional - The Shower appears to drain at an acceptable rate.

**11.30 Glass Tub/Shower Door:**

Tub Yes - The bathtub has sliding glass doors installed. The glass appears to be safety glass.



**11.31 Caulking/Water Contact Areas:** The caulking in the water contact areas appears to be functional.

**11.32 Walls:**

The walls in this bathroom are functional.

**11.33 Windows:**

None - There is no window in this bathroom.

**11.34 Ceiling:**

The ceiling in this bathroom is functional.



**11.35 Floor:**

The flooring in this bathroom is functional. The floor covering material is vinyl.



**11.36 Lighting:**

Vanity Light OK - The lighting around the vanity mirror is functional. Bulb is needed.



**11.37 Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional. **Cleaning is needed for proper ventilation.**

**11.38 Ground Fault Interrupt Outlets:**

There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity. **There is intermittent contact with this receptacle and it needs to be replaced for proper performance.**



**11.39 Light Switch:**

The light switch is functional.

## BEDROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

**Master Bedroom:**

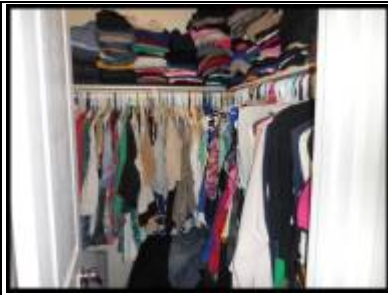
**12.1 Entry Door:**

The entry door to this room is functional.



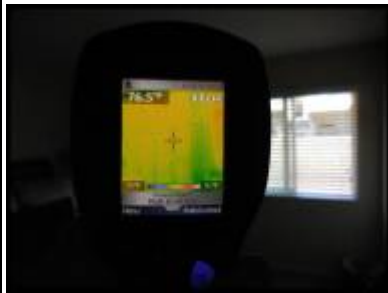
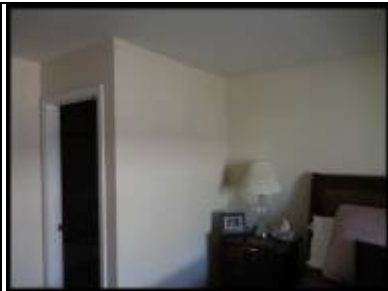
#### 12.2 Closet:

The closet is functional and of average size.  
The closet is lighted.



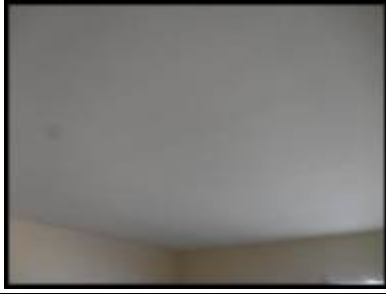
#### 12.3 Walls:

The walls in the room appear to be functional.  
Uniform insulation noted in exterior walls.



#### 12.4 Ceiling:

The ceiling is functional.



**12.5 Light Switch:**

The light and light switch were functional at the time of the inspection.

**12.6 Floor:**

The floors are in functional condition. The floor covering material is carpet.



**12.7 Windows:**

The windows and associated hardware in this room are all functional.



**12.8 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.



**12.9 Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**12.10 Smoke Detector:**

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.





## Bedroom #2:

### 12.11 Entry Door:

The entry door to this room is functional.



### 12.12 Closet:

The closet is functional and of average size.

Doors are functional, Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.



### 12.13 Walls:

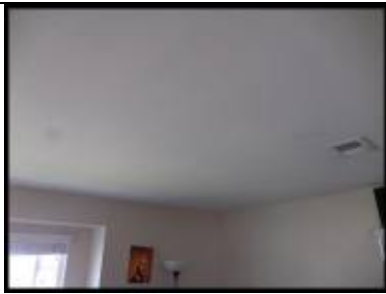
The walls in the room appear to be functional.

Consistent insulation noted in exterior walls.



**12.14 Ceiling:**

The ceiling is functional.



**12.15 Light Switch:**

The light and light switch were functional at the time of the inspection.

