

# SKYS Property Inspection Consultants

## PROPERTY INSPECTION REPORT



77 Sunset Strip, Hollywood CA  
Inspection prepared for: Marilyn Monroe  
Inspection Date: 8/17/2011 Time: 8:25 am to 11:15 am  
Age: 2004 Size: 3650 sf  
Weather: Sunny  
Inspection#:007sample

Inspector: Skys Sykes  
Greg Sykes  
1850 GUILDER GLEN, ESCONDIDO, CA 92029  
Phone: 760-743-4874 Fax: 760-745-7289

Email: SKYSINSPEC@AOL.COM  
SKYSINSPECTIONS.COM

## DEFECTS SUMMARY

This is a summary identifying the defects as noted in the inspection report. **You should still read the entire inspection report** for additional comments and explanations. It is recommended that the defects be repaired by the appropriate licensed contractor.

**NOTE: Due to typos or software errors, not all defects may be included in this summary.**

Kitchen		
Page 4 Item: 3	Cabinets	<ul style="list-style-type: none"> <li>• Cabinet drawer face is missing, consult with seller on repair/ replacement options.</li> <li>• Cabinet doors rub under sink-need adjustment</li> </ul>
Page 4 Item: 4	Counters	<ul style="list-style-type: none"> <li>• Grout needed at backsplash*</li> </ul>
Page 4 Item: 10	Dishwasher	<ul style="list-style-type: none"> <li>• Weak door springs</li> </ul>
Bathrooms		
Page 5 Item: 2	Toilets	<ul style="list-style-type: none"> <li>• Water runs continuously* -#3</li> </ul>
Page 5 Item: 7	Showers	<ul style="list-style-type: none"> <li>• No hot water-#3*</li> </ul>
Master Bathroom		
Page 5 Item: 2	Toilets	<ul style="list-style-type: none"> <li>• Water continuously runs*</li> </ul>
Page 6 Item: 4	Cabinets	<ul style="list-style-type: none"> <li>• Grout needed at backsplash*</li> <li>• Damaged doors*</li> </ul>
Page 6 Item: 6	Bath Tubs	<ul style="list-style-type: none"> <li>• Grout needed tub to floor*</li> </ul>
Page 6 Item: 7	Showers	<ul style="list-style-type: none"> <li>• Grout needed pan to floor*</li> </ul>
Interior Areas		
Page 6 Item: 1	Doors	<ul style="list-style-type: none"> <li>• Deadbolt misaligned*</li> <li>• Screen door missing at Family Room*</li> <li>• Door striker sticks at Bedroom 3 Closet*</li> </ul>
Page 7 Item: 3	Window Condition	<ul style="list-style-type: none"> <li>• Window difficult to close at the Master Bedroom*</li> </ul>
Page 7 Item: 5	Ceiling Condition	<ul style="list-style-type: none"> <li>• Decorative beams in din room- hanging crooked at two places*</li> </ul>
Page 7 Item: 6	Floors	<ul style="list-style-type: none"> <li>• Water surface damage-dining room(2)</li> </ul>
Page 7 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• Fam rm- loose hanging outlet*</li> <li>• Office-loose hanging outlet*</li> <li>• Top of stairs outlet-reverse polarity*</li> </ul>
Page 7 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> <li>• Carbon monoxide detectors required at each level*</li> </ul>
Page 7 Item: 10	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Loose spindle at the top of the stairs*</li> </ul>
Page 7 Item: 11	Ceiling Fans	<ul style="list-style-type: none"> <li>• Ceiling fan wobbles/noisey at the Game Room*</li> </ul>
Heat/AC System		
Page 9 Item: 6	Filters	<ul style="list-style-type: none"> <li>• Filters dirty-recommend replacing*</li> </ul>
Page 9 Item: 8	AC Compress Condition	<ul style="list-style-type: none"> <li>• Upper level compressor did not operate(2)</li> </ul>
Electrical System		
Page 10 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Panel cover screw(s) missing.</li> <li>• Open breaker panel slot(s) at panel box cover. Electrocution hazard.</li> </ul>
Page 11 Item: 4	Breakers	<ul style="list-style-type: none"> <li>• One 15 amp breaker double lugged-two wires in lieu of one(2)</li> <li>• AFCI Square D breakers, type HOM115AFI, on recall(2)</li> </ul>
Plumbing System		
Page 11 Item: 5	Exterior Faucet Condition	<ul style="list-style-type: none"> <li>• Broken handle-rear faucet*</li> </ul>
Garage		
Page 14 Item: 10	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• Water damage on ceiling below master bath-needs repair(2)</li> </ul>

