



Advanced Group Property Inspection Co.

**Alex Kay**  
Chief Inspector

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<b>Date:</b> 7/16/2009	<b>Time:</b>	<b>Report ID:</b> MK0907025
<b>Property:</b>	<b>Customer:</b>	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. **Please read the entire report - including photos and related comments for all items.**

**ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS** - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.

**Inspected** = All items, components or units listed in the report are visually inspected unless indicated as Not Present or Excluded / Not Part Of Inspection. If no comments are made regarding the item, component, or unit, then it appeared to the Inspector to be functioning as intended allowing for normal wear and tear at the time of inspection.

**Needs Further Evaluation or Repair** = In the Inspector's opinion, the item appears to be in need of further evaluation / repairs / corrections by a Qualified Contractor / Specialist.

**Monitor** = The condition does not appear to require immediate repairs, but should be monitored for possible future repairs.

**Not Present** = The item, component or unit is not present at the inspected property.

**Excluded / Not Inspected** = Item is present but excluded, not ordered as a part of the inspection, or is not part of the standard scope of Home Inspection.

**Age Of Home:**  
1983

**Client Is Present:**  
Yes

**Weather:**  
Clear

**Temperature:**  
Over 90

**Rain in last 3 days:**  
No

## 1. Garage

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**GARAGE TYPE:**  
ATTACHED

**GARAGE DOOR TYPE:**  
ROLL UP  
ONE AUTOMATIC

**AUTO REVERSE SENSORS:**  
OPERATIONAL

### Inspection Items

#### 1.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS

##### Comments:

- Garage (Picture 1)



1.0 Picture 1

#### 1.1 CEILINGS

##### Comments: Needs Further Evaluation / Repair

- Holes / Missing materials / damage was noted on the ceiling. This can compromise the firewall. Repairs / Corrections recommended for safety. (Pictures 1-2)
- Moisture stains / damage noted to the garage ceiling. (Picture 3)



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

## 1.2 FIREWALL

**Comments:** Needs Further Evaluation / Repair

- Holes / Missing materials were noted on the firewall. Repairs / Corrections recommended. (Picture 1)



1.2 Picture 1

## 1.3 FLOORS

**Comments:**

- Common cracks up to 1/4 " were found on the garage floor.

## 1.4 DOORS - to interior / to exterior

**Comments:** Needs Further Evaluation / Repair

- Door to interior lacks self closing device / weatherstripping / threshold. Recommend upgrades for safety. (Picture 1)



1.4 Picture 1

**1.5 OTHER**

Comments:

**1.6 GARAGE ELECTRIC**

Comments:

## 2. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### WATER FILTERS:

NONE

(We do not inspect filtration systems)

#### WASHER DRAIN SIZE:

2" DIAMETER

#### CAPACITY:

40 GAL (1-2 PEOPLE)

#### WATER MAIN TYPE:

COPPER

NOT FULLY VISIBLE

#### PLUMBING WASTE:

CANNOT DETERMINE

NOT VISIBLE

#### PLUMBING DISTRIBUTION TYPE:

COPPER

NOT FULLY VISIBLE

#### WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

### Inspection Items

#### 2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Needs Further Evaluation / Repair

- Not all lines are visible, and we can not see the interior condition of drain system pipes. Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.

#### 2.1 INTERIOR WATER SUPPLY AND DISTRIBUTION

**Comments:** Needs Further Evaluation / Repair

- Not all of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All tested faucets operated properly at time of inspection.
- Copper pipes noted - recommend to check the records/permits / check with the HOA re: copper repiping and scope of repiping - pipes in walls not visible.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.