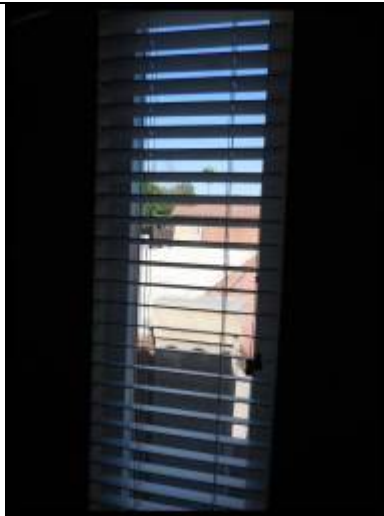
**12.16 Floor:**

The floors are in functional condition. The floor covering material is carpet.



**12.17 Windows:**

The windows and associated hardware in this room are all functional.



**12.18 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

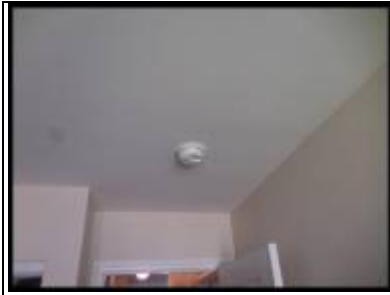


**12.19 Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**12.20 Smoke Detector:**

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.



## OTHER LIVING SPACES

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

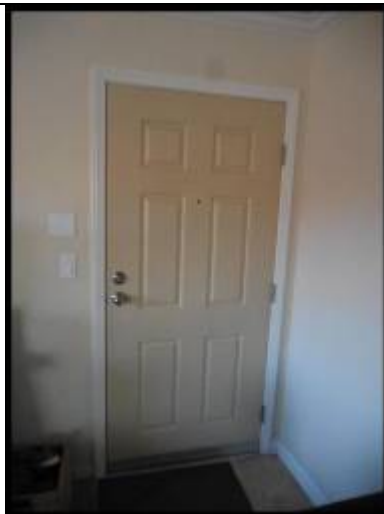
### Front Entry & Main Hallway:

**13.1 The Main Entrance Faces:**

Northeast.

**13.2 Front Entry Door:**

The main entry door to the structure is in functional condition.



**13.3 Entry Floor:**

The entry floor material appearance is good and material is functional. The floor covering material is vinyl.



**13.4 Main Hallway:**

The main hallway walls and floor are without significant issues.



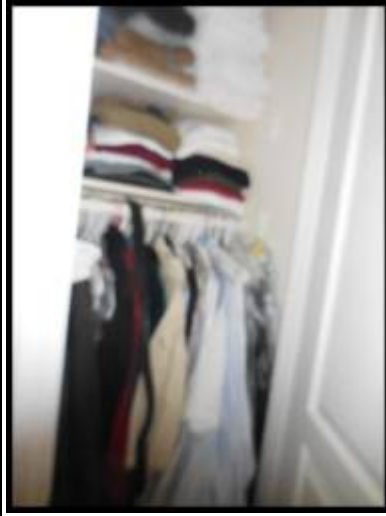
**13.5 Smoke Detector:**

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated. Smoke detectors have a product life cycle of about 6 to 7 years. It is highly recommended that these devices be tested on a regular basis and replaced when necessary to provide the highest safety protection.



**13.6 Guest Closet:**

The Hall closet is functional and of average size.



## Living Room:

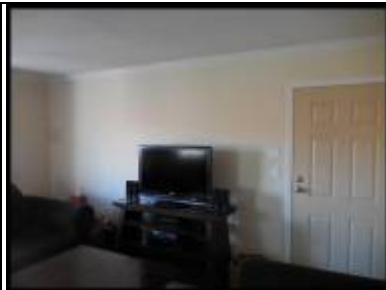
### 13.7 Entry Door:

Glass Doors and hardware in this room are operable and in good condition.



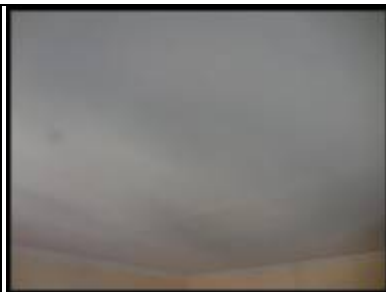
### 13.8 Walls:

The walls in the room appear to be functional.  
Uniform insulation noted in exterior walls.



