



CITY PROPERTY SERVICES
Commercial & Residential Inspections

propertyinspecting@gmail.com

www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

THIRD PARTY USAGE FOR PURCHASE IS PROHIBITED AND ILLEGAL



Property Address

Prepared Exclusively for: Client

Prepared by: Shawn S. Azimi
Certified Master Inspector, or associates



City Property Inspections

[Property address-SR.inspx](#)

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City Property Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional, In generally good condition with no obvious signs of defect or service or replacement need.
- Needs Attention Marginal in condition and in the opinion of the inspector it should be monitored from this point on for preventive care or regarding cost, liability or safety.
- Serviceable Not fully or partially functional, hard to operate or unsafe in its present condition. Inspector recommends further evaluation by an expert.
- Not Inspected Not inspected because: Not within the scope of this inspection, was unsafe for inspector, would damage property, not present, no utility on, No or limited access or visibility or disconnected.

General Information

Property Information

Client Information

Inspection Company

Inspector Name Shawn Azimi
 Company Name City Property Inspections
 E-Mail Propertyinspecting@gmail.com

Conditions

Others Present Property Occupied Occupied
 Estimated Age Entrance Faces South
 Electric On Yes
 Gas/Oil On Yes
 Water On Yes
 Temperature 98 F
 Weather Clear
 Space Below Grade None
 Building Type Single family Garage Attached
 Sewage Disposal City How Verified
 Water Source City How Verified
 Additions/Modifications Unknown



General Information (Continued)

Permits Obtained Unknown

General Comments

1. **General Comments** By request of Client, we inspected the subject property on June 16 and 17, 2021. Our findings regarding Functionality, Appearance, Condition, and Safety which cover the listed and itemized categories in this report are submitted herein. The following describe the the nature, scope and limitations of the this Report:

-A general inspection report based on visibility and accessibility of the components and sections of the subject property (Also, please see description of a general inspection in the signed Inspection agreement) We are not responsible for any third party complaints, dislikes, or claims, as this report is exclusively prepared for the client

-It is valid for the date of inspection, as changes due to, unknown and uncontrolled factors, construction before or after the inspection, disaster, or any sudden or hidden occurrences and progressive damages are NOT under our control, responsibility, or within scope of this inspection

-It has been prepared by an independent property inspector, is unbiased in nature and is for the sole usage by our clients, unless otherwise authorized by them, to be reviewed (only) by others

-Cost estimates, if included, are by request of the client(s) named in this report, approximate, and provided as a matter of opinion and average market pricing

-It may only include sections and components in need of attention, service, or replacement as a brief reporting by client's request.

-Does not include any scientific, engineering, geological, or forensic data, opinion, or facts

-We ask and expect our client(s) to read the entire report, but for quick review and reference, summery pages are provided at the end of this report, and points of concern, attention, and service are printed in ink other than black within each section of the report. Summary pages do not include all the exiting condition.

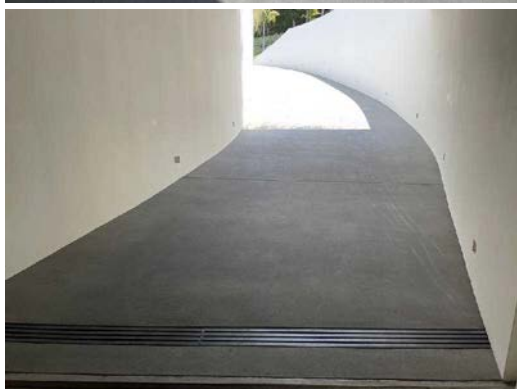


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Lots and Grounds

1. Needs Attention Driveway: Concrete, Brick / Paver - Cracks: Commonly noted in most properties. Fill, patch or repair as necessary.





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Lots and Grounds (Continued)

2. Needs Attention Walks: Concrete, Tile, Grass - Trip Hazard-Safety Notation: Any area or spot with level or grade differential, projected objects from ground and notable unevenness or slippery walk path, inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or not possible, use with caution and use night lighting. Photo(s) could be sample representative of other and similar condition at the time of inspection.



- 3. Acceptable
- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable

Steps/Stoops: Concrete, Tile
 Porch: Concrete
 Patio: Tile
 Deck: Tile
 Balcony: Tile

8. Needs Attention Grading: Right Side Front: Tiled deck shows minor sagging and water pooling, without effective drains. This is considered negative grading. Improve as necessary.





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Lots and Grounds (Continued)

9. Needs Attention Swale: Concrete - Drain head not installed. Installation will prevent debris entry into the covered drain.



10. Not Inspected

Vegetation: Not a part of this inspection

11. Not Inspected

Window Wells: Not Applicable

12. Acceptable

Retaining Walls: Concrete, Stucco Covered.

13. Not Inspected

Basement Stairwell: Not Applicable

14. Not Inspected

Basement Stairwell Drain: Not Applicable

15. Needs Attention

Exterior Surface Drain: Slope Drain, Covered drain - **Though, the front open port parking shows considerable slope for draining, at the center, low points or sagging areas could pool water. If there are no covered drains installed under the existing gravel, then recommend installation of proper drain pipe. Consult a drain expert for further evaluation.**





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Lots and Grounds (Continued)

16. Needs Attention Fences: Metal - 1. Metal Fence: Due for protective coating, 2. Concrete fence at right side: Soil under the fence structure is showing erosion with roots visible. Soil moisture at this area (the entire right side of lot with irrigation lines) needs attention and improvement, to prevent any cracks, displacement or damage to the concrete fence. This is a long term maintenance matter that must be addressed. Consult with a drain and foundation expert for further evaluation, remedy and cost.





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Lots and Grounds (Continued)

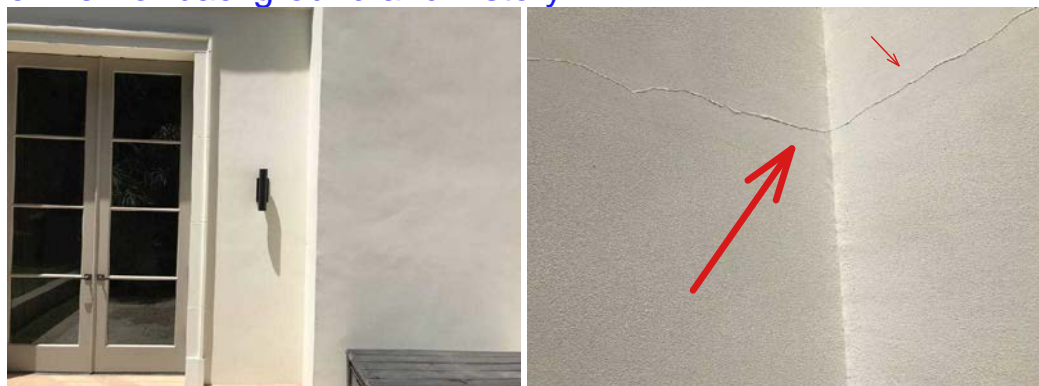
Fences: (continued)



Exterior

Entire Main Building Exterior Surface

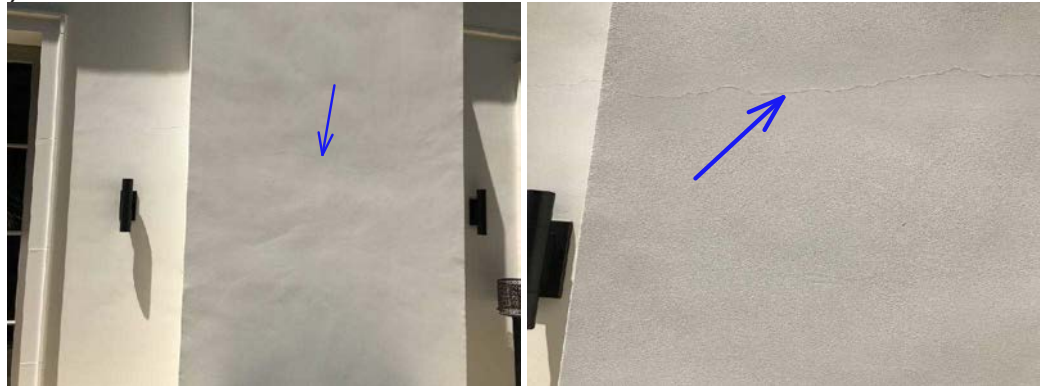
1. Needs Attention Type: Stucco - Past repair with cosmetic cracks noted. Inquire with owner for background and history





Exterior (Continued)

Type: (continued)



2. Needs Attention Trim: Stucco Coverd - **Chipped edge noted. Repair and paint as necessary.**



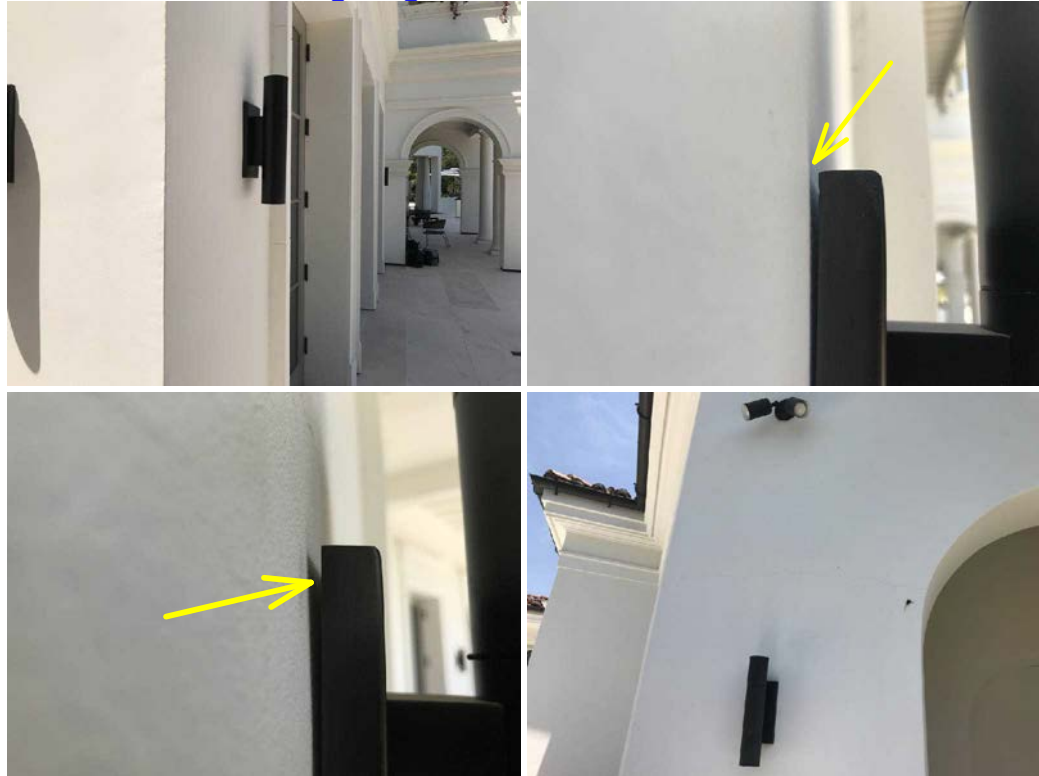
- 3. Acceptable
 - 4. Acceptable
 - 5. Acceptable
 - 6. Acceptable
 - 7. Acceptable
 - 8. Acceptable
 - 9. Acceptable
 - 10. Acceptable
 - 11. Acceptable
- Fascia: Stucco Coverd
 - Soffits: Stucco Coverd
 - Door Bell: Hard wired
 - Entry Doors: Metal
 - Patio Door: Metal doors, Wood
 - Windows: Wood
 - Storm Windows: Not Applicable
 - Window Screens: no screens on windows, outside. **One or more are not installed or missing**
 - Basement Windows: Not Applicable



Exterior (Continued)

12. Serviceable

Exterior Lighting: Surface mount - Water Preenable: Opening, separation or looseness admits water or insects . One or more. Recommend sealing edges.



