

Property Inspection Report



Inspection Date:
01/30/2016

Inspection Time:
9:30am

Prepared For:
[REDACTED]

Prepared By:
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Osh Bitar
CERTIFIED INSPECTOR

Report Overview

- **Estimated Year Built :** 2001
- **Unofficial Sq Ft :** 1900
- **Structure Type :** two story detached home, vacant
- **Inspection Attendees :** clients and brother, clients agents

THE PROPERTY IN PERSPECTIVE

This home is generally in good condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: Denotes a condition that is unsafe and in need of prompt attention.

Repair: Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: Denotes improvements which are recommended but not required.

Monitor: Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost: Denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement.

Please note that those observations listed under “**Discretionary Improvements**” are not essential repairs, but represent logical improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

The goal of the inspection is to inform our clients about the condition of the property. Not all areas and improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

This inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Floor Structure:	•Concrete •Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

Item 1 The inspection did not discover evidence of substantial structural movement and no major defects were observed in the accessible structural components of the home.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile
Roof Flashings:	•Metal
Roof Drainage System:	•Metal •Downspouts discharge below grade
Method of Inspection:	•Viewed from the ground •Viewed from ladder at eave •Viewed with binoculars •Viewed from windows/balcony

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

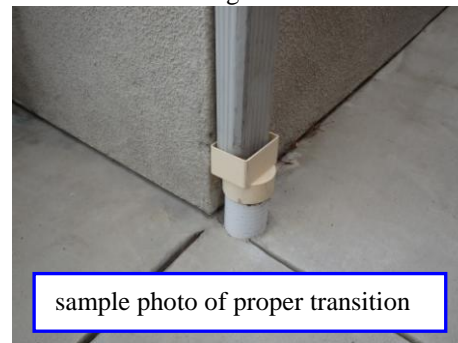
Sloped Roofing

Item 2 •Repair: There are several loose or sliding roof tiles that need repair. As we do not walk this type of roof, there may be additional sliding or damaged roofing that was not in view at the time of the inspection. Recommend consulting a licensed roofing contractor to further evaluate the complete roof. These are just a few sample photos.



Gutters & Downspouts

Item 3 •Repair: A misaligned rain gutter downspout transition to the underground drain was noted at the front left corner of the house. This should be repaired to help avoid spilling roof runoff around the building.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Rain gutter downspouts discharging underground are not inspected. It is recommended a video camera inspection be done to the underground sections of the piping to ensure there are no blockages.
- Tile, metal and wooden roofs are not walked on and are only inspected from the ground, on a ladder at the eaves, looking out windows and some areas of the roof may be out of view to inspect.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Exterior / Garage

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Driveway(s):	•Concrete
Walkways And Patios:	•Concrete
Garage Door(s):	•Metal •Automatic Garage Opener Installed
Fencing:	•Wood •Masonry •Glass

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

Item 4 •Monitor: Cracks and localized damage of the exterior stucco was observed in some areas around the house. The size, shape and location of these areas are commonly caused by settlement and normal wear and tear of the home. The inspection did not find evidence of significant movement or damaged.



Item 5 •Repair: The vegetation should be trimmed away from the house to help reduce the risk of insect and moisture damage.



Item 6 •Repair: The exterior trim is faded in some areas and should be painted to help protect it from the elements of the weather.



Garage

Item 7 •Monitor: An apparent staining was noted at the garage ceiling. The area was dry at the time of the inspection. The extent of the damage behind this area is unknown. The stains may have been caused by an old leak that has been repaired but additional investigation may be necessary. This area should be closely monitored.



Lot Drainage

Item 8 Note: It was noted that rain gutters drain underground and exterior floor drains were noted around the property. Visually from the exterior these drains appear to be in satisfactory condition. These areas should be kept free of debris to allow good drainage. The underground areas of the drains are not visible and it is unknown if they drain properly. You may also wish to have the underground sections of the piping video camera inspected to ensure there are no blockages.

Item 9 •Repair: Some backyard exterior floor drain covers appear to be obstructed and will likely need to be cleared to allow proper drainage. There is a chance the underground portion of the drain could also be obstructed.



Landscaping

Item 10 •Repair: Inoperative yard lights around the property at the time of this inspection. If replacement bulbs don't work, the circuit may need repair.