### 13.9 Ceiling:

The ceiling is functional.



**13.10 Light Switch:**

The light and light switch were functional at the time of the inspection.

**13.11 Floor:**

The floors are in functional condition. The floor covering material is carpet.



**13.12 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.



**13.13 Heat Source Noted:**

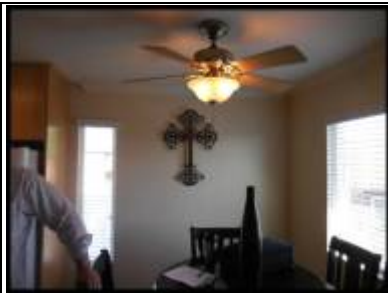
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

---

**Dining Room:**

**13.14 Walls:**

The walls in the room appear to be functional.  
Uniform insulation noted in exterior walls.



**13.15 Ceiling:**

The ceiling is functional.



**13.16 Light Switch:**

The light and light switch were functional at the time of the inspection.

**13.17 Light Fixture**

There is a ceiling fan installed in this room. It appears to be functional.





**13.18 Floor:**

The floors are in functional condition. The floor covering material is carpet.



**13.19 Windows:**

The windows and associated hardware in this room are all functional.



**13.20 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.



## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

**Garage:**

**14.1 Garage Type**

The garage is attached.

**14.2 Size of Garage:**

One car garage.

**14.3 Number of Overhead Doors**

There is a single overhead door.



**14.4 Overhead Door and Hardware Condition:**

Damaged panels are noted at exterior of door.

The overhead door track and spring assembly are in satisfactory condition, and it is functional.



**14.5 Automatic Overhead Door Opener:**

The overhead door opener appears to function appropriately.



**14.6 Safety Reverse Switch on the Automatic Opener:**

Yes - The door opener is equipped with an automatic pressure reverse safety switch. The safety reverse switch worked when it met resistance. There is an electronic beam safety reverse system installed. It appears to be functional.



#### 14.7 Floor Condition:

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

The garage floor is functional and has a satisfactory appearance.



#### 14.8 Garage Walls Condition:

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.



#### 14.9 Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the adjacent living areas.

October 2014



Dear:

At your request, a visual inspection of the above referenced property was conducted on October 1, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

#### **Utility Point of Service Shut Off Locations**

**Listed below are the places to turn off water, power and gas services in case of emergency.**

#### **SITE**

##### Gas Services:

##### *2.19 Location of Meter:*

1. Meter bank at end of building.



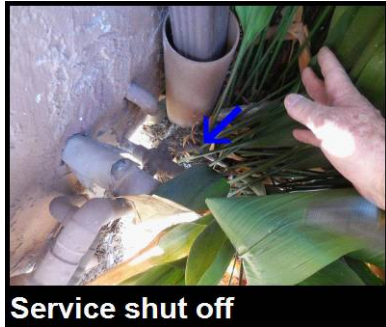
**Service shut off**

#### **PLUMBING SYSTEM**

##### Plumbing:

##### *9.4 Main Water Line Cutoff Location:*

2. Front right side of entry.



Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Empire Home Inspection

October 2014



Dear:

The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## ITEMS NEEDING ACTION

### SITE

#### Patio:

##### *2.8 Patio Deck Materials:*

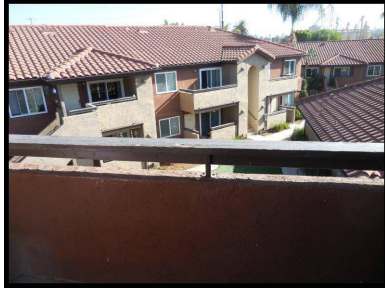
1. Small patio/deck with no cover. Cool deck floor finish needs repair and new finish coat to maintain waterproof conditions and existing stain removal.



