

Sherlock Home Inspections

Property Inspection Report



6023 Evening View, Las Vegas NV, 89031
Inspection prepared for: Moriz Matsuzaki
Agent: Brian Lum - Elite Realty

Inspection Date: 9/9/2010 Time: 11:00 AM
Age: Built in 1996 Size: 1138 sq ft

Inspector: David Lawson
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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

[Inspectors final opinion: In my opinion, with items addressed, this is a structurally sound home.](#)

Interior Areas		
Page 4 Item: 6	Doors	<ul style="list-style-type: none"> • Entry way at front door has corner chipped off of floor tile. No other problem noted. See photo.
Page 4 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • Missing smoke detector. Recommend repair by certified professional.
Bathroom		
Page 8 Item: 5	Doors	<ul style="list-style-type: none"> • Hardware missing on sliding rear door by kitchen area. In need of repair. See photo.
Page 9 Item: 18	Sinks	<ul style="list-style-type: none"> • All bathrooms sinks are draining slow. • Hall bathroom sink stopper disconnected from stopper lever. In need of repair.
Kitchen		
Page 10 Item: 2	Counters	<ul style="list-style-type: none"> • Countertop perimeter in need of sealing.
Page 10 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> • Garbage disposal is jammed. In need of repair.
Page 12 Item: 22	Screen Doors	<ul style="list-style-type: none"> • Sliding screen door is missing hardware.
Heat/AC		
Page 15 Item: 6	Refrigerant Lines	<ul style="list-style-type: none"> • Missing insulation at A/C unit. Needs replacement . See photo.
Page 15 Item: 8	Air Supply	<ul style="list-style-type: none"> • The return air supply system appears to need balancing for proper circulation.
Water Heater		
Page 17 Item: 6	TPRV	<ul style="list-style-type: none"> • TPR valve improperly installed. The drain line from this valve must not form a water trap.
Garage		
Page 19 Item: 10	Fire Door	<ul style="list-style-type: none"> • Fire Door To Garage does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
Page 19 Item: 11	Garage Door Condition	<ul style="list-style-type: none"> • Weather stripping damaged. In need of repair/replacement by a certified professional.
Page 20 Item: 13	Garage Opener Status	<ul style="list-style-type: none"> • The garage door opener does not respond to normal operation. In need of repair. • The light cover is missing on the garage door opener.
Roof		
Page 22 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Some roof tiles are loose at back of garage roof in front of house. Recommend repairs by a certified professional.
Exterior Areas		
Page 24 Item: 2	Window Condition	<ul style="list-style-type: none"> • Missing solar screen on rear window.
Grounds		

Page 28 Item: 13	Exterior Faucet Condition	• Front and rear faucet are missing plural diverters. In need of repair.
Page 28 Item: 18	Sprinklers	• It appears the sprinkler system is overspraying on to fence and is in need of adjustment.
Pool		
Page 29 Item: 7	Lights	• Did not operate due to GFCI which did not function properly. See photo. Recommend repair or replacement by licensed contractor.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present • Client not present

2. Home Type

Home Type: Single family home with pool

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Entry way at front door has corner chipped off of floor tile. No other problem noted. See photo.

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Missing smoke detector. Recommend repair by certified professional.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
				X

15. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

17. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
 Observations:
 • Damper was opened and closed several times.
 • FYI: Fireplace is not auto ignite. A match or lighter is required to light the gas fireplace.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Bedroom#2

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

5. Closets

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted. • Ceramic tile is noted. • Sheet vinyl flooring is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations:
• Listed in Interior Areas portion of report

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Insulated glass noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

17. Screen Doors

Good	Fair	Poor	N/A	None
X				

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Full bath

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.
• **Hardware missing on sliding rear door by kitchen area. In need of repair. See photo.**

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl Flooring.
Observations:
• Stains noted in hall bath on vinyl floor. See photo.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Performing the function for which intended.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
			X	

18. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- All bathrooms sinks are draining slow.
- Hall bathroom sink stopper disconnected from stopper lever. In need of repair.

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Countertop perimeter in need of sealing.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated properly through full test cycle with soap dispenser door functioning properly.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None

Observations:

- Garbage disposal is jammed. In need of repair.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None

Observations:

- There was no soap present in the dispenser, could not test.

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted. • Aluminum framed sliding window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: All floors were in good condition with the exception of stain on bath floor noted elsewhere in this report.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding screen door is missing hardware.

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Laundry closet.

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
X				

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioner using the thermostat only. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: The furnace is located in the hall attic.

Materials: Gas fired forced hot air

Observations:

- Outside temperature was in excess of heating manufactures recommendations for testing. The furnace was not tested for heat mode. The same blower runs the distribution system for both heat and air conditioning, and the blower unit is operating properly at the time of this inspection.

2. Heater Base

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Enclosure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Venting

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Gas Valves

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Missing insulation at A/C unit. Needs replacement . See photo.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type: electric

Location: The compressor is located in the side yard in back.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The return air supply system appears to need balancing for proper circulation.

9. Registers

Good	Fair	Poor	N/A	None

Observations:
 • Air flow from registers varies.

10. Filters

Good	Fair	Poor	N/A	None
X				

Observations:
 • **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional at the time of inspection.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas
 Location: The heater is located in the garage.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations:
 • TPR valve improperly installed. The drain line from this valve must not form a water trap.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations:
 • Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- FYI: The water heater is not strapped. This is a requirement on new installations and future replacements in this area. This home is grandfathered and not required strapping until a replacement is installed.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Visually accessible from ground.
Materials: Tile roof.