Fencing

Item 11 •Monitor: The surface of the backyard fencing is cracked in some areas, commonly cause by settlement. This should be closely monitored for additional movement.



Item 12 •Repair: Deteriorated sections of the fencing were noted.



Item 13 •Repair: Damaged coating was noted at the front steps and should be repaired to help preserve the steps.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected.
- Lawn sprinkler systems are not inspected unless explicitly contracted-for and discussed in this report.
- Rain gutter downspouts discharging underground are not inspected. It is recommended a video camera inspection be done to the underground sections of the piping to ensure there are no blockages.
- Exterior patio drains and yard drains are not tested nor inspected. It is recommended a video camera inspection be done to the underground sections of the piping to ensure there are no blockages.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

DESCRIPTION OF ELECTRICAL

Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Main Disconnect:	•Breakers •Located Outside the Garage
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Armored Cable
Receptacles:	•Grounded

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Lights

Item 14 •Repair: There are a few lights that are inoperative around the house.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include testing of remote control devices, alarm systems, low voltage wiring systems, solar power systems, ancillary wiring systems, and other components which are not part of the primary electrical power system.
- CFL - Compact florescent light bulbs are known to contain mercury, a known health hazard. Caution should be used when handling these types of light bulbs.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Located at the Attic
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

General Comments

Item 15 The heating unit responded properly to operation controls but is an aging system (manufactured in 2001). As such, it will become slightly more prone to breakdowns. The typical life expectancy for this type of heating system is approximately 25 years. One cannot predict with certainty when repairs or replacement will become necessary.



RECOMMENDATIONS / OBSERVATIONS

Furnace

Item 16 •Monitor: The air filters were clean at the time of the inspection but in regards to normal maintenance of the HVAC system, the air filters should be replaced or cleaned regularly (if applicable) to insure proper operation of the system.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Cooling

DESCRIPTION OF COOLING

Energy Source:
Central System Type:

- Electricity
- Air Cooled Central AC
- Located at the Backyard

COOLING OBSERVATIONS

General Comments

Item 17 The cooling unit responded properly to operation controls but is an aging system (manufactured in 2001). As such, it will become slightly more prone to breakdowns. The typical life expectancy for this type of cooling system is approximately 25 years. One cannot predict with certainty when repairs or replacement will become necessary.



RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

Item 18 •Repair: Water staining was noted at the exterior of the home. It is suspected this staining is from leakage at the air conditioning systems backup overflow line. This leakage is typical for when a problem has occurred at the AC systems primary drain line and the positioning of this exterior pipe is to help alert occupants that the AC system needs repair. A qualified HVAC technician should be consulted to further evaluate this condition and repair as needed.



LIMITATIONS OF COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of cooling supply or distribution balance is not inspected.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass Batt
Roof Ventilation:	•Gable Vents •Soffit Vents
Exhaust Fan/Vent Location:	•Located at the Bathroom •Located at the Laundry Room
Attic Access Location:	•Located at the Hallway

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic

Item 19 •Improve: General speaking the attic is in good condition but some areas have disturbed and missing insulation. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas 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.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Some areas of the attic could not be inspected and were inaccessible due to the lack of permanently installed walkways, restriction from insulation and framing members or ductwork.
- An analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R values or depths are rough average values.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Located at the Side Yard
Interior Supply Piping:	•Copper
Water Pressure:	•60 psi at the Hose Bib
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Steel
Water Heater:	•Gas •Located at the Garage
Fuel Shut-Off Valves:	•Natural Gas Main Located at Side Yard
Seismic Shut-Off Installed:	•No

PLUMBING OBSERVATIONS

Item 20 Note: All homes are susceptible to plumbing failures such as pin hole pipe leaks, underground leaks, slab leaks, drain failures, etc. These types of failures could develop at any moment without notice and are impossible to predict during this inspection. If this becomes a concern, I would recommend consulting a licensed plumber or specialized leak detection company for further evaluation of the complete plumbing system.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

Item 21 •Deferred Cost Item: The water heater was functional at the time of the inspection and has a typical life expectancy of about 10-15 years. This water heater is within this age (manufactured in 2001). One cannot predict with certainty when replacement will become necessary. It is recommended that water heaters sit within a leak pan.