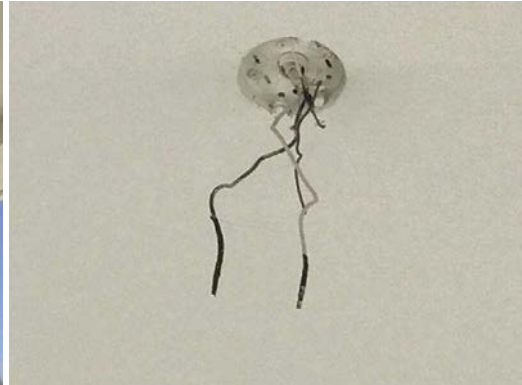


Exterior (Continued)

Exterior Lighting: (continued)



13. Needs Attention Exterior Electric Outlets: 110 VAC GFCI - Exposed Wiring: Recommend proper protection





Exterior (Continued)

Exterior Electric Outlets: (continued)



14. Needs Attention Hose Bibs: Gate - Anti Siphon diverter would prevent back flow of dirty and contaminated water into the house water lines. Consider installing.



15. Acceptable

Gas Meter: Front outside of gate, left side.





Exterior (Continued)

16. Acceptable

Main Gas Valve: Located at gas meter



Pool

By request of Client's agent, not inspected. Swimming Pool

Roof

A roof must be checked on yearly basis before rain season for routine maintenance and water intrusion possibilities. Present condition is acceptable and functional.

Main Structure Roof Surface

1. Method of Inspection: Viewed by Drone





Roof (Continued)

Method of Inspection: (continued)



2. Acceptable

Unable to Inspect: 20%



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Roof (Continued)

3. Serviceable

Material: Clay tile, Rolled roof torched material, build up - 1. Some need repair or replacement. Consult a roofer for remedy and cost, 2. Water ponding (or stains) evident on flat roof section. Monitor to take preventive action. Water ponding can cause less life for the roof material, at areas that hold water longer., 3. Moss build up on roof material surfaces noted. Moss build up at shady areas of the roof are not unusual. Periodic monitoring could verify if pressure washing and sealing is needed: Moss could damages tiles or shingles and make them leak prone, in the long run.





Roof (Continued)

Material: (continued)



4. Type: Cross Gable, Flat, Hip



5. Approximate Age: As old as the property

6. Serviceable Flashing: Aluminum - **Water pregnable opening at left side flashing noted. Recommend repair to prevent water intrusion to under side and interior.**



7. Acceptable

Valleys: Asphalt Roll Sheet Material



Roof (Continued)

8. Acceptable

Skylights: Insulated glass



9. Acceptable

Plumbing Vents: Metal

10. Acceptable

Electrical Mast: Underground utilities

11. Acceptable

Gutters: Aluminum

12. Acceptable

Downspouts: Aluminum

13. Acceptable

Leader/Extension: Plastic

Not inspected per client's agent request Chimney

14. Not Inspected

Chimney: Not inspected per client's agent request

15. Not Inspected

Flue/Flue Cap: Not inspected per client's agent request

16. Not Inspected

Chimney Flashing: Not inspected per client's agent request

Garage/Carport

Left side, Tuck under Garage

1. Type of Structure: Attached Car Spaces: 6

2. Acceptable

Garage Doors: Metal

3. Acceptable

Door Operation: Mechanized

4. Not Inspected

Door Opener: No access

5. Acceptable

Exterior Surface: Stucco

6. Acceptable

Roof:

7. Acceptable

Roof Structure: Area dick

8. Acceptable

Service Doors: Wood



Garage/Carport (Continued)

9. Needs Attention Ceiling: Concrete - Ceiling at garage entry shows efflorescence (Salty residue due to moisture seepage through concrete) The affected area is directly under the retained concrete vegetation box structures. Recommend further evaluation by a drain expert to verify if there are any drain or leakage issues from the said vegetation box structures.



10. Acceptable

Walls: Concrete



11. Acceptable

Floor/Foundation: Poured concrete - Turn platform at midsection of



Garage/Carport (Continued)

Floor/Foundation: (continued)

garage is not a part of this inspection, as it is specialty equipment, therefore, it was not inspected.

- | | |
|-------------------|-----------------------------------|
| 12. Acceptable | Hose Bibs: Not Applicable |
| 13. Acceptable | Electrical: 110 VAC |
| 14. Not Inspected | Smoke Detector: Not Applicable |
| 15. Not Inspected | Heating: Not Applicable |
| 16. Not Inspected | Windows: Not Applicable |
| 17. Not Inspected | Gutters: Not Applicable |
| 18. Not Inspected | Downspouts: Not Applicable |
| 19. Not Inspected | Leader/Extensions: Not Applicable |

Electrical

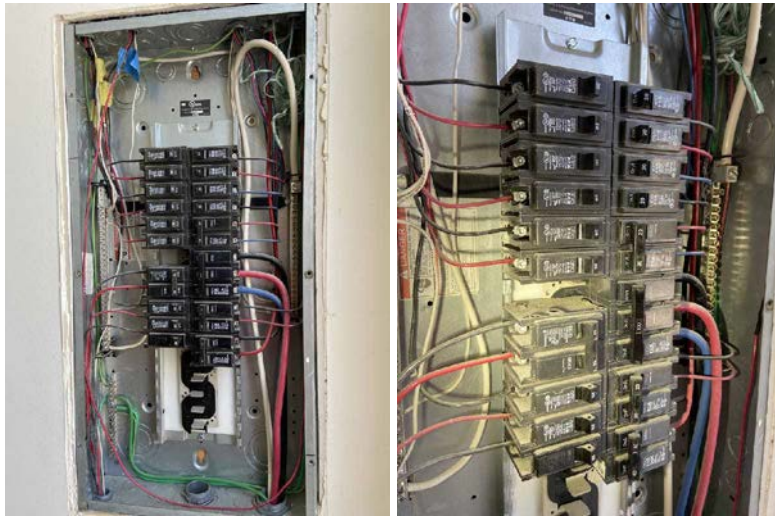
1. Service Size Amps: 225 Volts: 120-240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Inspected Aluminum Wiring: Not Applicable
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Acceptable Ground: Plumbing and rod in ground
8. Acceptable Smoke Detectors: See individual rooms
- Panel BA, Left rear, adjacent to soccer field, in storage room Electric Panel _____
9. Acceptable Manufacturer: Eaton
10. Maximum Capacity: 225 Amps
11. Acceptable Main Breaker Size: 800 Amps - Interior of main transformer panel not a part of this inspection.



Electrical (Continued)

12. Acceptable

Breakers: Copper





Electrical (Continued)

Breakers: (continued)



- 13. Not Inspected Fuses: Not Applicable
- 14. Not Inspected AFCI: Not Applicable
- 15. Acceptable GFCI: At GFCI receptacles only
- 16. Is the panel bonded? Yes



Panel B, Left rear, adjacent to soccer field, in storage room Electric Panel

- 17. Acceptable Manufacturer: PowerMaster
- 18. Maximum Capacity: 225 Amps
- 19. Not Inspected Main Breaker Size:



Electrical (Continued)

20. Acceptable

Breakers: Copper



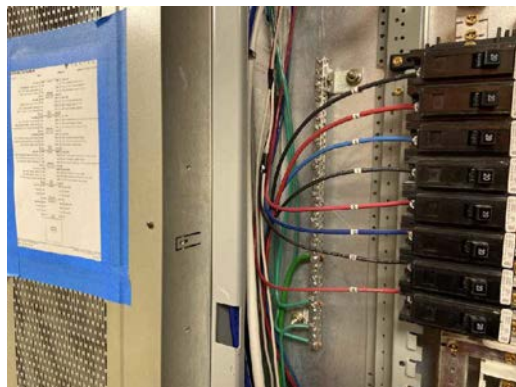
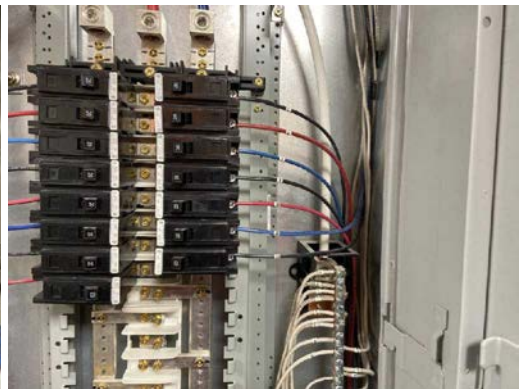
- 21. Not Inspected Fuses: Not Applicable
- 22. Not Inspected AFCI: Not Applicable
- 23. Acceptable GFCI: At GFCI receptacles only
- 24. Is the panel bonded? Yes
- Garage, Panel AV Electric Panel
- 25. Acceptable Manufacturer: Eaton
- 26. Maximum Capacity: 225 Amps
- 27. Not Inspected Main Breaker Size:



Electrical (Continued)

28. Acceptable

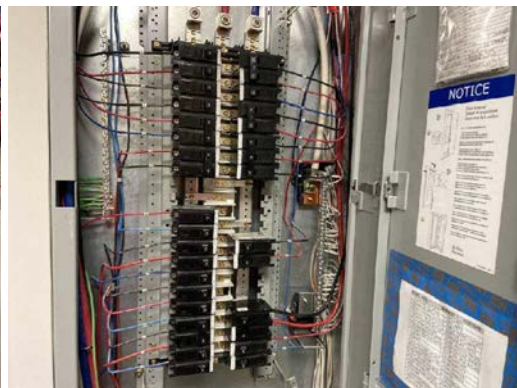
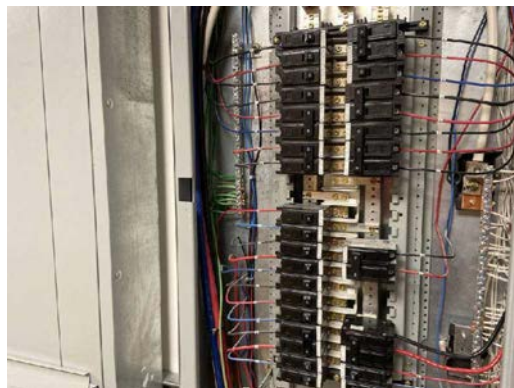
Breakers: Copper





Electrical (Continued)