#### 2.2 WATER HEATER / VENTING

**Comments:** Needs Further Evaluation / Repair

- Gas line at water heater without drip leg ( this type installation is common for the area). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last ( this is many times a matter of personal preference).
- Recommend water heater installation meet all current safety standards.
- 40 gallon 2007 unit noted in Utility Room. (Picture 1)

- Water noted in drip pan - this can indicate a leak in the unit. Recommend further evaluations and corrections as needed by qualified Contractor. (Picture 2)
- Loose seismic straps noted.
- Gas was off - unable to test. Recommend further evaluations once gas is on, pilot lit and tank is heated.



2.2 Picture 1



2.2 Picture 2

### 2.3 WATER MAIN AND SHUT-OFF DEVICE

#### Comments:

- Recommend to check the records/permits on copper main re-piping. (Picture 1)



2.3 Picture 1

### 2.4 FUEL SYSTEM

#### Comments: Needs Further Evaluation / Repair

- Gas meter - seismic shut off was not present at the time of inspection - may not be required in the City of Location - recommend to check the local regulations. Seismic shut of valves are recommended on all homes by this Inspection Company. (Picture 1)
- Gas was off - Gas Company "boot" present at the time of inspection - unable to test gas fueled appliances, hot / cold water polarities at sinks, showers etc (Picture 2)



2.4 Picture 1



2.4 Picture 2

## 2.5 OTHER

### Comments:

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

#### Styles & Materials

##### ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND

##### BRANCH WIRE 15 and 20 AMP:

COPPER

##### PANEL CAPACITY:

60 AMP

##### WIRING METHODS:

CONDUIT

NOT FULLY VISIBLE

##### PANEL TYPE:

CIRCUIT BREAKERS

#### Inspection Items

##### 3.0 SERVICE ENTRANCE CONDUCTORS

###### Comments:

##### 3.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL

###### Comments:

- 60 amp main panel located at building left side exterior. (Picture 1)



3.1 Picture 1

##### 3.2 EQUIPMENT PANELS (sub-panels)

###### Comments:

- Sub panel located in Hallway (Picture 1)
- No labels present - recommend corrections for safety.



3.2 Picture 1

### 3.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments:

### 3.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Monitor Condition

- All tested outlets operated properly at time of inspection.
- Painted outlets noted at time of inspection. Recommend replacement for safety.

### 3.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

### 3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Needs Further Evaluation / Repair

- Recommend to have GFCI outlets in all "wet" locations and to test them periodically.
- No GFCI outlets found at time of inspection.

### 3.7 SMOKE DETECTORS

Comments: Needs Further Evaluation / Repair

- Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.
- No functional smoke detectors found in Master Bedroom or Bedroom #3 at time of inspection. Corrections recommended for safety.

### 3.8 OTHER

Comments:

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Extinguished pilot lights are not lit by the Inspector. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

<b>HEAT TYPE:</b> FORCED AIR	<b>ENERGY SOURCE:</b> NATURAL GAS	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE
<b>DUCTWORK:</b> NO ACCESS TO DUCTING - UNKNOWN	<b>FILTER TYPE:</b> W/ NO HOLD DOWN DISPOSABLE	<b>TYPES OF FIREPLACES:</b> PRREFABRICATED

### Inspection Items

#### 4.0 HEATING EQUIPMENT

**Comments:** Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. (Picture 1)
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- No closet wall or weatherstripping at door present at time of inspection - combustion and return air can mix (this is improper). Recommend further evaluations and upgrades / corrections as needed by qualified HVAC Contractor for safety. (Pictures 2-3)
- Flex type gas line runs in the body of the FAU / Furnace - recommend to change it to rigid type pipe extension. (Picture 4)
- **Gas was off at time of inspection - unable to test. Recommend further evaluations once gas is turned on.**



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.0 Picture 4

#### 4.1 NORMAL OPERATING CONTROLS

##### Comments:

- Thermostat (Picture 1)



4.1 Picture 1

#### 4.2 VENTING

##### Comments:

#### 4.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

##### Comments: Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air filter is not properly installed / lacks filter hold down - unit is not properly filtering return air.(Picture 1)