Fixtures

Item 22 •Repair: A loose toilet tank was noted at the upstairs guest bathroom and should be repaired before it starts leaking.



Supply Plumbing

Item 23 •Repair: The shut off valves under sink locations, behind toilet locations, the refrigerator water line and the washing machine hose connections are aging and show signs of corrosion but these valves were not leaking at the time of the inspection. These would be considered a preventative maintenance item and it is recommended these areas be repaired before they start leaking. These are just a few sample photos.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- All plumbing systems are susceptible to pin hole pipe leaks, underground leaks, slab leaks, etc.
- The adequacy of water heater supply is not inspected.
- Portions of the plumbing system concealed by finishes, below the structure, or beneath the ground surface are not inspected. It is recommended a video camera inspection be done to the plumbing system to ensure there are no blockages.
- Exterior patio drains and yard drains are not tested nor inspected. It is recommended a video camera inspection be done to the underground sections of the piping to ensure there are no blockages.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys are not inspected.
- Water conditioning systems, solar water heaters, well water systems, fire sprinkler systems, and private waste disposal systems (septic tanks) are not inspected and are beyond the scope of this inspection.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Fixed Pane •Double Glazed
Doors:	•Wood

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

Item 24 •Improve: Cosmetic flaws were observed on the interior. (drywall flaws, scuffed paint, normal wear & tear, etc.)

Windows

Item 25 •Monitor, Repair: Some windows have lost their seal. This has resulted in discoloration or condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but you may wish to repair the windows because they have lost some insulating value. These are just a few sample photos.



Doors

Item 26 •Repair: The backyard door at the downstairs left bedroom is rubbing and may need to be trimmed or adjusted to work more smoothly.



Item 27 •Repair: A torn/damaged screen was noted for the upstairs sliding glass door.



Cabinets

Item 28 •Repair: Missing knobs were noted at the cabinets.



Smoke / CO Detectors

Item 29 •Upon pressing the test button, an audible sound was noted from the installed smoke and CO detectors. This would typically indicate they are working properly but please refer to the manufacturer specification for proper testing procedure.

Windows

Item 30 •Repair: Damaged window shutters were noted in the master bedroom.





LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, clothing, stored items, appliances and/or wall hangings are not moved to permit inspection and may block hidden defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- No testing of any kind is done for Asbestos, Lead or Chinese drywall.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.
- The testing of alarm, intercom, media center or surveillance camera systems is beyond the scope of this inspection.
- **Note:** Creaky floors, some uneven floors, some uneven walls and some drywall/plaster flaws should be expected and are considered normal on all concrete, wood and metal frame constructed buildings.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances:

Laundry Facility:

Other Components:

- Gas Range •Microwave Oven •Dishwasher •Waste Disposer
- Gas Piping for Dryer •Dryer Vents to Building Exterior •120 Volt Outlet for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Cooktop Exhaust to Exterior •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Item 31 The major appliances that were tested responded satisfactory at the time of the inspection.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Clothes washers and clothes dryers are not tested.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.
- Not all appliance buttons/knobs/levers are tested for proper operation. (microwave, dishwasher, oven controls etc.)
- Inspection of the following items is beyond the scope of this inspection, although we may comment on selected items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor or outdoor barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.

Fireplaces

DESCRIPTION OF FIREPLACES

Fireplaces:

•Steel Firebox •Gas

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall

FIREPLACES OBSERVATIONS

General Comments

Item 32 On the whole, the fireplace and its components are in good condition.



LIMITATIONS OF FIREPLACES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Fire screens, 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. Fireplace inserts, stoves, or firebox contents are not moved.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- It is recommended by the NFPA 211 Standards, (National Fire Protection Association) that a Level II inspection be conducted whenever there is a transfer in ownership. Our inspection does not constitute a Level II fireplace inspection, as it is beyond our scope of services. We recommend you contact a fireplace inspector who is qualified in NFPA Standards to conduct a Level II inspection. For more information, you can go to www.NFPA.org, or www.fireplaceinspections.com.
- The use of a thermal imaging infrared camera is beyond the scope of this inspection.

Please refer to the inspection agreement for a detailed explanation of the scope of this inspection.