

"About the House"

Ph#: (951) 243-4022 – (760) 902 6596

Summary #: 14802

Client Name: -----

Dwelling Address: -----

Inspector: Joe Lockhart

This summary is a courtesy only and should be compared against the full report to ensure that all items our client may consider important are addressed. The full report takes precedent over the summary report.

Review. Items that need further evaluation for repair or replacing.

To review a contractor's license and insurance status, go to www.cslb.ca.gov and click on "Instant License Check".



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Exterior

1109. Electrical

Review.

1. Ground fault protection should be installed at aftermarket outlets under rear eaves, as required, to enhance safety. GFI protection was required either when this home was constructed or when upgrades were made.



2. Improperly fitted light at the above location should be fitter to wall and caulked to prevent water and pest intrusion.



Electricians review is advised.

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1113. Sprinkler

Non-potable sprinkler pipe is connected directly to potable water supply.

We suggest installing a backflow (anti siphon) device where non-potable water piping is connected to potable water supply. Plumbers installation is advised.

**Garage**

1316. Electrical

We suggest wrapping wire nuts used for solar attic fan in the attic.



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Plumbing

1710. Water Heater

Review. Discharge pipe from the TPV is elevated (trap). If TPV leaks, water can collect in the pipe and create a clog from mineral deposits left behind. This can cause back pressure if steam or high pressure needs to be released. We suggest a review by a licensed plumber for proper installation to ensure safety.

**Heating/Air Conditioning**

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1910. Air Conditioning User friendly fuses are provided at the A/C service disconnect panel.



Temperature differential was within the normal operating range of 15-20 degrees as observed from a representative number of locations. System operated properly at time of inspection.



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1915.CO Comments **Review.** No carbon monoxide detection units are provided. Carbon Monoxide detection devices are required as a safety enhancement at or near Bedrooms. We advise installation.

Master Bathroom

2408. Exhaust Fan Cleaning lint buildup is advised.

2416. Shower Door **1.** Door needs adjusting to close properly.
2. Replacing vinyl splash guard at bottom of the door is advised.

2420.
Traps/Drains/Supply Corrosion observed at angle stops.

No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.

2421. Toilet **Review.** The anchor bolts are loose at the floor. We suggest securing to prevent leaking from wax ring. Plumbers repair is advised.

Bathroom at Hall

2420.
Traps/Drains/Supply Corrosion observed at the right side angle stops.

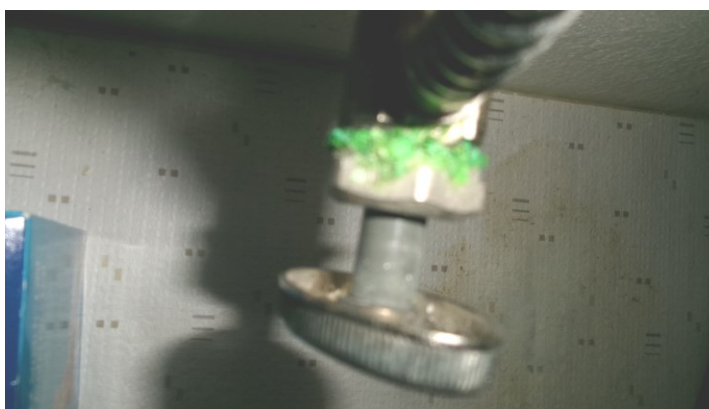
No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.

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Bathroom at Front Bedroom2420.
Traps/Drains/Supply**Review.**

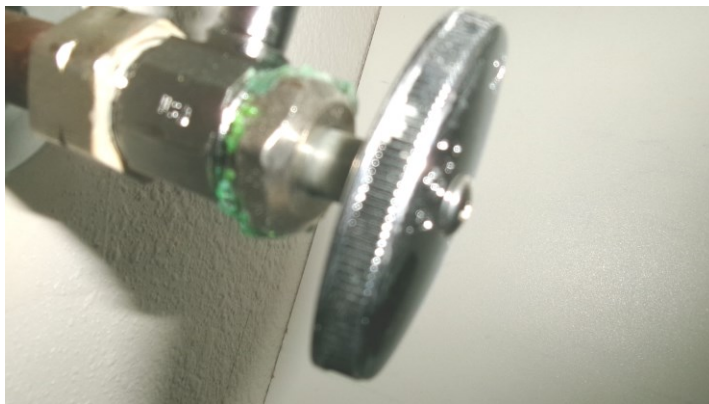
1. Water hammer detected when tub faucet is closed. This indicates air in the line.
2. Corrosion observed at the cold water angle stop under the sink. No leaks observed at time of inspection.



We recommend review by a licensed plumber for repair or replacement, as necessary.

Laundry Area2514. Laundry Area
Comments

Corrosion observed at angle stops. No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.



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Bedrooms

2606. Electrical **Review.** Top outlet at left side near door is clogged. We suggest electricians review for replacing.

Interior Rooms

2610. Fireplace Installing a damper blocking device for enhanced safety is advised.

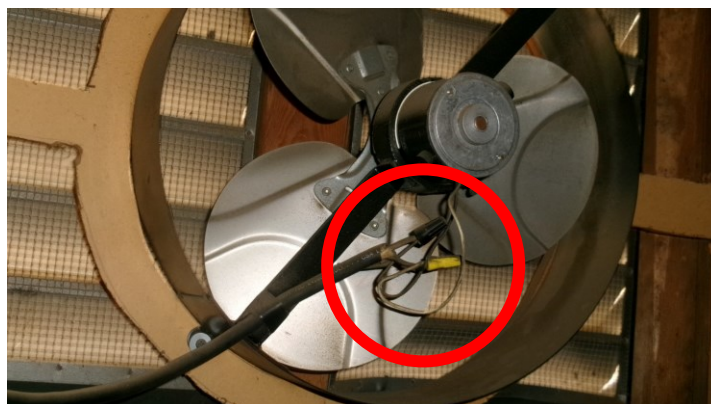
This device prevents full closing of the damper.

Attic

2704. Evidence of Leaking A scrap board was used at right gable end. This board is not stained from the roof. It appears to be used as a spacer for vent pipe.



2708. Electrical We suggest wrapping wire nuts used for solar attic.



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2712. Attic Comments **Review.** Access panel is not 5/8 fire rated drywall.

We advise installing proper materials for fire safety.

Installing drywall at ceiling side and painting will restore the fire rating.