4.3 Picture 1

#### 4.4 FIREPLACE / FLUE / CHIMNEY (interior view)

**Comments:** Monitor Condition

- Video inspection of the flue by qualified Chimney Inspector is recommended. (Picture 1)
- Spark screen is not present - recommend upgrades for fire safety. (Picture 2)



4.4 Picture 1



4.4 Picture 2

#### 4.5 OTHER

**Comments:**

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**COOLING EQUIPMENT TYPE:**  
AIR CONDITIONER UNIT

**COOLING EQUIPMENT ENERGY SOURCE:**  
ELECTRICITY

**NUMBER OF A/C UNITS:**  
ONE

### Inspection Items

#### 5.0 A / C COMPRESSOR

##### Comments:

- Unit operated properly at time of inspection.
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. (Picture 1)
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician
- 3 ton system noted. Unable to determine the exact age of unit at time of inspection. (Picture 2)



5.0 Picture 1



5.0 Picture 2

#### 5.1 NORMAL OPERATING CONTROLS

##### Comments:

#### 5.2 DISTRIBUTION SYSTEMS (SEE PREVIOUS HEATING SECTION)

##### Comments:

#### 5.3 OTHER

##### Comments:

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### CEILING MATERIALS:

SHEETROCK  
ACOUSTIC SPRAY

#### INTERIOR DOORS:

HOLLOW CORE

#### WALL MATERIAL:

SHEETROCK

#### WINDOW TYPES:

ALUMINUM SLIDING

#### FLOOR COVERING(S):

CARPET  
TILE

### Inspection Items

#### 6.0 CEILINGS

**Comments:** Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.
- Signs of mold are present on ceiling in Kitchen . We did not inspect, test or determine if this mold is or is not a health hazard. Recommend you contact a mold inspector or expert for investigation or correction if needed. (Picture 1)



6.0 Picture 1

#### 6.1 WALLS

**Comments:** Needs Further Evaluation / Repair

- Common cracks were noted at the interior walls.
- Damaged wall noted in Entry (Picture 1)



6.1 Picture 1

## 6.2 FLOORS

**Comments:** Needs Further Evaluation / Repair

- Stained / worn floor covering noted at various areas. Appears to be at the end of useful life - replacement recommended. (Pictures 1-3)



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3

## 6.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Needs Further Evaluation / Repair

- Door stops are recommended at all interior doors in order to prevent damage to the interior walls.
- Missing catch plate noted at entry door - a security risk. Corrections recommended. (Picture 1)

- Slider door is installed backward - it is possible to remove the door from the track from exterior - a security concern. (Picture 2)
- Missing cabinet door noted in Hallway (Picture 3)
- Missing closet doors noted in bedrooms. (Picture 4)
- Damaged door frame noted at Bedroom. (Picture 5)



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4



6.3 Picture 5

#### 6.4 WINDOWS (REPRESENTATIVE NUMBER)

##### Comments:

- All tested windows operated properly at time of inspection.

## 6.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Monitor Condition

- Stairway (Picture 1)
- Handrail at interior stairs is not to current safety standards - does not return to wall at top landing - correction / safety upgrade recommended. (Picture 2)



6.5 Picture 1



6.5 Picture 2

## 6.6 LAUNDRY SERVICE

**Comments:**

- GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller. (Picture 1)
- Recommend installing drip pan with exterior routed drain line.



6.6 Picture 1

## 6.7 Exterior

**Comments:** Monitor Condition

- Dry stains and some moisture damage noted at exterior wall - corrections recommended. (Picture 1)



6.7 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7(A). Hall Bath****Inspection Items****7.0.A General Condition / Comments****Comments:** Monitor Condition

- Hallway Bathroom (Pictures 1-3)
- Toilet tank lid hits counter - can not fully install. Corrections recommended. (Picture 4)
- Caulk needed at sink counter. (Picture 5)
- Tub faucet continues to run when turned off. Recommend further evaluations and corrections as needed by qualified Plumbing contractor.