2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sealer applied/painted concrete floor.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Engineered wood roof truss framing noted.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. 240 Volt

Good	Fair	Poor	N/A	None
X				

9. Exterior Door

Good	Fair	Poor	N/A	None
		X		

10. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:
• Fire Door To Garage does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Weather stripping damaged. In need of repair/replacement by a certified professional.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
		X		

Observations:

- The garage door opener does not respond to normal operation. In need of repair.
- The light cover is missing on the garage door opener.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Located on outside of garage wall.

Location: Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None

Observations:

- All breakers were on at the time of inspection.

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some roof tiles are loose at back of garage roof in front of house. Recommend repairs by a certified professional.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Attic

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- Attic viewed from ladder in access panel. View was limited. Approximately 6 - 8 inches of batt insulation noted.

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All electrical which was visible from access panel appeared to be in proper repair.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts.

Depth: Insulation averages about 8-10 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
X				

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing solar screen on rear window.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

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

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- The foundation is serving the serving the purpose for which intended with no apparent signs of structural issues.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible, obscured by drywall.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wrought iron

Observations:

- Gate to pool area is self-closing and self-latching.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- We do not inspect DC lines in the yard. Our inspection is limited to A/C only.

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: front of structure

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 75

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure • East side of house

Observations:

- Front and rear faucet are missing plural diverters. In need of repair.

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
				X

17. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Block

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- We do not inspect sprinkler systems.

- It appears the sprinkler system is overspraying on to fence and is in need of adjustment.

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
X				

2. Deck Condition

Good	Fair	Poor	N/A	None
X				

Materials: n/a see grounds page for material type

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete block fencing

Observations:

- Rear yard fence gate to pool area is self-closing and self-latching and is working properly at the time of this inspection.
- Recommend the adjustment of sprinkler system over spray in rear fence area.

4. Filter

Good	Fair	Poor	N/A	None
X				

Observations:

- appears operative

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: gas

7. Lights

Good	Fair	Poor	N/A	None
		X		

Observations:

- Did not operate due to GFCI which did not function properly. See photo. Recommend repair or replacement by licensed contractor.

8. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations:

- Gauge reads 11 lbs of pressure which is a good operating pressure. As the pressure rises it indicates that the filters need to be cleaned.

9. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspector noted that pool bonding wire is properly attached.
- There was no pool sweep or hose present at time of inspection.
- Pool responded to normal operating procedures.

10. Jets

Good	Fair	Poor	N/A	None
X				

Observations:

- operated

11. Structure Condition

Good	Fair	Poor	N/A	None
X				

Type: below ground

Materials: gunite

Observations:

- Visible portion of the pool appears structurally sound. Pool bottom is dirty at the time of this inspection hiding a good view of pool bottom. Pool man was there cleaning the pool at the time.

12. Tile

Good	Fair	Poor	N/A	None
X				

13. Timer

Good	Fair	Poor	N/A	None
X				

Observations:

- Timer was operating the pool at the time of our inspection. We do not alter timer settings to test by cycling.

14. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- clear

15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

16. Electrical

Good	Fair	Poor	N/A	None
X				

17. GFCI

Good	Fair	Poor	N/A	None
		X		

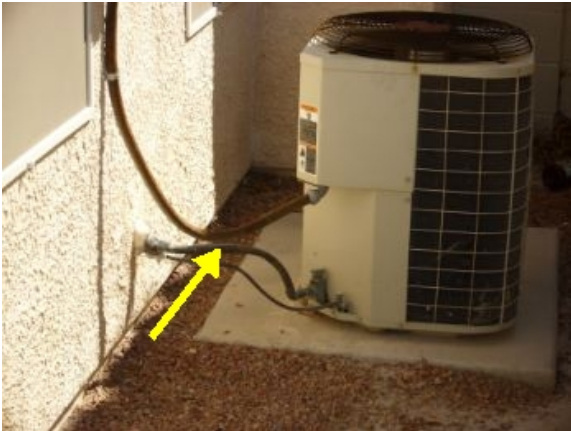
Photos



Front and back faucet missing backflow diverter



Loose tile on roof



Missing insulation on A/c line



Missing solar screen



Garage disposal jammed



Crack in grout line



End broken off of entry area floor tile



Missing smoke detector



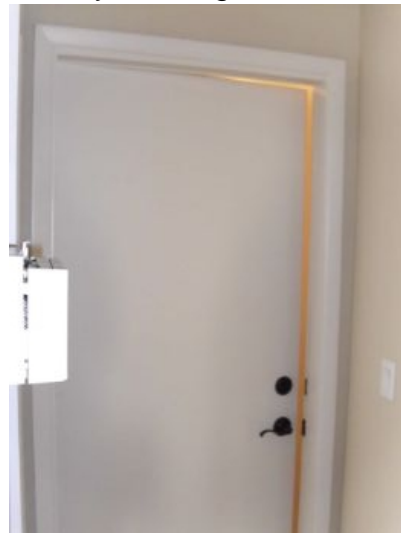
Slow drainage in all bathroom sinks



Stain on vinyl flooring in bath - cosmetic



Air condition register



Firedoor to garage needs adjust to self close self latch



TPR valve should not have water trap