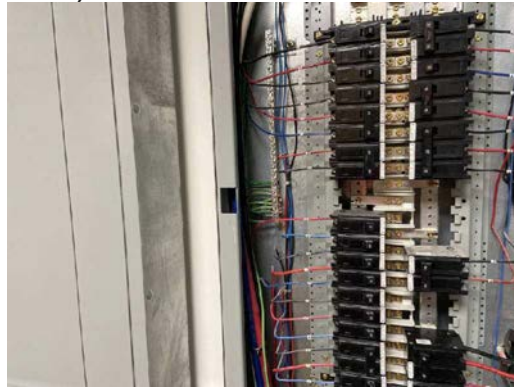
- 29. Not Inspected Fuses: Not Applicable
- 30. Not Inspected AFCI: Not Applicable
- 31. Acceptable GFCI: At GFCI receptacles only
- 32. Is the panel bonded? Yes
- Garage, Panel BPA Electric Panel
- 33. Acceptable Manufacturer: Eaton
- 34. Maximum Capacity: 225 Amps
- 35. Acceptable Main Breaker Size:
- 36. Acceptable Breakers: Copper





Electrical (Continued)

Breakers: (continued)



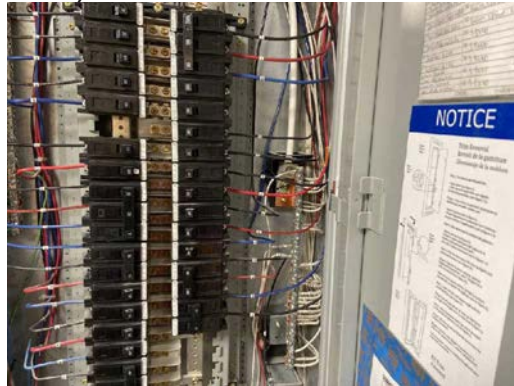
- 37. Not Inspected Fuses: Not Applicable
- 38. Not Inspected AFCI: Not Applicable
- 39. Acceptable GFCI: At GFCI receptacles only
- 40. Is the panel bonded? Yes
- Garage, Panel BPB Electric Panel
- 41. Acceptable Manufacturer: Eaton
- 42. Maximum Capacity: 225 Amps
- 43. Acceptable Main Breaker Size:
- 44. Acceptable Breakers: Copper





Electrical (Continued)

Breakers: (continued)



- 45. Not Inspected Fuses: Not Applicable
- 46. Not Inspected AFCI: Not Applicable
- 47. Acceptable GFCI: At GFCI receptacles only
- 48. Is the panel bonded? Yes
- Garage, Panel BAC Electric Panel
- 49. Acceptable Manufacturer: Eaton
- 50. Maximum Capacity: 400 Amps
- 51. Acceptable Main Breaker Size:
- 52. Acceptable Breakers: Copper



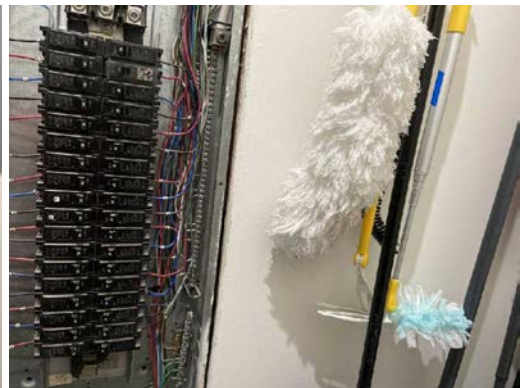
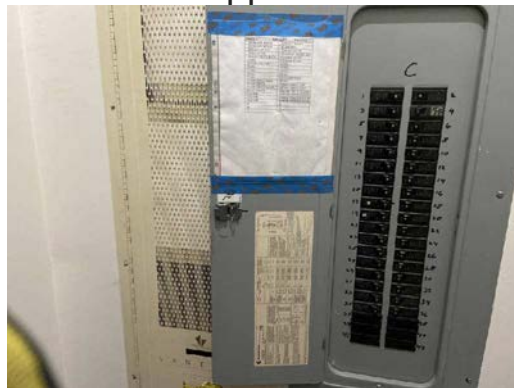


Electrical (Continued)

Breakers: (continued)



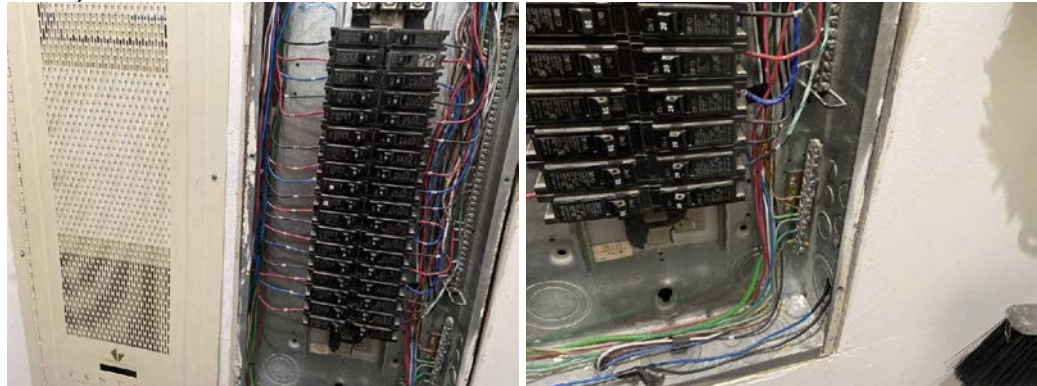
- 53. Not Inspected Fuses: Not Applicable
- 54. Not Inspected AFCI: Not Applicable
- 55. Acceptable GFCI: At GFCI receptacles only
- 56. Is the panel bonded? Yes
- Laundry Room, First Floor, Panel C Electric Panel
- 57. Acceptable Manufacturer: PowerMaster
- 58. Maximum Capacity: 225 Amps
- 59. Not Inspected Main Breaker Size:
- 60. Acceptable Breakers: Copper





Electrical (Continued)

Breakers: (continued)



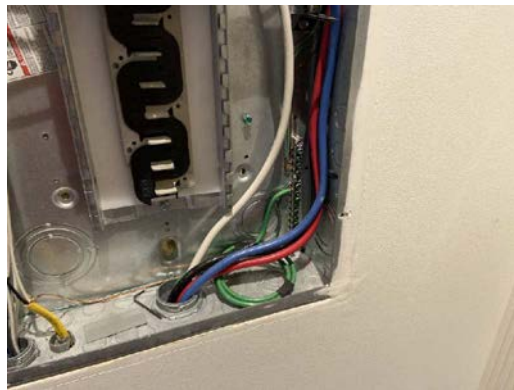
- 61. Not Inspected Fuses: Not Applicable
- 62. Not Inspected AFCI: Not Applicable
- 63. Acceptable GFCI: At GFCI receptacles only
- 64. Is the panel bonded? Yes
- 2nd Floor,Closet Electric Panel
- 65. Acceptable Manufacturer: Eaton
- 66. Maximum Capacity: 125 Amps
- 67. Not Inspected Main Breaker Size:
- 68. Acceptable Breakers: Copper





Electrical (Continued)

Breakers: (continued)



- 69. Not Inspected
- 70. Not Inspected
- 71. Acceptable
- 72. Is the panel bonded? Yes

Fuses: Not Applicable
 AFCI: Not Applicable
 GFCI: At GFCI receptacles only

Main Panels at left side of drive way and left side of building Electric Panel

- 73. Acceptable
- Manufacturer: Cutler-Hammer



- 74. Acceptable
- Main Breaker Size: 800 Amps



Electrical (Continued)

75. Acceptable

Breakers: Main Transformer Panel Locations: Left side at side of parking lot and at left side of the building, by soccer field.



76. Not Inspected

Fuses:

77. Not Inspected

AFCI: Not Applicable

78. Not Inspected

GFCI: Not Applicable

79. Is the panel bonded? Yes

Pool Area shower Hallway at lower level-In Closet Electric Panel

80. Acceptable

Manufacturer:

81. Acceptable

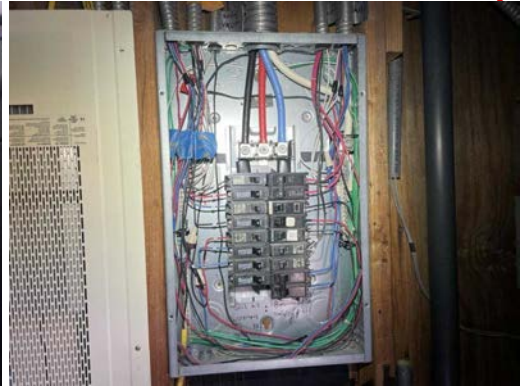
Main Breaker Size: 125 Amps



Electrical (Continued)

82. Serviceable

Breakers: Copper - Breakers in acceptable condition. Outlet, inside the closet is missing cover. Recommend installation for safety.





Electrical (Continued)

83. Not Inspected Fuses: Not Applicable

84. Not Inspected AFCI: Not Applicable

85. Acceptable GFCI:

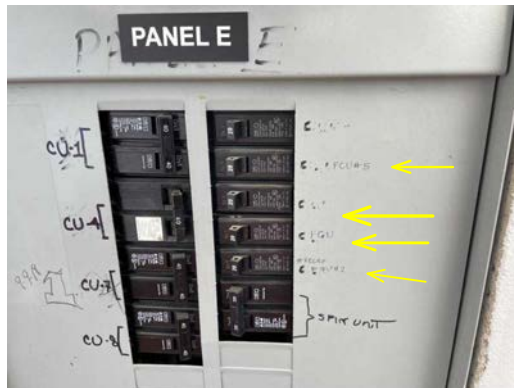
86. Is the panel bonded? Yes

Roof-A/C Units Panels Electric Panel

87. Acceptable Manufacturer: Unknown / No label found

88. Not Inspected Main Breaker Size:

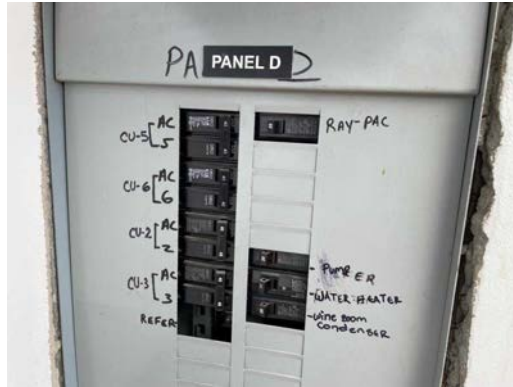
89. Serviceable Breakers: Copper - **Labeling not marked, inconspicuous, incomplete or not legible. Labeling is necessary as a matter of convenience and emergency. Consult a qualified electrician.**





Electrical (Continued)

Breakers: (continued)



- 90. Not Inspected
- 91. Not Inspected
- 92. Acceptable
- 93. Is the panel bonded? Yes

Fuses: Not Applicable

AFCI: Not Applicable

GFCI:

Structure

- 1. Acceptable
 - 2. Acceptable
 - 3. Not Inspected
 - 4. Acceptable
 - 5. Acceptable
 - 6. Acceptable
 - 7. Not Inspected
 - 8. Acceptable
- Structure Type: Anchored Wood frame
 Foundation: Formed concrete
 Differential Movement: Not Applicable
 Beams: Not Visible
 Bearing Walls: Frame
 Joists/Trusses: Not Visible, 2x10, 2x12
 Piers/Posts: Not applicable
 Floor/Slab: Wood , Concrete



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Structure (Continued)

9. Serviceable

Stairs/Handrails: 1. Safety handrails or guard rails not installed or insufficient at some sections, inside or outside: Recommend installation, 2. One or more exterior concrete stairs are cracked. Repair / Replace as necessary.