7.0.A Picture 1



7.0.A Picture 2



7.0.A Picture 3



7.0.A Picture 4



7.0.A Picture 5

**7(B). Master Bath****Inspection Items****7.0.B General Condition / Comments**

**Comments:** Needs Further Evaluation / Repair

- Master Bathroom (Pictures 1-4)
- Missing drawer noted at cabinet. (Picture 4)
- Tub faucet pipes are loose at wall - improper. Recommend anchoring pipes to wall and caulking around tub faucet to help prevent moisture penetration / damage of wall. (Picture 5)



7.0.B Picture 1



7.0.B Picture 2



7.0.B Picture 3



7.0.B Picture 4

## 8. Kitchen

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**CABINETRY:**  
WOOD

**DISPOSER:**  
PRESENT

**BUILT-IN MICROWAVE:**  
NONE

**COUNTERTOP:**  
TILE

**EXHAUST/RANGE HOOD:**  
VENTED

**TRASH COMPACTORS:**  
NONE

**DISHWASHER:**  
NONE

**RANGE/OVEN:**  
NONE

### Inspection Items

#### 8.0 COUNTERS AND CABINET DOORS / DRAWERS

**Comments:** Needs Further Evaluation / Repair

- Kitchen (picture 1)
- Moderate to heavy general wear and age defects were noted - upgrade / renovations recommended. (Pictures 2-3)
- Caulk needed at counter (Picture 4)



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3



8.0 Picture 4

#### 8.1 FOOD WASTE DISPOSER

**Comments:**

- Unit operated properly at time of inspection. (Picture 1)



8.1 Picture 1

**8.2 DISHWASHER**

Comments: Not Present

**8.3 RANGES/OVENS/COOKTOPS**

Comments: Not Present

**8.4 RANGE HOOD**

Comments: Needs Further Evaluation / Repair

- Exhaust fan was not properly diverted at time of inspection (currently set up for ventilation, yet is recirculating instead). Recommend corrections for proper exhaust control. (Picture 1)
- Missing filter noted - replacement recommended. (Picture 2)



8.4 Picture 1



8.4 Picture 2

**8.5 MICROWAVE COOKING EQUIPMENT - NOT TESTED BY THIS COMPANY**

Comments: Not Present

**8.6 TRASH COMPACTOR**

Comments: Not Present

**8.7 OTHER**

Comments:

**9. Additional Photos**

**Styles & Materials**

**ADDITIONS / ENCLOSURES / ALTERATIONS:**

**Inspection Items**

**9.0 GENERAL PHOTOS**

**Comments:**

- Additional Photos (Pictures 1-10)



9.0 Picture 1



9.0 Picture 2



9.0 Picture 3



9.0 Picture 4



9.0 Picture 5

9.0 Picture 6



9.0 Picture 7



9.0 Picture 8



9.0 Picture 9



9.0 Picture 10

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# General Summary



**Advanced Group**

**Michael King**  
**Advanced Group Property Inspection Co.**  
**Web> www.AGPIC.com**  
**Email> michaelking@agpic.com**  
**Phone> 818.247.7771**

**Customer**  
Ying Zhao

**Address**  
12828 Ramona Blvd  
Unit #71  
Baldwin Park CA 91706

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Garage

### 1.1 CEILINGS

#### **Needs Further Evaluation / Repair**

- Holes / Missing materials / damage was noted on the ceiling. This can compromise the firewall. Repairs / Corrections recommended for safety. (Pictures 1-2)
- Moisture stains / damage noted to the garage ceiling. (Picture 3)

### 1.2 FIREWALL

#### **Needs Further Evaluation / Repair**

- Holes / Missing materials were noted on the firewall. Repairs / Corrections recommended. (Picture 1)

### 1.3 FLOORS

- Common cracks up to 1/4 " were found on the garage floor.