Grounds		
Page 15 Item: 4	Vegetation	• Trim remove front vines*
Page 16 Item: 5	Patio	• Barbecue missing grill*
Page 16 Item: 7	Fencing condition	• South gate latch loose*
Page 16 Item: 8	Electrical	• Front yard light need repair,missing timer cover*
Exterior Features		
Page 17 Item: 1	Exterior conditions	• Recommend sealing stucco at rear gas pipe*
Page 17 Item: 2	Trim	• Paint discolored at window trim,front door*

# Inspection Details

## INTRODUCTION/ KEY TO THE INSPECTION REPORT

This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. **It is a limited inspection only for items that are visible and accessible and reports the condition at the time of the inspection only. Please carefully read your entire Inspection Report. Call us if you have any questions.** The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, soil and possessions. **It is recommended that the hidden and non-accessible areas be checked when dwelling is vacant.** Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

**Note: this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Checking for proper building permits is not within the scope of this inspection. Identifying and testing of any potential environmental hazards such as mold, lead, radon, chinese drywall, and asbestos materials are not within the scope of this inspection. This report does not identify all product recalls. For a complete listing of product recalls, we recommend you go to the Consumer Product Safety Commission at [www.CPSC.gov](http://www.CPSC.gov).**

## RATINGS ABBREVIATIONS

**SERV - APPEARS SERVICABLE** means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some servicable items may, however, show wear and tear.

**DEF - MATERIAL DEFECT(S)** noted for a system or item.

**COM - COMMENT(S)** describing condition of the system or item which may not affect the function or performance of the item.

**N/A - NOT APPLICABLE**

**NONE - ITEM NOT PRESENT**

## KEY TO THE INSPECTION REPORT (Items/comments noted with an asterisk or number)

\* Items that have an asterisk next to them warrants additional attention, repair or monitoring.

- (1) Recommended evaluation by a qualified licensed structural engineer/geotechnical engineer.
- (2) Recommend further evaluation and repairs as needed by a qualified licensed contractor.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This is not required. The building may have been constructed before the current safety standard was implemented.
- (6) Recommend evaluation of possible fungal(microbial) growth by an environmental specialist.

### 1. Attendance

In Attendance: Client present • Buyer Agent present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Vacant

## Kitchen

If there are personal items under the sink area, this restricts the view and limits our inspection of that area. Inspector does not usually remove items. Recommend area be checked when dwelling is vacant.

**NOTE:** Refrigerators, freezers, and built in ice makers are not part of this inspection.

**NOTE:** Range/cooktop self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are tested during this inspection. Appliances are not moved Note: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.

1. Sinks

SERV	DEF	COM	N/A	None
X				

Observations:  
 • APPEARS SERVICABLE

2. Plumbing

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable-faucet operated normally

3. Cabinets

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Appears servicable -typical condition for age  
 • Cabinet drawer face is missing, consult with seller on repair/ replacement options.  
 • Cabinet doors rub under sink-need adjustment

4. Counters

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Solid surface  
 • Grout needed at backsplash\*

5. Garbage Disposal

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appeared serviceable

6. Oven & Range

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable  
 • Electric coils

7. Cook top condition

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Gas cook top  
 • Gas off-unable to check

8. Vent Condition

SERV	DEF	COM	N/A	None
X				

Materials: Exterior Vented

9. Microwave

SERV	DEF	COM	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.

10. Dishwasher

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Weak door springs

11. Electrical

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears Servicable - Outlets, switches and lights

12. Trash Compactor

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Functioned and operated normally when tested.

## Bathrooms

All water features are operated and checked for proper flow and for drain leaks unless water is turned off or not accessible. Inspector can only check for visible damage and cannot determine any hidden damage behind fixtures, walls or waterproof surfaces. **NOTE:** If any bathroom floors have carpeting, it is recommended that it be removed to avoid possible water damage or fungal growth in the future.