10. Acceptable

Subfloor: Plywood



Attic

Main Structure Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable
- 3. Acceptable

Unable to Inspect: 50%
Roof Framing: 2x4 , Truss



- 4. Acceptable
- 5. Acceptable

Sheathing: Plywood
Ventilation: Gable and soffit vents



Attic (Continued)

6. Acceptable

Insulation: Batt



7. Acceptable

Insulation Depth: 8"

8. Acceptable

Vapor Barrier: Paper

9. Not Inspected

Attic Fan: No Access

10. Not Inspected

House Fan: Not Applicable

11. Acceptable

Wiring/Lighting: 110 VAC

12. Not Inspected

Moisture Penetration: None for what is visible

13. Acceptable

Bathroom Fan Venting: Electric fan

Air Conditioning

By request of Client's agent, not inspected. AC System

1. Not Inspected

Exposed Ductwork:

2. Not Inspected

Blower Fan/Filters:

3. Not Inspected

Thermostats:



Fireplace/Wood Stove

Since the Flue section (Heat and Smoke exhaust line) is not visible and requires snake camera inspection, is an specialty inspection and not part of this inspection, it is recommended that Flue be checked by a chimney expert for possible damage, misplacement, soot build up and need of cleaning.

By request of Client's agent, not inspected. Fireplace _____

Heating System

By request of Client's agent, not inspected. Heating System _____

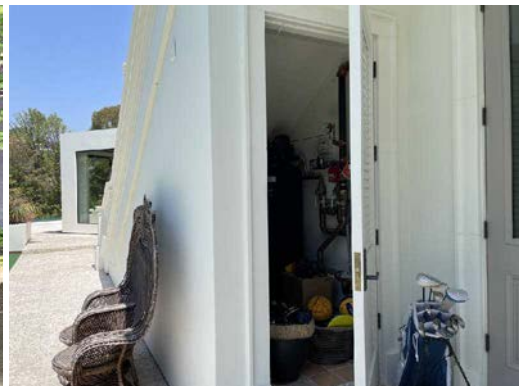
- 1. Not Inspected Thermostats:
- 2. Not Inspected

Plumbing

- 1. Acceptable
- 2. Acceptable

Service Line: No Access

Main Water Shutoff: Front - Main at side of the entry gate and other shut off valves at left side of the building, in the closet.





Plumbing (Continued)

Main Water Shutoff: (continued)



- 3. Acceptable
- 4. Acceptable
- 5. Acceptable

Water Lines: Copper
Drain Pipes: ABS
Service Caps: Accessible



- 6. Acceptable
 - 7. Not Inspected
- Vent Pipes: ABS
Gas Service Lines: Rigid Steel

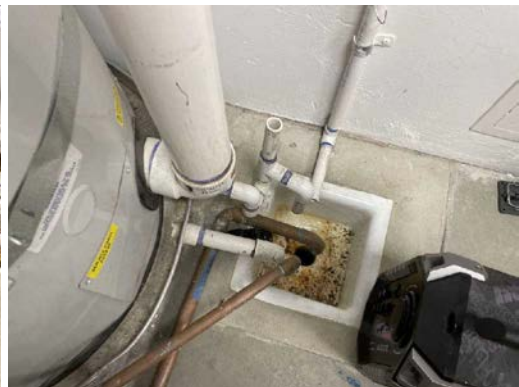
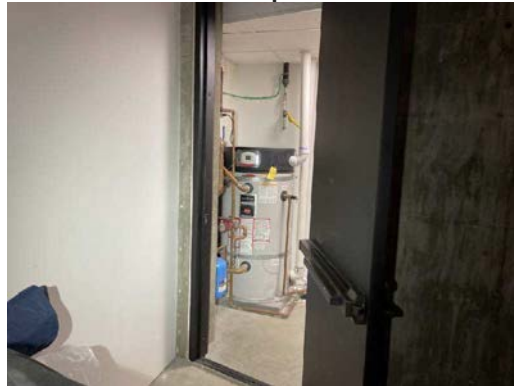
Utility room in garage area and boiler at roof top. Water Heater



Plumbing (Continued)

8. Acceptable

Water Heater Operation: Functional at time of inspection





Plumbing (Continued)

Water Heater Operation: (continued)



9. Type: Natural gas Capacity: 50 Gal.

10. Approximate Age: Unknown Area Served: Interior

11. Acceptable Flue Pipe: PVC , Metal



12. Acceptable

TPRV and Drain Tube: Copper



City Property Inspections

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Bathroom

1, Rear, 1st Floor Bathroom

- | | |
|-------------------|---|
| 1. Not Inspected | Closet: Not Applicable |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Tile |
| 5. Acceptable | Doors: Wood |
| 6. Not Inspected | Windows: Not Applicable |
| 7. Acceptable | Electrical: 110 VAC GFCI |
| 8. Acceptable | Counter/Cabinet: Corian and wood |
| 9. Acceptable | Sink/Basin: Porcelain coated |
| 10. Acceptable | Faucets/Traps: Metal and PVC |
| 11. Not Inspected | Tub/Surround: Not Applicable |
| 12. Not Inspected | Spa Tub/Surround: Not Applicable |
| 13. Serviceable | Toilets: Seat cover is loose. |



- | | |
|----------------|--|
| 14. Acceptable | HVAC Source: Heat Registers |
| 15. Acceptable | Ventilation: Electric ventilation fan and window |

2, 1st Floor Bathroom

- | | |
|-------------------|-----------------------------|
| 16. Not Inspected | Closet: Not Applicable |
| 17. Acceptable | Ceiling: Paint and Paneling |
| 18. Acceptable | Walls: Paint and paneling |
| 19. Acceptable | Floor: Tile |
| 20. Acceptable | Doors: Wood |
| 21. Acceptable | Windows: Door window |
| 22. Acceptable | Electrical: 110 VAC GFCI |
| 23. Acceptable | Counter/Cabinet: Wood |



Bathroom (Continued)

24. Serviceable

Sink/Basin: Molded single bowl - **Low flow. Repair / Replace as necessary.**



25. Acceptable

Faucets/Traps: Metal and PVC

26. Not Inspected

Tub/Surround: Not Applicable

27. Acceptable

Shower/Surround:

28. Not Inspected

Spa Tub/Surround: Not Applicable

29. Acceptable

Toilets:

30. Acceptable

HVAC Source: Heat Registers

31. Acceptable

Ventilation: Electric ventilation fan

3, Hallway Half Bathroom

32. Not Inspected

Closet: Not Applicable

33. Acceptable

Ceiling: Paint and Paneling

34. Acceptable

Walls: Paint and paneling

35. Acceptable

Floor: Tile

36. Acceptable

Doors: Wood

37. Not Inspected

Windows: Not Applicable

38. Acceptable

Electrical: 110 VAC GFCI

39. Acceptable

Counter/Cabinet: Corian and wood

40. Acceptable

Sink/Basin: Porcelain coated

41. Acceptable

Faucets/Traps: Metal and PVC

42. Acceptable

Toilets:

43. Acceptable

HVAC Source: Heat Registers

44. Serviceable

Ventilation: Electric ventilation fan and window - **Fan inoperative**





Bathroom (Continued)

4 Hallway, Left Side Half Bathroom

- 45. Not Inspected Closet: Not Applicable
- 46. Acceptable Ceiling: Mirror, Paint and Paneling
- 47. Acceptable Walls: Paint and paneling
- 48. Acceptable Floor: Hardwood
- 49. Acceptable Doors: Wood
- 50. Not Inspected Windows: Not Applicable
- 51. Acceptable Electrical: 110 VAC GFCI
- 52. Acceptable Counter/Cabinet: Composite and wood
- 53. Acceptable Sink/Basin: One piece sink/counter top
- 54. Acceptable Faucets/Traps: Metal and PVC
- 55. Serviceable Toilets: [Seat cover is loose.](#)



- 56. Acceptable HVAC Source: Not Applicable
- 57. Acceptable Ventilation: Electric ventilation fan

5, Hallway Half Bathroom

- 58. Not Inspected Closet: Not Applicable
- 59. Acceptable Ceiling: Paint and Paneling
- 60. Acceptable Walls: Insulated wallpaper
- 61. Acceptable Floor: Hardwood
- 62. Acceptable Doors: Wood
- 63. Serviceable Windows: Door Window - [Hard operation. Repair / Replace as necessary.](#)



- 64. Acceptable Electrical: 110 VAC GFCI



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Bathroom (Continued)

65. Acceptable
66. Acceptable

Counter/Cabinet: Granite and Wood
Sink/Basin: Molded single bowl



67. Acceptable
68. Serviceable

Faucets/Traps: Metal and PVC
Toilets: **Seat cover is loose.**



69. Not Inspected
70. Acceptable
6, Rear, Center lower level Half Bathroom
71. Not Inspected
72. Acceptable
73. Acceptable
74. Acceptable
75. Acceptable
76. Not Inspected
77. Acceptable
78. Acceptable
79. Acceptable
80. Acceptable

HVAC Source: Heat Registers
Ventilation: Electric ventilation fan and window
Closet: Not Applicable
Ceiling: Paint and Paneling
Walls: Paint and paneling
Floor: Pebble rock
Doors: Wood
Windows: Not Applicable
Electrical: 110 VAC
Counter/Cabinet: Marble and Wood
Sink/Basin: Porcelain coated
Faucets/Traps: Metal and PVC



Bathroom (Continued)

81. Serviceable

Toilets: Toilet is loose, Seat cover is loose.



82. Not Inspected

HVAC Source: Not Applicable

83. Acceptable

Ventilation: Electric ventilation fan

7 Lower level , Hallway Bathroom

84. Not Inspected

Closet: Not Applicable

85. Acceptable

Ceiling: Paint and Paneling

86. Acceptable

Walls: Paint and paneling

87. Needs Attention

Floor: Concrete - Surface cracks, abrasion or wear out noted. An appearance notation.