##### *2.11 Patio Enclosure Condition:*

2. Top railing cap needs refinishing for wood preservation.



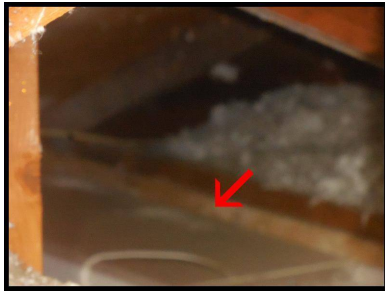


## ROOF & ATTIC

Attic & Ventilation:

*4.21 Insulation Noted:*

3. Area over hall bathroom has no insulation. repairs are needed.



## HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning- Primary Unit:

*7.4 Insulation Wrap on the Suction Line:*

4. Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to missing insulation.



Heating Plant- Primary Unit:

*7.24 Secondary Air Adequacy:*

5. Availability of secondary air for combustion and flue draft appears to be inadequate. Services of a qualified licensed professional are required. Lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house. Dust noted at perimeter of door indicates lack of combustion air. Have all air and venting systems serviced by licensed HVAC contractor.



#### 7.25 Filter Type/Size:

6. Disposable fiber filter with 30 to 45 day service life. Filter is stuck in bottom of furnace and needs proper size to be secured in place to operate correctly.



### KITCHEN

#### Kitchen Appliances:

#### 8.4 Food Waste Disposal:

7. Air Gap is present but is obstructed between air gap and disposal discharge is seen, repairs are needed.



#### Kitchen Interior

#### 8.16 Ceiling Fans:

8. Down light over sink needs cover.

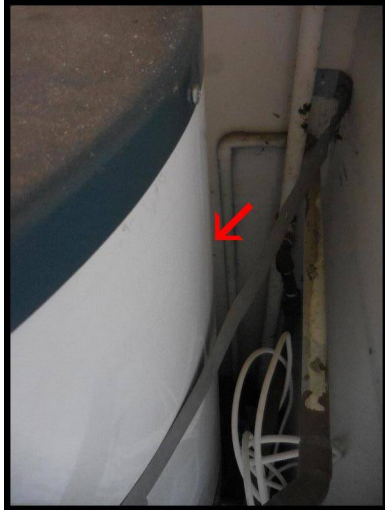


## PLUMBING SYSTEM

### Water Heater:

#### *9.22 Fuel Source for Water Heater:*

9. The water heater is gas-fired. Non Approved Earthquake Strapping is present. Straps need to surround tank and then be bolted to structure.



## LAUNDRY

### Laundry:

#### *10.9 Washer Pan:*

10. No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

## BATHROOMS

### Master Bathroom:

#### *11.4 Toilet Condition*

11. The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



#### *11.6 Tub Mixing Valve*

12. Mixing valve assembly needs to be secured to framing behind tub wall. Services of a licensed plumbing contractor are required in both bath tub assemblies.



*11.7 Shower/Shower Head and Mixing Valves:*

13. Diverted valve is frozen in shower position. Replacement is necessary.



*11.18 Ventilation Fans:*

14. Cleaning is needed for proper operation.



Bathroom #2:

*11.22 Faucet and Basin Fixture:*

15. Sink stopper is not functional at time of inspection. Repairs are needed.



*11.26 Tub Mixing Valve*

16. Securing the mixing valve assemble is needed.



*11.27 Shower/Shower Head and Mixing Valves:*

17. Diverter valve is frozen and replacement is needed.



*11.37 Ventilation Fans:*

18. Cleaning is needed for proper ventilation.

*11.38 Ground Fault Interrupt Outlets:*

19. There is intermittent contact with this receptacle and it needs to be replaced for proper performance.

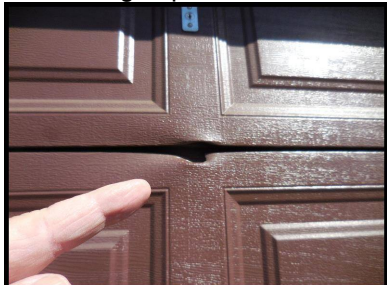


## **GARAGE**

### Garage:

*14.4 Overhead Door and Hardware Condition:*

20. Damaged panels are noted at exterior of door.



Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Empire Home Inspection