### 1. Locations

Locations: Main Floor Bathroom-upper full -#3 • Lower powder room-#1 • Lower bedroom#5 bathrm-#2

### 2. Toilets

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Water runs continuously\*-#3

### 3. Sinks

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable- faucet and drain operated normally

### 4. Cabinets

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appeared servicable -typical condition for age

### 5. Exhaust Fan

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable

### 6. Bath Tubs

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable - faucet and drain functioned properly

### 7. Showers

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • No hot water-#3\*

### 8. Shower Walls

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable - shower functioned normally

## Master Bathroom

### 1. Locations

Locations: Master Bathroom

### 2. Toilets

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Water continously runs\*

### 3. Sinks

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable- faucet and drain operated normally

4. Cabinets

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Grout needed at backsplash\*  
 • Damaged doors\*

5. Exhaust Fan

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable

6. Bath Tubs

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Appears servicable - faucet and drain functioned properly  
 • Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.  
 • Grout needed tub to floor\*

7. Showers

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Appears servicable - shower functioned properly  
 • Grout needed pan to floor\*

8. Shower Walls

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears servicable - shower functioned normally

### Interior Areas

If dwelling has personal belongings at the time of the inspection, only a sampling of windows, doors, outlets,lights and switches may be inspected due to inaccessability . Recommend that the hidden and non-accessbile areas,items be checked at final walk-thru and notify inspector of any unusual conditions not noted in report.

**NOTE:** Determining the failure(fogged) of insulated window(dual-pane) seals is not always possible due to temperature, weather, and lighting conditions at the time of the inspection. Recommend re-checking at final walk-thru.

**NOTE:** The condition of walls behind wallpaper, paneling, and furnishings cannot be determined.

**NOTE:** Determining whether acoustic(popcorn) ceilings contain asbestos is beyond the scope of this inspection.

**NOTE:** For single family dwellings with gas appliances, wood burning fireplace or attached garage, **cabon monoxide detector(s) are required as of JULY 1, 2011.**

**NOTE:** Smoke detectors are required in hall ways adjacent to sleeping rooms and at least one on each level for multi-level dwellings. Additionally, if the dwelling was constructed after 1991, Smoke detectors should also be in every sleeping area linked together and hard wired.

1. Doors

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Deadbolt misaligned\*  
 • Screen door missing at Family Room\*  
 • Door striker sticks at Bedroom 3 Closet\*

2. Door Bell

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Operated normally when tested.

3. Window Condition

SERV	DEF	COM	N/A	None
	X			

Materials: Vinyl framed sliding window noted.  
 Observations:  
 • Window difficult to close at the Master Bedroom\*

4. Wall Condition

SERV	DEF	COM	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Serviceable condition with common cracks

5. Ceiling Condition

SERV	DEF	COM	N/A	None
	X			

Materials: There are drywall ceilings noted.  
 Observations:  
 • Serviceable condition with common cracks  
 • Decorative beams in din room- hanging crooked at two places\*

6. Floors

SERV	DEF	COM	N/A	None
	X			

Materials: Carpeting • Tile • Wood  
 Observations:  
 • Water surface damage-dining room(2)

7. Electrical

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Fam rm- loose hanging outlet\*  
 • Office-loose hanging outlet\*  
 • Top of stairs outlet-reverse polarity\*

8. Smoke Detectors

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Operated with test button normally  
 • Carbon monoxide detectors required at each level\*

9. Condition

SERV	DEF	COM	N/A	None
X		X		

Materials: Family room • Living room  
 Materials: Prefabricated  
 Observations:  
 • Gas capped-both units  
 • Damper doors appeared to operate OK

10. Stairs & Handrail

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Loose spindle at the top of the stairs\*

11. Ceiling Fans

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Ceiling fan wobbles/noisey at the Game Room\*

## Laundry

Washing machines and dryers are not moved during the inspection. The condition of walls and flooring under the units cannot always be determined.

**NOTE:** The inspector does not test washing machine drains or supply valves. The washing machine and dryer operation are not part of the inspection.

**NOTE:** If laundry is located in the interior, recommend drip pan for washing machine if there is not a floor drain and heavy duty water hoses(steel braided or nylon reinforced) as a precaution.

**NOTE:** Determining the water tightness of shower pans is beyond the scope of this inspection.

1. Locations

Locations: Service area



2. Plumbing

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Piping - water & drain line appear serviceable  
 • Some not accessible.

3. Gas Valves

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears serviceable

4. Dryer Vent

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Vent provided to exterior

5. Exhaust Fan

SERV	DEF	COM	N/A	None
X				

Observations:  
 • operated

6. Cabinets

SERV	DEF	COM	N/A	None
X				

Observations:  
 • No deficiencies observed.

7. Laundry tub

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears serviceable

## Heat/AC System

Due to insurance constraint, the inspector does not light gas pilots. If pilots or the gas is off, a full inspection cannot be performed.

**NOTE:** If the gas furnace is older, it is recommended that SDG&E safety check/clean unit prior to close of escrow.

**NOTE:** The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit by a qualified technician.

**NOTE:** Asbestos materials have been used in older heating systems. Determining the presence of asbestos can only be positively determined by laboratory testing and is beyond the scope of this inspection.