88. Acceptable

Doors: Pocket Slider

89. Not Inspected

Windows: Not Applicable

90. Acceptable

Electrical: 110 VAC GFCI

91. Acceptable

Counter/Cabinet: Quartz and Wood

92. Acceptable

Sink/Basin: Molded single bowl

93. Acceptable

Faucets/Traps: Metal and PVC

94. Not Inspected

Tub/Surround: Not Applicable

95. Acceptable

Shower/Surround: Wood and concrete



Bathroom (Continued)

- 96. Not Inspected Spa Tub/Surround: Not Applicable
- 97. Acceptable Toilets:
- 98. Acceptable HVAC Source: Heat Registers
- 99. Serviceable Ventilation: Electric ventilation fan - **Fan inoperative**



8 lower level , Hallway Bathroom

- 100. Not Inspected Closet: Not Applicable
- 101. Acceptable Ceiling: Paint and Paneling
- 102. Acceptable Walls: Paint and paneling
- 103. Acceptable Floor: Concrete
- 104. Acceptable Doors: Wood
- 105. Not Inspected Windows: Not Applicable
- 106. Acceptable Electrical: 110 VAC GFCI
- 107. Not Inspected Counter/Cabinet: Not Applicable
- 108. Acceptable Sink/Basin: Porcelain coated
- 109. Acceptable Faucets/Traps: Metal and Metal
- 110. Not Inspected Tub/Surround: Not Applicable
- 111. Not Inspected Shower/Surround: Not Applicable
- 112. Not Inspected Spa Tub/Surround: Not Applicable
- 113. Acceptable Toilets:
- 114. Not Inspected HVAC Source: Not Applicable
- 115. Not Inspected Ventilation: Electric ventilation fan - **No power**

9 Lower level by the Bedroom Bathroom

- 116. Acceptable Closet: Single
- 117. Acceptable Ceiling: Paint and Paneling
- 118. Acceptable Walls: Paint and paneling
- 119. Acceptable Floor: Concrete
- 120. Acceptable Doors: Pocket Slider



Bathroom (Continued)

- 121. Not Inspected
 - 122. Acceptable
 - 123. Acceptable
 - 124. Acceptable
 - 125. Acceptable
 - 126. Not Inspected
 - 127. Acceptable
 - 128. Not Inspected
 - 129. Serviceable
- Windows: Not Applicable
 - Electrical: 110 VAC GFCI
 - Counter/Cabinet: Wood
 - Sink/Basin: Molded single bowl
 - Faucets/Traps: Metal and Metal
 - Tub/Surround: Not Applicable
 - Shower/Surround: Pebble rock and concrete
 - Spa Tub/Surround: Not Applicable
 - Toilets: **Seat cover is loose.**



- 130. Acceptable
 - 131. Acceptable
- HVAC Source: Heat Registers
 - Ventilation: Electric ventilation fan

10,Basement Half Bathroom

- 132. Not Inspected
 - 133. Acceptable
 - 134. Acceptable
 - 135. Acceptable
 - 136. Acceptable
 - 137. Not Inspected
 - 138. Acceptable
 - 139. Not Inspected
 - 140. Acceptable
 - 141. Acceptable
 - 142. Acceptable
 - 143. Not Inspected
 - 144. Acceptable
- Closet: Not Applicable
 - Ceiling: Paint and Paneling
 - Walls: Paint and paneling
 - Floor: Concrete
 - Doors: Pocket Slider
 - Windows: Not Applicable
 - Electrical: 110 VAC GFCI
 - Counter/Cabinet: Not Applicable
 - Sink/Basin: Molded single bowl
 - Faucets/Traps: Metal and Metal
 - Toilets:
 - HVAC Source: Not Applicable
 - Ventilation: Electric ventilation fan



Bathroom (Continued)

11 Guest house Bathroom

- 145. Acceptable Closet: Single, Shelves
- 146. Acceptable Ceiling: Paint and Paneling
- 147. Acceptable Walls: Paint and paneling
- 148. Acceptable Floor: Tile
- 149. Serviceable Doors: Wood, Pocket Slider - 1.Hardware Issue: Loose , inoperable, hard to operate or missing hardware, 2. Needs Alignment



- 150. Not Inspected Windows: Not Applicable
- 151. Acceptable Electrical: 110 VAC GFCI
- 152. Acceptable Counter/Cabinet: Granite and Wood
- 153. Acceptable Sink/Basin: Porcelain coated
- 154. Acceptable Faucets/Traps: Metal and PVC
- 155. Not Inspected Tub/Surround: Not Applicable
- 156. Acceptable Shower/Surround: Tile and Tile
- 157. Not Inspected Spa Tub/Surround: Not Applicable
- 158. Acceptable Toilets:
- 159. Acceptable HVAC Source: Heat Registers
- 160. Acceptable Ventilation: Electric ventilation fan

12 Lower level right side outside for the most Half Bathroom

- 161. Not Inspected Closet: Not Applicable
- 162. Acceptable Ceiling: Paint and Paneling
- 163. Acceptable Walls: Exterior plaster
- 164. Acceptable Floor: Pebble rock
- 165. Not Inspected Doors: Not Applicable
- 166. Not Inspected Windows: Not Applicable
- 167. Acceptable Electrical: 110 VAC
- 168. Not Inspected Counter/Cabinet: Not Applicable



Bathroom (Continued)

169. Not Inspected Sink/Basin: Not applicable
170. Not Inspected Faucets/Traps: Not applicable
171. Not Inspected Toilets: Not applicable
172. Not Inspected HVAC Source: Not Applicable
173. Not Inspected Ventilation: Not applicable
-
- # 13, 2nd Floor Game room/bunk room Bathroom
174. Acceptable Closet: Walk in
175. Acceptable Ceiling: Paint and Paneling
176. Acceptable Walls: Paint and paneling
177. Acceptable Floor: Hardwood
178. Acceptable Doors: Pocket Slider
179. Not Inspected Windows: Not Applicable
180. Acceptable Electrical: 110 VAC GFCI
181. Acceptable Counter/Cabinet: Marble and Wood
182. Acceptable Sink/Basin: Porcelain coated
183. Acceptable Faucets/Traps: Metal and PVC
184. Not Inspected Tub/Surround: Not Applicable
185. Acceptable Shower/Surround: Wood and paint and paneling I dont think I
186. Not Inspected Spa Tub/Surround: Not Applicable
187. Acceptable Toilets:
188. Acceptable HVAC Source: Heat Registers
189. Acceptable Ventilation: Electric ventilation fan
-
- # 14, Left Side, Rear, 2nd Floor Bathroom
190. Not Inspected Closet: Not Applicable
191. Acceptable Ceiling: Paint and Paneling
192. Acceptable Walls: Paint and paneling
193. Needs Attention Floor: Concrete overlay - [Surface cracks, abrasion or wear out noted. Repair as necessary.](#)



Bathroom (Continued)

Floor: (continued)



- | | |
|---------------------|---|
| 194. Acceptable | Doors: Pocket Slider |
| 195. Acceptable | Windows: Wood, Swing |
| 196. Acceptable | Electrical: 110 VAC GFCI |
| 197. Acceptable | Counter/Cabinet: Quartz and Wood |
| 198. Acceptable | Sink/Basin: Molded single bowl |
| 199. Acceptable | Faucets/Traps: Metal and PVC |
| 200. Not Inspected | Tub/Surround: Not Applicable |
| 201. Acceptable | Shower/Surround: Tile and Tile |
| 202. Not Inspected | Spa Tub/Surround: Not Applicable |
| 203. Acceptable | Toilets: |
| 204. Acceptable | HVAC Source: Heat Registers |
| 205. Acceptable | Ventilation: Electric ventilation fan, Window |
| <hr/> | |
| # 15, Center, Rear, | 2nd Floor Bathroom |
| 206. Not Inspected | Closet: Not Applicable |
| 207. Acceptable | Ceiling: Paint and Paneling |
| 208. Acceptable | Walls: Paint and paneling |
| 209. Acceptable | Floor: Tile |
| 210. Acceptable | Doors: Pocket Slider |
| 211. Acceptable | Windows: Wood, Swing |
| 212. Acceptable | Electrical: 110 VAC GFCI |
| 213. Acceptable | Counter/Cabinet: Quartz and Wood |
| 214. Acceptable | Sink/Basin: Molded single bowl |
| 215. Acceptable | Faucets/Traps: Metal and PVC |
| 216. Not Inspected | Tub/Surround: Not Applicable |
| 217. Acceptable | Shower/Surround: Tile and Tile |
| 218. Not Inspected | Spa Tub/Surround: Not Applicable |



Bathroom (Continued)

219. Acceptable Toilets:
220. Acceptable HVAC Source: Heat Registers
221. Acceptable Ventilation: Electric ventilation fan, Window
16, Left Side, Front, 2nd Floor Bathroom

222. Not Inspected Closet: Not Applicable
223. Acceptable Ceiling: Paint and Paneling
224. Acceptable Walls: Tile
225. Acceptable Floor: Tile
226. Acceptable Doors: Pocket Slider
227. Acceptable Windows: Wood, Fixed
228. Acceptable Electrical: 110 VAC GFCI
229. Acceptable Counter/Cabinet: Quartz and Wood
230. Acceptable Sink/Basin: Molded single bowl
231. Acceptable Faucets/Traps: Metal and PVC
232. Not Inspected Tub/Surround: Not Applicable
233. Acceptable Shower/Surround: Tile and Tile
234. Not Inspected Spa Tub/Surround: Not Applicable
235. Acceptable Toilets:
236. Acceptable HVAC Source: Heat Registers
237. Acceptable Ventilation: Electric ventilation fan
17, Right Side, Center, Rear, 2nd Floor Bathroom

238. Not Inspected Closet: Not Applicable
239. Acceptable Ceiling: Paint and Paneling
240. Acceptable Walls: Paint and paneling
241. Acceptable Floor: Tile
242. Acceptable Doors: Pocket Slider
243. Acceptable Windows: Wood, Swing
244. Acceptable Electrical: 110 VAC GFCI
245. Acceptable Counter/Cabinet: Quartz and Wood
246. Acceptable Sink/Basin: Porcelain coated
247. Acceptable Faucets/Traps: Metal and PVC
248. Acceptable Tub/Surround: Stand Alone
249. Acceptable Shower/Surround: Tile and Tile
250. Not Inspected Spa Tub/Surround: Not Applicable
251. Acceptable Toilets:
252. Acceptable HVAC Source: Heat Registers



Bathroom (Continued)

253. Acceptable Ventilation: Electric ventilation fan, Window
18, Right Side, Rear, 2nd Floor, Master Bathroom
-
254. Not Inspected Closet: Not Applicable
255. Acceptable Ceiling: Paint and Paneling
256. Acceptable Walls: Paint and paneling
257. Acceptable Floor: Tile
258. Serviceable Doors: Wood - Closet door Sticks. Improve for ease of operation



259. Acceptable Windows: Wood, Swing
260. Acceptable Electrical: 110 VAC GFCI
261. Acceptable Counter/Cabinet: Quartz and Wood
262. Acceptable Sink/Basin: Molded single bowl
263. Acceptable Faucets/Traps: Metal and PVC
264. Acceptable Tub/Surround: Stand Alone
265. Acceptable Shower/Surround: Tile and Tile
266. Not Inspected Spa Tub/Surround: Not Applicable
267. Acceptable Toilets:
268. Acceptable HVAC Source: Heat Registers
269. Acceptable Ventilation: Electric ventilation fan, Window
19, Master, Left Side, Rear, 2nd Floor Bathroom
-
270. Not Inspected Closet: Not Applicable
271. Acceptable Ceiling: Wood paneling
272. Acceptable Walls: Wood paneling
273. Acceptable Floor: Hardwood
274. Acceptable Doors: Wood
275. Acceptable Windows: Wood, Swing
276. Acceptable Electrical: 110 VAC GFCI
277. Acceptable Counter/Cabinet: Granite and Wood



Bathroom (Continued)

- | | |
|--------------------|---|
| 278. Acceptable | Sink/Basin: Porcelain coated |
| 279. Acceptable | Faucets/Traps: Metal and PVC |
| 280. Not Inspected | Tub/Surround: Not Applicable |
| 281. Acceptable | Shower/Surround: Tile and Tile |
| 282. Not Inspected | Spa Tub/Surround: Not Applicable |
| 283. Acceptable | Toilets: |
| 284. Acceptable | HVAC Source: Heat Registers |
| 285. Acceptable | Ventilation: Electric ventilation fan, Window |

Bedroom

1, 2nd Floor, Left Side Bedroom

1. Serviceable Closet: Large, Walk in, Shelves - (1) Sliders don't shut completely(2), Door sticks. Improve for ease of shutting.