### 1.4 DOORS - to interior / to exterior

#### **Needs Further Evaluation / Repair**

## 1. Garage

- Door to interior lacks self closing device / weatherstripping / threshold. Recommend upgrades for safety. (Picture 1)

## 2. Plumbing

### 2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

#### Needs Further Evaluation / Repair

- Not all lines are visible, and we can not see the interior condition of drain system pipes. Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.

### 2.1 INTERIOR WATER SUPPLY AND DISTRIBUTION

#### Needs Further Evaluation / Repair

- Not all of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All tested faucets operated properly at time of inspection.
- Copper pipes noted - recommend to check the records/permits / check with the HOA re: copper repiping and scope of repiping - pipes in walls not visible.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.

### 2.2 WATER HEATER / VENTING

#### Needs Further Evaluation / Repair

- Gas line at water heater without drip leg ( this type installation is common for the area). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last ( this is many times a matter of personal preference).
- Recommend water heater installation meet all current safety standards.
- 40 gallon 2007 unit noted in Utility Room. (Picture 1)
- Water noted in drip pan - this can indicate a leak in the unit. Recommend further evaluations and corrections as needed by qualified Contractor. (Picture 2)
- Loose seismic straps noted.
- Gas was off - unable to test. Recommend further evaluations once gas is on, pilot lit and tank is heated.

### 2.3 WATER MAIN AND SHUT-OFF DEVICE

- Recommend to check the records/permits on copper main re-piping. (Picture 1)

### 2.4 FUEL SYSTEM

#### Needs Further Evaluation / Repair

- Gas meter - seismic shut off was not present at the time of inspection - may not be required in the

## 2. Plumbing

City of Location - recommend to check the local regulations. Seismic shut of valves are recommended on all homes by this Inspection Company. (Picture 1)

- Gas was off - Gas Company "boot" present at the time of inspection - unable to test gas fueled appliances, hot / cold water polarities at sinks, showers etc (Picture 2)

### 2.5 OTHER

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection.

## 3. Electrical System

### 3.2 EQUIPMENT PANELS (sub-panels)

- Sub panel located in Hallway (Picture 1)
- No labels present - recommend corrections for safety.

### 3.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Monitor Condition

- All tested outlets operated properly at time of inspection.
- Painted outlets noted at time of inspection. Recommend replacement for safety.

### 3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Needs Further Evaluation / Repair

- Recommend to have GFCI outlets in all "wet" locations and to test them periodically.
- No GFCI outlets found at time of inspection.

### 3.7 SMOKE DETECTORS

#### Needs Further Evaluation / Repair

- Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.
- No functional smoke detectors found in Master Bedroom or Bedroom #3 at time of inspection. Corrections recommended for safety.

## 4. Heating

### 4.0 HEATING EQUIPMENT

#### Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. (Picture 1)
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- No closet wall or weatherstripping at door present at time of inspection - combustion and return air can mix (this is improper). Recommend further evaluations and upgrades / corrections as needed by qualified HVAC Contractor for safety. (Pictures 2-3)

## 4. Heating

- Flex type gas line runs in the body of the FAU / Furnace - recommend to change it to rigid type pipe extension. (Picture 4)
- **Gas was off at time of inspection - unable to test. Recommend further evaluations once gas is turned on.**

### 4.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

#### Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air filter is not properly installed / lacks filter hold down - unit is not properly filtering return air. (Picture 1)

### 4.4 FIREPLACE / FLUE / CHIMNEY (interior view)

#### Monitor Condition

- Video inspection of the flue by qualified Chimney Inspector is recommended. (Picture 1)
- Spark screen is not present - recommend upgrades for fire safety. (Picture 2)

## 5. Air Conditioning

### 5.0 A / C COMPRESSOR

- Unit operated properly at time of inspection.
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. (Picture 1)
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician
- 3 ton system noted. Unable to determine the exact age of unit at time of inspection. (Picture 2)