1. Heater Condition

SERV	DEF	COM	N/A	None
		X		

Materials: The furnace is located in the attic-two units  
 Materials: Gas fired forced hot air  
 Observations:  
 • Gas shutoff -unable to test\*

2. Heater Base

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The heater base appears to be functional.

3. Venting

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The visible portions of the vent pipes appeared functional.

4. Air Supply

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The return air supply system appears to be functional.

5. Registers

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The return air supply system appears to be functional.

6. Filters

SERV	DEF	COM	N/A	None
	X			

Location: Located in a filter grill in an interior area ceiling.  
 Observations:  
 • Filters dirty-recommend replacing\*

7. Thermostats

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Thermostats are not checked for calibration or timed functions.

8. AC Compress Condition

SERV	DEF	COM	N/A	None
	X			

Compressor Type: electric  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Upper level compressor did not operate(2)



Upper level compressor did not operate(2)

9. Refrigerant Lines

SERV	DEF	COM	N/A	None
X				

Observations:  
 • No defects found.

### Electrical System

Smaller Aluminum wiring(12 &14 guage) was used in the past for 110/120 volt circuits. It is no longer used for 110/120 volt circuits but larger guage aluminum wiring is still used for 220/240 volt circuits.

**NOTE:** Six or fewer breakers do not require a main breaker which are found in older dwellings. However, today's standard requires a main breaker with a mininum of 60 amps for condos/apartments and 100 amps service for single family dwellings.

**NOTE:** Most older dwellings did not require GFCI protected outlets in bathrooms, kitchen, laundry, garage or exterior. Today's standard requires GFCI outlets in the aforementioned areas and any within 6' of water. In most instances, GFCI outlets are not required to be retrofitted in older homes depending on what the building code requirement was as the time it was constructed,in which case they are not required but recommended as a safety enhancement.

1. Electrical Panel

SERV	DEF	COM	N/A	None
	X			

Location: South side of the house.

Observations:

- Panel cover screw(s) missing.
- Open breaker panel slot(s) at panel box cover. Electrocutation hazard.



Panel cover screw(s) missing.

2. Main Amp Breaker

SERV	DEF	COM	N/A	None
X				

Observations:

- 200 amp

3. Cable Feeds

SERV	DEF	COM	N/A	None
X				

Observations:

- There is an underground service lateral noted.

4. Breakers

SERV	DEF	COM	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted.

Observations:

- One 15 amp breaker double lugged-two wires in lieu of one(2)
- AFCI Square D breakers, type HOM115AFI, on recall(2)



One 15 amp breaker double lugged-two wires in lieu of one(2)

## Plumbing System

Underground pipes, fuel tanks and pipes in walls cannot be inspected for size, leaks, or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.

**NOTE:** Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

**NOTE:** City sewer service and all underground pipes are not part of this inspection. If a large tree(s) are located near sewer line, it is recommended that a video cam inspection be done by a plumber to determine if tree roots have intruded into the line.

**NOTE:** Septic systems are not part of this inspection. It is recommended that the system be evaluated by a septic system contractor.

**NOTE:** The inspector does not perform tests for gas leaks or pipe size.

### 1. Water Pressure

SERV	DEF	COM	N/A	None
X				

Observations:  
 • 65 psi-in normal range



**65 psi-in normal range**

### 2. Pressure Regulator

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Pressure regulator noted.

### 3. Plumbing

SERV	DEF	COM	N/A	None
X				

Materials: Copper water piping noted. • Main water shutoff-!1/4" copper located in garage  
 Observations:  
 • ABS(plastic) waste lines

### 4. Main Gas Valve Condition

SERV	DEF	COM	N/A	None
		X		

Materials: south side  
 Observations:  
 • Natural gas  
 • Gas shutoff by utility company\*

### 5. Exterior Faucet Condition

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Broken handle-rear faucet\*

## Water Heating

Estimate(s) for remaining life for items is not within the scope of this inspection.

**NOTICE:** Hot water circulating pumps nor measuring the delivery time for hot water to the various fixtures are not part of this inspection.

**NOTICE:** Solar Systems can only be checked for visual leaks of visible components if the system is pressurized.

1. Water Heater Condition

SERV	DEF	COM	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.

2. Number Of Gallons

SERV	DEF	COM	N/A	None
X				

Observations:

- 50 gallons

3. Base

SERV	DEF	COM	N/A	None
X				

Observations:

- The water heater base is functional.