2. Acceptable Ceiling: Paint and Paneling
 3. Acceptable Walls: Paint and paneling
 4. Acceptable Floor: Carpet
 5. Serviceable Doors: Wood, Glass - Sticks. Improve for ease of operation



6. Acceptable Windows: Door window
 7. Acceptable Electrical: 110 VAC



Bedroom (Continued)

- 8. Acceptable HVAC Source: Heat Registers
- 9. Not Inspected Smoke Detector: Not a part of this inspection

2, 2nd Floor, center Bedroom

- 10. Serviceable Closet: Large - **Door sticks. Improve for ease of shutting.**



- 11. Acceptable Ceiling: Paint and Paneling
- 12. Acceptable Walls: Paint and paneling
- 13. Acceptable Floor: Carpet
- 14. Acceptable Doors: Pocket Slider
- 15. Serviceable Windows: Wood, Glass, Swing - **Screen: Not installed**



- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heat Registers
- 18. Not Inspected Smoke Detector: Not a part of this inspection

3, 2nd Floor Bedroom

- 19. Acceptable Closet: Walk in, Large, Shelves
- 20. Acceptable Ceiling: Paint and Paneling
- 21. Acceptable Walls: Paint and paneling
- 22. Acceptable Floor: Hardwood
- 23. Acceptable Doors: Wood



Bedroom (Continued)

24. Serviceable

Windows: Door window - **Hart to operate or inoperable.**



25. Acceptable

Electrical: 110 VAC

26. Acceptable

HVAC Source: Heat Registers

27. Not Inspected

Smoke Detector: Not a part of this inspection

4, 2nd Floor, Left Side Bedroom

28. Acceptable

Closet: Walk in, Shelves, Large

29. Acceptable

Ceiling: Paint and Paneling

30. Acceptable

Walls: Paint and paneling

31. Acceptable

Floor: Hardwood

32. Acceptable

Doors: Wood

33.

Windows: Door window

34. Serviceable

Electrical: 110 VAC - **Faulty outlet with loose, unconnected or crossed wires: One or more**



35. Acceptable

HVAC Source: Heat Registers

36. Not Inspected

Smoke Detector: Not a part of this inspection

5, Left Side, 2nd Floor Bedroom

37. Acceptable

Closet: Walk in, Large, Shelves

38. Acceptable

Ceiling: Paint and Paneling

39. Acceptable

Walls: Paint and paneling

40. Acceptable

Floor: Hardwood

41. Acceptable

Doors: Wood

42. Acceptable

Windows: Door window

43. Acceptable

Electrical: 110 VAC



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Bedroom (Continued)

44. Acceptable HVAC Source: Heat Registers
45. Not Inspected Smoke Detector: Not a part of this inspection
6, Right Side, 2nd Floor Bedroom
-
46. Not Inspected Closet: Not Applicable
47. Acceptable Ceiling: Paint and Paneling
48. Acceptable Walls: Paint and paneling
49. Acceptable Floor: Hardwood
50. Acceptable Doors: Wood
51. Serviceable Windows: French, Wood - **Screen: Not installed**



52. Acceptable Electrical: 110 VAC
53. Acceptable HVAC Source: Heat Registers
54. Not Inspected Smoke Detector: Not a part of this inspection
#7 Basement, Rear Bedroom
-
55. Not Inspected Closet: Not Applicable
56. Acceptable Ceiling: Paint and Paneling
57. Acceptable Walls: Paint and paneling
58. Needs Attention Floor: Concrete - **Surface cracks, abrasion or wear out noted**



59. Acceptable Doors: Wood, Glass
60. Acceptable Windows: Door window



Bedroom (Continued)

61. Serviceable Electrical: 110 VAC - Faulty outlet with loose, unconnected or crossed wires: One or more



62. Acceptable HVAC Source: Heat Registers

63. Not Inspected Smoke Detector: Not a part of this inspection

#8 , 1st Floor, Rear Bedroom

64. Serviceable Closet: Closet door - Hardware inoperable or hard to operate.



65. Acceptable Ceiling: Paint and Paneling

66. Acceptable Walls: Paint and paneling

67. Acceptable Floor: Hardwood

68. Acceptable Doors: Wood

69. Acceptable Windows: Wood, Swing

70. Acceptable Electrical: 110 VAC

71. Acceptable HVAC Source: Heat Registers

72. Not Inspected Smoke Detector: Not a part of this inspection

#9 /Guest Room Bedroom

73. Acceptable Closet: No closet

74. Acceptable Ceiling: Paint and Paneling

75. Acceptable Walls: Paint and paneling

76. Acceptable Floor: Tile

77. Acceptable Doors: Wood, Glass

78. Acceptable Windows: Door window

79. Acceptable Electrical: 110 VAC

80. Acceptable HVAC Source: Heat Registers



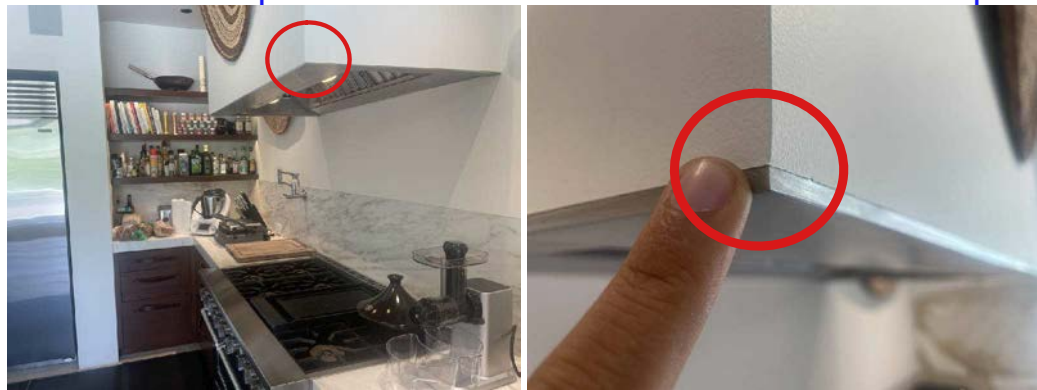
Bedroom (Continued)

81. Not Inspected Smoke Detector: Not a part of this inspection

Kitchen

Left Side, Rear Kitchen

- 1. Acceptable Cooking Appliances:
- 2. Needs Attention Ventilator: **Tall persons should use caution near semi sharp edges.**



- 3. Acceptable Disposal:
- 4. Acceptable Dishwasher:
- 5. Air Gap Present? No **Not visible on counter. Consult a qualified plumber if connections under the sink satisfy the air gap functionality. Air gap is a re-route drain line that if food particles are clogged in the dish washer, water will not back up and over flow onto the floor.**



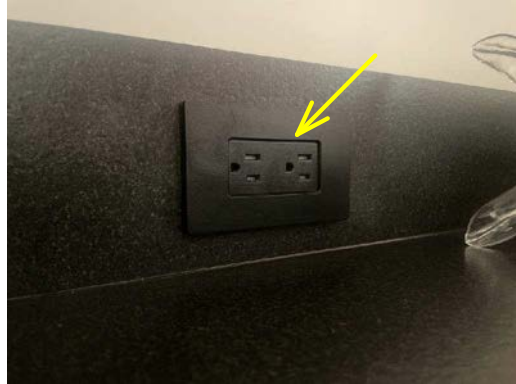
- 6. Not Inspected Trash Compactor: Not Applicable
- 7. Not Inspected Refrigerator: Not a part of this inspection
- 8. Acceptable Microwave:
- 9. Acceptable Sink: Porcelain, Stainless Steel



Kitchen (Continued)

10. Serviceable

Electrical: 110 VAC GFCI - **Not all receptacles labeled as GCFI**



11. Acceptable
12. Serviceable

Plumbing/Fixtures: Metal-PVC
Counter Tops: Marble, Composite - **Minor wear out or damage noted on counter and waterfalls.**





Kitchen (Continued)

13. Serviceable

Cabinets: Wood - One or more cabinet doors or drawers need adjustment, repair or resurfacing.



14. Acceptable
15. Acceptable
16. Acceptable
17. Serviceable

Pantry: Single, Walk in, Large
Ceiling: Exposed framing, Bricks
Walls: Paint and paneling, Marble
Floor: Tile - Minor differential noted on some tiles. Repair / Replace as necessary. Some spots may cause trip hazard.



18. Acceptable

Doors: Pocket Slider



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Kitchen (Continued)

- 19. Acceptable Windows: Door Windows
- 20. Acceptable HVAC Source: Heat Registers

Living Space

Office, 1st Floor Left side Living Space

- 1. Acceptable Closet: Shelves
- 2. Acceptable Ceiling: Paint and Paneling
- 3. Acceptable Walls: Paint and paneling
- 4. Acceptable Floor: Concrete
- 5. Acceptable Doors: Metal, Glass
- 6. Acceptable Windows: Steel, Fixed
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Heat Registers
- 9. Not Inspected Smoke Detector: Not Applicable

Entry Hallway Living Space

- 10. Not Inspected Closet: Not Applicable
- 11. Acceptable Ceiling: Paint and Paneling
- 12. Acceptable Walls: Paint and paneling
- 13. Acceptable Floor: Tile
- 14. Needs Attention Doors: Metal - [Pivotal door usage needs attention.](#)



- 15. Not Inspected Windows: Not Applicable
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heat Registers
- 18. Not Inspected Smoke Detector: Not Applicable

Hallway, 1st Floor Living Space

- 19. Acceptable Closet: Large



Living Space (Continued)

- 20. Acceptable Ceiling: Paint and Paneling
- 21. Acceptable Walls: Paint and paneling
- 22. Acceptable Floor: Tile
- 23. Acceptable Doors: Wood, Glass
- 24. Acceptable Windows: Same as door
- 25. Acceptable Electrical: 110 VAC
- 26. Not Inspected HVAC Source: Not Applicable
- 27. Not Inspected Smoke Detector: Not a part of this inspection

Living Room, 1st Floor Living Space

- 28. Not Inspected Closet: Not Applicable
- 29. Acceptable Ceiling: Paint and Paneling, Exposed framing
- 30. Acceptable Walls: Paint and paneling, Wall Paper
- 31. Acceptable Floor: Hardwood
- 32. Acceptable Doors: Wood
- 33. Acceptable Windows: Wood, Swing
- 34. Acceptable Electrical: 110 VAC
- 35. Not Inspected HVAC Source: Not Applicable
- 36. Not Inspected Smoke Detector: Not a part of this inspection