## 6. Interior

### 6.0 CEILINGS

#### Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- An active leak was noted at the Kitchen ceiling. I was unable to determine if the leak was from the water heater or one of the bathrooms. Recommend further evaluations and repairs as needed by qualified Plumbing Contractor.
- Signs of mold are present on ceiling in Kitchen . We did not inspect, test or determine if this mold is or is not a health hazard. Recommend you contact a mold inspector or expert for investigation or correction if needed. (Picture 1)

### 6.1 WALLS

#### Needs Further Evaluation / Repair

- Common cracks were noted at the interior walls.
- Damaged wall noted in Entry (Picture 1)

## 6. Interior

### 6.2 FLOORS

#### Needs Further Evaluation / Repair

- Stained / worn floor covering noted at various areas. Appears to be at the end of useful life - replacement recommended. (Pictures 1-3)

### 6.3 DOORS (REPRESENTATIVE NUMBER)

#### Needs Further Evaluation / Repair

- Door stops are recommended at all interior doors in order to prevent damage to the interior walls.
- Missing catch plate noted at entry door - a security risk. Corrections recommended. (Picture 1)
- Slider door is installed backward - it is possible to remove the door from the track from exterior - a security concern. (Picture 2)
- Missing cabinet door noted in Hallway (Picture 3)
- Missing closet doors noted in bedrooms. (Picture 4)
- Damaged door frame noted at Bedroom. (Picture 5)

### 6.4 WINDOWS (REPRESENTATIVE NUMBER)

- All tested windows operated properly at time of inspection.

### 6.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Monitor Condition

- Stairway (Picture 1)
- Handrail at interior stairs is not to current safety standards - does not return to wall at top landing - correction / safety upgrade recommended. (Picture 2)

### 6.6 LAUNDRY SERVICE

- GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller. (Picture 1)
- Recommend installing drip pan with exterior routed drain line.

### 6.7 Exterior

#### Monitor Condition

- Dry stains and some moisture damage noted at exterior wall - corrections recommended. (Picture 1)

## 7(A). Hall Bath

### 7.0.A General Condition / Comments

#### Monitor Condition

- Hallway Bathroom (Pictures 1-3)
- Toilet tank lid hits counter - can not fully install. Corrections recommended. (Picture 4)
- Caulk needed at sink counter. (Picture 5)
- Tub faucet continues to run when turned off. Recommend further evaluations and corrections as

**7(A). Hall Bath**

needed by qualified Plumbing contractor.

**7(B). Master Bath****7.0.B General Condition / Comments****Needs Further Evaluation / Repair**

- Master Bathroom (Pictures 1-4)
- Missing drawer noted at cabinet. (Picture 4)
- Tub faucet pipes are loose at wall - improper. Recommend anchoring pipes to wall and caulking around tub faucet to help prevent moisture penetration / damage of wall. (Picture 5)

**8. Kitchen****8.0 COUNTERS AND CABINET DOORS / DRAWERS****Needs Further Evaluation / Repair**

- Kitchen (picture 1)
- Moderate to heavy general wear and age defects were noted - upgrade / renovations recommended. (Pictures 2-3)
- Caulk needed at counter (Picture 4)

**8.1 FOOD WASTE DISPOSER**

- Unit operated properly at time of inspection. (Picture 1)

**8.2 DISHWASHER**

**Not Present**

**8.3 RANGES/OVENS/COOKTOPS**

**Not Present**

**8.4 RANGE HOOD****Needs Further Evaluation / Repair**

- Exhaust fan was not properly diverted at time of inspection (currently set up for ventilation, yet is recirculating instead). Recommend corrections for proper exhaust control. (Picture 1)
- Missing filter noted - replacement recommended. (Picture 2)

**8.5 MICROWAVE COOKING EQUIPMENT - NOT TESTED BY THIS COMPANY**

**Not Present**

**8.6 TRASH COMPACTOR**

**Not Present**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength,

adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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