4. Plumbing

SERV	DEF	COM	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

5. TPR VALVE

SERV	DEF	COM	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- visual check only

6. Overflow Condition

SERV	DEF	COM	N/A	None
X				

Materials: copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

7. Venting

SERV	DEF	COM	N/A	None
X				

8. Combustion

SERV	DEF	COM	N/A	None
X				

Observations:

- The combustion chamber appears to be in functional condition.

9. Strapping

SERV	DEF	COM	N/A	None
X				

Observations:

- Seismic(earthquake) straps appear serviceable

## Garage

If there are personal belongings or vehicles stored in the garage, it is recommended to check the blocked areas at final walk-thru and notify the inspector if there were any hidden issues prior to close of escrow.

**NOTE:** If there is carpeting or other type of floor covering, the inspector can not do a complete inspection of the floor system.

1. Floor Condition

SERV	DEF	COM	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Appears serviceable with common cracks

2. Walls

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears serviceable

3. Anchor Bolts

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The anchor bolts were not visible, obscured by drywall.

4. Vent Screens

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

5. Fire Door

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appeared serviceable - functioned properly

6. Garage Door Condition

SERV	DEF	COM	N/A	None
X				

Materials: Roll-up door(s)  
 Observations:  
 • Appears serviceable - operated normally

7. Garage Opener Status

SERV	DEF	COM	N/A	None
X				

Observations:  
 • The garage door opener is functional, safety features are built in.  
 • Screw drive opener noted.  
 • ! unit

8. Auto Safety Reverse Status

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Light beam safety reverse operated normally

9. Electrical

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Outlets, switches and lights operated normally

10. Rafters & Ceiling

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Water damage on ceiling below master bath-needs repair(2)



**Water damage on ceiling below master bath-needs repair(2)**

### Attic

#### 1. Attic location

Materials: Laundry Room  
Materials: Entered attic area

#### 2. Structure

SERV	DEF	COM	N/A	None
X				

Materials: Truss  
Observations:  
• Appears serviceable



**Appears serviceable**

#### 3. Ventilation

SERV	DEF	COM	N/A	None
X				

Observations:  
• Vents appear serviceable

4. Insulation

SERV	DEF	COM	N/A	None
X				

Materials: Fibreglass  
 Materials: 10"  
 Observations:  
 • Insulation appears serviceable

5. Electrical

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Visible wiring appears serviceable

6. Plumbing

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Visible plumbing pipes appear serviceable

Grounds

1. Driveway Condition

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears Servicable with no cracks

2. Sidewalk conditions

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appear serviceable with common cracks for its age

3. Grading conditions

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Appears serviceable - no noticeable drainage issues for existing conditions during inspection

4. Vegetation

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Keep vegetation trimmed off/ away from structure  
 • Trim remove front vines\*



Trim remove front vines\*



5. Patio

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Barbecue missing grill\*



**Barbecue missing grill\***

6. Cover Condition

SERV	DEF	COM	N/A	None
X				

Observations:  
 • Open trellis appears serviceable

7. Fencing condition

SERV	DEF	COM	N/A	None
	X			

Materials: Wood • Block  
 Observations:  
 • South gate latch loose\*



**South gate latch loose\***

8. Electrical

SERV	DEF	COM	N/A	None
	X			

Observations:  
 • Front yard light need repair,missing timer cover\*

## Exterior Features

### 1. Exterior conditions

SERV	DEF	COM	N/A	None
	X			

Materials: Stucco

Observations:

- Appear serviceable with common cracks
- **Recommend sealing stucco at rear gas pipe\***



**Recommend sealing stucco at rear gas pipe\***

### 2. Trim

SERV	DEF	COM	N/A	None
	X			

Materials: Wood

Observations:

- **Paint discolored at window trim, front door\***

### 3. Gutters

SERV	DEF	COM	N/A	None
X				

Observations:

- Partial gutters

## Slab-on-grade

### 1. Slab condition

SERV	DEF	COM	N/A	None
X				

Observations:

- No visible cracks or signs of settlement issues.

## Roof

### 1. Roof Style

Materials: Hip Type  
Materials: Concrete Tiles

### 2. Inspected

Materials: Viewed from ground • Viewed with binoculars

3. Roof(s)

SERV	DEF	COM	N/A	None
X				

Observations:  
• General condition appeared serviceable



**General condition appeared serviceable**

4. Flashings

SERV	DEF	COM	N/A	None
X				

Observations:  
• Appeared serviceable