Family Room Living Space

- 37. Not Inspected Closet: Not Applicable
- 38. Needs Attention Ceiling: Paint and Paneling - **Unfinished molding junction line. Resurface and paint as needed.**



- 39. Acceptable Walls: Paint and paneling
- 40. Acceptable Floor: Hardwood
- 41. Acceptable Doors: Wood
- 42. Acceptable Windows: Wood, Swing
- 43. Acceptable Electrical: 110 VAC



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Living Space (Continued)

44. Acceptable HVAC Source: Heat Registers
45. Not Inspected Smoke Detector: Not Applicable
- Den, 1st Floor Living Space
-
46. Not Inspected Closet: Not Applicable
47. Acceptable Ceiling: Paint and Paneling, Exposed framing
48. Acceptable Walls: Paint and paneling
49. Acceptable Floor: Tile
50. Acceptable Doors: Wood
51. Acceptable Windows: Same as door
52. Acceptable Electrical: 110 VAC
53. Acceptable HVAC Source: Heat Registers
54. Not Inspected Smoke Detector: Not Applicable
- Dining Room Living Space
-
55. Acceptable Closet: Shelves
56. Acceptable Ceiling: Paint and Paneling
57. Acceptable Walls: Paint and paneling
58. Acceptable Floor: Hardwood
59. Acceptable Doors: Wood, Pocket Slider
60. Acceptable Windows: Wood
61. Acceptable Electrical: 110 VAC
62. Acceptable HVAC Source: Heat Registers
63. Not Inspected Smoke Detector: Not Applicable
- Office, 1st Floor Right side Living Space
-
64. Not Inspected Closet: Not Applicable
65. Acceptable Ceiling: Paint and Paneling, Exposed framing
66. Acceptable Walls: Paint and paneling, Wood framing, Cushion
67. Acceptable Floor: Tile
68. Acceptable Doors: Wood
69. Acceptable Windows: Wood, Swing
70. Acceptable Electrical: 110 VAC
71. Acceptable HVAC Source: Heat Registers
72. Not Inspected Smoke Detector: Not Applicable
- Lounge in the kitchen Living Space
-
73. Not Inspected Closet: Not Applicable
74. Acceptable Ceiling: Paint and Paneling
75. Acceptable Walls: Paint and paneling



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Living Space (Continued)

- 76. Acceptable Floor: Hardwood
- 77. Needs Attention Doors: Metal - Pivot Type: Use caution operating this door when children or pets are present, as gap in open position could cause injury to a child or a pet. This notation applies to all similar doors in this property.



- 78. Acceptable Windows: Same as door
- 79. Acceptable Electrical: 110 VAC
- 80. Acceptable HVAC Source: Heat Registers
- 81. Not Inspected Smoke Detector: Not Applicable

Lower level center hallway Living Space

- 82. Not Inspected Closet: Not Applicable
- 83. Acceptable Ceiling: Paint and Paneling
- 84. Acceptable Walls: Paint and paneling
- 85. Needs Attention Floor: Concrete - Surface cracks, abrasion or wear out noted





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Living Space (Continued)

86. Needs Attention Doors: Aluminum Swing glass - Pivot Type: Use caution operating this door when children or pets are present, as gap in open position could cause injury to a child or a pet. This notation applies to all similar doors in this property.



87. Acceptable Windows: Aluminum, Fixed
88. Acceptable Electrical: 110 VAC
89. Acceptable HVAC Source: Heat Registers
90. Not Inspected Smoke Detector: Not a part of this inspection

Lower level massage room Living Space

91. Acceptable Closet: Shelves
92. Acceptable Ceiling: Paint and Paneling
93. Acceptable Walls: Paneling
94. Needs Attention Floor: Concrete - Surface cracks, abrasion or wear out noted



95. Acceptable Doors: Pocket Slider
96. Not Inspected Windows: Not Applicable
97. Acceptable Electrical: 110 VAC
98. Not Inspected HVAC Source: Not Applicable



Living Space (Continued)

99. Not Inspected Smoke Detector: Not Applicable
Lower level music room Living Space
-
100. Not Inspected Closet: Not Applicable
101. Acceptable Ceiling: Paint and Paneling
102. Acceptable Walls: Soundproof insulated
103. Acceptable Floor: Carpet
104. Acceptable Doors: Pocket Slider
105. Acceptable Windows: Aluminum, Fixed
106. Acceptable Electrical: 110 VAC
107. Acceptable HVAC Source: Heat Registers
108. Not Inspected Smoke Detector: Not Applicable
Lower level left side hallway Living Space
-
109. Acceptable Closet: Janitor closet, Shelves
110. Acceptable Ceiling: Paint and Paneling
111. Acceptable Walls: Paint and paneling
112. Acceptable Floor: Concrete
113. Acceptable Doors: Wood
114. Not Inspected Windows: Not Applicable
115. Acceptable Electrical: 110 VAC
116. Acceptable HVAC Source: Heat Registers
117. Not Inspected Smoke Detector: Not a part of this inspection
Lower level movie theater room Living Space
-
118. Not Inspected Closet: Not Applicable
119. Acceptable Ceiling: Paint and Paneling Insulated
120. Acceptable Walls: Insulated paneling
121. Acceptable Floor: Carpet
122. Acceptable Doors: Wood Swing
123. Not Inspected Windows: Not Applicable
124. Acceptable Electrical: 110 VAC
125. Acceptable HVAC Source: Heat Registers
126. Not Inspected Smoke Detector: Not Applicable
Lower level gym Living Space
-
127. Not Inspected Closet: Not Applicable
128. Acceptable Ceiling: Paint and Paneling
129. Acceptable Walls: Paint and paneling
130. Acceptable Floor: Tile



City Property Inspections

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Living Space (Continued)

- 131. Acceptable Doors: Aluminum, Glass
- 132. Acceptable Windows: Aluminum, Fixed
- 133. Acceptable Electrical: 110 VAC GFCI
- 134. Acceptable HVAC Source: Heat Registers
- 135. Not Inspected Smoke Detector: Not a part of this inspection

Basement entertainment and game room Living Space

- 136. Not Inspected Closet: Not Applicable
- 137. Acceptable Ceiling: Paint and Paneling, Skylight
- 138. Acceptable Walls: Paint and paneling
- 139. Needs Attention Floor: Concrete, Carpet - 1.Surface cracks, abrasion or wear out noted 2. Trip Hazard-Safety Notation: Any area or spot with level or grade differential, projected objects from ground and notable unevenness inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or possible, use with caution and use night lighting. Photos could be sample representative, as all areas may not have been visible or there are numbers of such conditions



- 140. Not Inspected Doors: Not Applicable
- 141. Acceptable Windows: Glass fixed
- 142. Acceptable Electrical: 110 VAC GFCI
- 143. Acceptable HVAC Source: Heat Registers
- 144. Not Inspected Smoke Detector: Not Applicable

2nd Floor, Hallway Living Space

- 145. Acceptable Closet: Walk in
- 146. Acceptable Ceiling: Paint and Paneling
- 147. Acceptable Walls: Paint and paneling
- 148. Acceptable Floor: Hardwood



City Property Inspections

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Living Space (Continued)

- 149. Not Inspected Doors: Not Applicable
- 150. Not Inspected Windows: Not Applicable
- 151. Acceptable Electrical: 110 VAC
- 152. Acceptable HVAC Source: Heat Registers
- 153. Not Inspected Smoke Detector: Not a part of this inspection

2nd Floor, Den Living Space

- 154. Not Inspected Closet: Not Applicable
- 155. Acceptable Ceiling: Paint and Paneling
- 156. Acceptable Walls: Paint and paneling, Wall Paper
- 157. Acceptable Floor: Carpet
- 158. Not Inspected Doors: Not Applicable
- 159. Not Inspected Windows: Not Applicable
- 160. Acceptable Electrical: 110 VAC
- 161. Acceptable HVAC Source: Heat Registers
- 162. Not Inspected Smoke Detector: Not Applicable

2nd Floor, Living Room Living Space

- 163. Not Inspected Closet: Not Applicable
- 164. Acceptable Ceiling: Paint and Paneling, Skylight
- 165. Acceptable Walls: Paint and paneling
- 166. Acceptable Floor: Hardwood
- 167. Acceptable Doors: Wood
- 168. Not Inspected Windows: Not Applicable
- 169. Acceptable Electrical: 110 VAC
- 170. Acceptable HVAC Source: Heat Registers
- 171. Not Inspected Smoke Detector: Not Applicable

2nd Floor, Family Room Living Space

- 172. Not Inspected Closet: Not Applicable
- 173. Acceptable Ceiling: Paint and Paneling
- 174. Acceptable Walls: Paint and paneling
- 175. Acceptable Floor: Hardwood



City Property Inspections

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Living Space (Continued)

176. Serviceable

Doors: Wood - Daylight visible from inside. Recommend installation of weather seal or other improvement, to prevent insect and moisture entry



177. Serviceable

Windows: Wood, Swing - Hard operation. Repair / Replace as necessary.



178. Acceptable

Electrical: 110 VAC

179. Acceptable

HVAC Source: Heat Registers

180. Not Inspected

Smoke Detector: Not a part of this inspection



Laundry Room/Area

#1, 1st Floor, Left Side, Front Laundry Room/Area

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Serviceable

Closet: Single, Janitorial, Cabinets

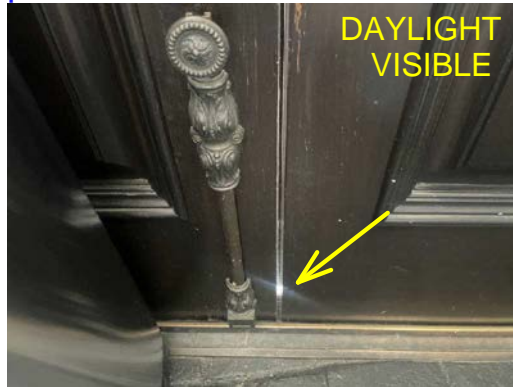
Ceiling: Paint and Paneling

Walls: Paint and paneling

Floor: Tile

Doors: Wood, Also, entry door - Daylight visible from inside.

Recommend installation of weather seal or other improvement, to prevent insect and moisture entry



- 6. Acceptable
- 7. Acceptable
- 8. Not Inspected
- 9. Acceptable
- 10. Serviceable

Windows: Wood, Fixed on Door

Electrical: 110 VAC GFCI, 110 VAC

Smoke Detector: Not Applicable

HVAC Source: Heat Registers

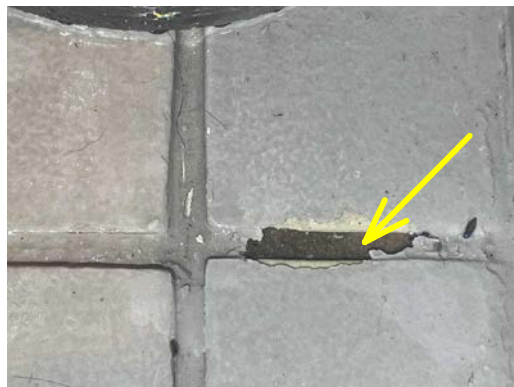
Laundry Tub: Tile, Stainless Steel - 1. Caulking or re caulking will prevent water migration to underside., 2. Loose fixture noted, 3. Chipped tiles noted.





Laundry Room/Area (Continued)

Laundry Tub: (continued)



- 11. Acceptable
- 12. Acceptable
- 13. Acceptable

Laundry Tub Drain: PVC
Washer Hose Bib: Gate valves
Washer and Dryer Electrical: 110 VAC



Laundry Room/Area (Continued)

14. Acceptable

Dryer Vent: Metal flex



15. Acceptable

Dryer Gas Line: Cast iron, Flex



16. Acceptable

Washer Drain: Wall mounted drain



17. Acceptable

Floor Drain: Surface drain

#2, Lower Level, Left Side, Front Laundry Room/Area

18. Acceptable

Closet: Cabinets



City Property Inspections

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Laundry Room/Area (Continued)

19. Acceptable

Ceiling: Paint and Paneling - [Minor paint cracks noted.](#)



20. Acceptable

Walls: Paint and paneling

21. Needs Attention Floor: Concrete - [Passed repairs noted.](#)



22. Acceptable

Doors: Pocket Slider

23. Not Inspected

Windows: Not Applicable

24. Acceptable

Electrical: 110 VAC GFCI

25. Not Inspected

Smoke Detector: Not Applicable

26. Acceptable

HVAC Source: Heat Registers

27. Acceptable

Laundry Tub: Stainless Steel

28. Acceptable

Laundry Tub Drain: PVC

29. Acceptable

Washer Hose Bib: Gate valves

30. Acceptable

Washer and Dryer Electrical: 110 VAC



Laundry Room/Area (Continued)

31. Acceptable

Dryer Vent: Metal flex



32. Acceptable

Dryer Gas Line: Cast iron, Flex

33. Acceptable

Washer Drain: Wall mounted drain

34. Acceptable

Floor Drain: Surface drain



Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete, Brick / Paver - Cracks: Commonly noted in most properties. Fill, patch or repair as necessary.
2. Walks: Concrete, Tile, Grass - Trip Hazard-Safety Notation: Any area or spot with level or grade differential, projected objects from ground and notable unevenness or slippery walk path, inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or not possible, use with caution and use night lighting. Photo(s) could be sample representative of other and similar condition at the time of inspection.
3. Grading: Right Side Front: Tiled deck shows minor sagging and water pooling, without effective drains. This is considered negative grading. Improve as necessary.
4. Swale: Concrete - Drain head not installed. Installation will prevent debris entry into the covered drain.
5. Exterior Surface Drain: Slope Drain, Covered drain - Though, the front open port parking shows considerable slope for draining, at the center, low points or sagging areas could pool water. If there are no covered drains installed under the existing gravel, then recommend installation of proper drain pipe. Consult a drain expert for further evaluation.
6. Fences: Metal - 1. Metal Fence: Due for protective coating, 2. Concrete fence at right side: Soil under the fence structure is showing erosion with roots visible. Soil moisture at this area(the entire right side of lot with irrigation lines) needs attention and improvement, to prevent any cracks, displacement or damage to the concrete fence. This is a long term maintenance matter that must be addressed. Consult with a drain and foundation expert for further evaluation, remedy and cost.

Exterior

7. Entire Main Building Exterior Surface Type: Stucco - Past repair with cosmetic cracks noted. Inquire with owner for background and history
8. Trim: Stucco Coverd - Chipped edge noted. Repair and paint as necessary.



Needs Attention Summary (Continued)

9. Exterior Electric Outlets: 110 VAC GFCI - Exposed Wiring: Recommend proper protection
10. Hose Bibs: Gate - Anti Siphon diverter would prevent back flow of dirty and contaminated water into the house water lines. Consider installing.

Garage/Carport

11. Left side, Tuck under Garage Ceiling: Concrete - Ceiling at garage entry shows efflorescence (Salty residue due to moisture seepage through concrete) The affected area is directly under the retained concrete vegetation box structures. Recommend further evaluation by a drain expert to verify if there are any drain or leakage issues from the said vegetation box structures.

Bathroom

12. # 7 Lower level , Hallway Bathroom Floor: Concrete - Surface cracks, abrasion or wear out noted. An appearance notation.
13. # 14, Left Side, Rear, 2nd Floor Bathroom Floor: Concrete overlay - Surface cracks, abrasion or wear out noted. Repair as necessary.

Bedroom

14. #7 Basement, Rear Bedroom Floor: Concrete - Surface cracks, abrasion or wear out noted

Kitchen

15. Left Side, Rear Kitchen Ventilator: Tall persons should use caution near semi sharp edges.

Living Space

16. Entry Hallway Living Space Doors: Metal - Pivotal door usage needs attention.
17. Family Room Living Space Ceiling: Paint and Paneling - Unfinished molding junction line. Resurface and paint as needed.
18. Lounge in the kitchen Living Space Doors: Metal - Pivot Type: Use caution operating this door when children or pets are present, as gap in open position could cause injury to a child or a pet. This notation applies to all similar doors in this property.
19. Lower level center hallway Living Space Floor: Concrete - Surface cracks, abrasion or wear out noted
20. Lower level center hallway Living Space Doors: Aluminum Swing glass - Pivot Type: Use caution operating this door when children or pets are present, as gap in open position could cause injury to a child or a pet. This notation applies to all similar



Needs Attention Summary (Continued)

Doors: (continued)

doors in this property.

21. Lower level massage room Living Space Floor: Concrete - Surface cracks, abrasion or wear out noted
22. Basement entertainment and game room Living Space Floor: Concrete, Carpet -
1. Surface cracks, abrasion or wear out noted
2. Trip Hazard-Safety Notation: Any area or spot with level or grade differential, projected objects from ground and notable unevenness inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or possible, use with caution and use night lighting. Photos could be sample representative, as all areas may not have been visible or there are numbers of such conditions

Laundry Room/Area

23. #2, Lower Level, Left Side, Front Laundry Room/Area Floor: Concrete - Passed repairs noted.



Serviceable Summary

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Exterior

1. Exterior Lighting: Surface mount - Water Pregnable: Opening, separation or looseness admits water or insects . One or more. Recommend sealing edges.

Roof

2. Main Structure Roof Surface Material: Clay tile, Rolled roof torched material, build up -
 1. Some need repair or replacement. Consult a roofer for remedy and cost,
 2. Water ponding (or stains) evident on flat roof section. Monitor to take preventive action. Water ponding can cause less life for the roof material, at areas that hold water longer.,
 3. Moss build up on roof material surfaces noted. Moss build up at shady areas of the roof are not unusual. Periodic monitoring could verify if pressure washing and sealing is needed: Moss could damages tiles or shingles and make them leak prone, in the long run.
3. Flashing: Aluminum - Water pregnable opening at left side flashing noted. Recommend repair to prevent water intrusion to under side and interior.

Electrical

4. Pool Area shower Hallway at lower level-In Closet Electric Panel Breakers: Copper - Breakers in acceptable condition. Outlet, inside the closet is missing cover. Recommend installation for safety.
5. Roof-A/C Units Panels Electric Panel Breakers: Copper - Labeling not marked, inconspicuous, incomplete or not legible. Labeling is necessary as a matter of convenience and emergency. Consult a qualified electrician.

Structure

6. Stairs/Handrails:
 - 1.Safety handrails or guard rails not installed or insufficient at some sections, inside or outside: Recommend installation,
 2. One or more exterior concrete stairs are cracked. Repair / Replace as necessary.

Bathroom

7. # 1, Rear, 1st Floor Bathroom Toilets: Seat cover is loose.
8. # 2, 1st Floor Bathroom Sink/Basin: Molded single bowl - Low flow. Repair / Replace as necessary.



Serviceable Summary (Continued)

9. # 3, Hallway Half Bathroom Ventilation: Electric ventilation fan and window - Fan inoperative
10. # 4 Hallway, Left Side Half Bathroom Toilets: Seat cover is loose.
11. # 5, Hallway Half Bathroom Windows: Door Window - Hard operation. Repair / Replace as necessary.
12. # 5, Hallway Half Bathroom Toilets: Seat cover is loose.
13. # 6, Rear, Center lower level Half Bathroom Toilets: Toilet is loose, Seat cover is loose.
14. # 7 Lower level , Hallway Bathroom Ventilation: Electric ventilation fan - Fan inoperative
15. # 9 Lower level by the Bedroom Bathroom Toilets: Seat cover is loose.
16. # 11 Guest house Bathroom Doors: Wood, Pocket Slider - 1.Hardware Issue: Loose , inoperable, hard to operate or missing hardware, 2. Needs Alignment
17. # 18, Right Side, Rear, 2nd Floor, Master Bathroom Doors: Wood - Closet door Sticks. Improve for ease of operation

Bedroom

18. # 1, 2nd Floor, Left Side Bedroom Closet: Large, Walk in, Shelves - (1) Sliders don't shut completely(2), Door sticks. Improve for ease of shutting.
19. # 1, 2nd Floor, Left Side Bedroom Doors: Wood, Glass - Sticks. Improve for ease of operation
20. # 2, 2nd Floor, center Bedroom Closet: Large - Door sticks. Improve for ease of shutting.
21. # 2, 2nd Floor, center Bedroom Windows: Wood, Glass, Swing - Screen: Not installed
22. # 3, 2nd Floor Bedroom Windows: Door window - Hard to operate or inoperable.
23. # 4, 2nd Floor, Left Side Bedroom Electrical: 110 VAC - Faulty outlet with loose, unconnected or crossed wires: One or more
24. # 6, Right Side, 2nd Floor Bedroom Windows: French, Wood - Screen: Not installed
25. #7 Basement, Rear Bedroom Electrical: 110 VAC - Faulty outlet with loose, unconnected or crossed wires: One or more
26. #8 , 1st Floor, Rear Bedroom Closet: Closet door - Hardware inoperable or hard to operate.



Serviceable Summary (Continued)

Kitchen

27. Left Side, Rear Kitchen Electrical: 110 VAC GFCI - **Not all receptacles labeled as GFCI**
28. Left Side, Rear Kitchen Counter Tops: Marble, Composite - **Minor wear out or damage noted on counter and waterfalls.**
29. Left Side, Rear Kitchen Cabinets: Wood - **One or more cabinet doors or drawers need adjustment, repair or resurfacing.**
30. Left Side, Rear Kitchen Floor: Tile - **Minor differential noted on some tiles. Repair / Replace as necessary. Some spots may cause trip hazard.**

Living Space

31. 2nd Floor, Family Room Living Space Doors: Wood - **Daylight visible from inside. Recommend installation of weather seal or other improvement, to prevent insect and moisture entry**
32. 2nd Floor, Family Room Living Space Windows: Wood, Swing - **Hard operation. Repair / Replace as necessary.**

Laundry Room/Area

33. #1, 1st Floor, Left Side, Front Laundry Room/Area Doors: Wood, Also, entry door - **Daylight visible from inside. Recommend installation of weather seal or other improvement, to prevent insect and moisture entry**
34. #1, 1st Floor, Left Side, Front Laundry Room/Area Laundry Tub: Tile, Stainless Steel - **1. Caulking or re caulking will prevent water migration to underside., 2. Loose fixture noted, 3. Chipped tiles noted.**