

Aztec Property Inspections
3655 Cowley Way
San Diego, CA 92117
(858) 245-9329

Client: Jeff Smith



777 Clairemont Ave
San Diego, CA 92111

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 1 of 29

Definitions

NOTE: Definitions below refer to the property or item listed as inspected at the time of inspection

Acceptable	Functional with no obvious signs of defect. The item may show signs of normal wear and tear but is properly functional. Inexpensive repairs or issues deemed as typical and or normal may be labeled Acceptable.
Defective	The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.
Safety Upgrade	This item is a safety concern and or it may have been acceptable when it was built but it does not meet the current building standards. Recommend upgrades by a qualified licensed specialist for added safety. These comments can be labeled as Acceptable, Marginal or Defective depending on the severity of the issue.
Marginal	Item is not properly functional, may require further monitoring, shows abnormal wear, damaged, near the end of it's life span and or requires repair. Customer may want to seek further evaluation by a qualified licensed contractor. These items will be in BLUE.
Not Present	Item was not present or not found.
Not Inspected	Item was unable to be inspected. This may have been for safety reasons, due to lack of power, inaccessible, and or the item was disconnected at time of inspection.

General Information

This report is the exclusive property of Aztec Property Inspections and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agree upon as per the signed agreement/contract. Please note that home ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snap shot of the condition of the property at a specific time. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

Property Information

Property Address 777 Clairemont Ave
City San Diego **State** CA **Zip** 92111

Client Information

Client Name Jeff Smith

Inspection Company

Inspector Name Chris Magill
Company Name Aztec Property Inspections
Address 3655 Cowley Way
City San Diego **State** CA **Zip** 92117

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 2 of 29

General Information (Continued)

Phone (858)245-9329 **Fax**
E-Mail Chrismagil@yahoo.com
File Number 17-433

Conditions

Others Present Buyer, Buyer's Agent **Property Occupied**
Estimated Age Unknown
Inspection Date 6/9/17
Start Time 11:30 pm **End Time** 2:00 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75
Weather Dry **Soil Conditions** Dry
Space Below Grade Crawl Space
Building Type Single family detached **Garage** Detached
Additions/Modifications No additions or alterations to the floor plan were noted

Lots and Grounds

Please note that home ownership carries with it a certain amount of risk. Unforeseen costs and regular maintenance will arise. We recommend purchasing a home warranty to cover the appliances and major systems.

1. Acceptable
2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable

Walkways:

Driveway:

Stairs and Railings:

Patio:

Retaining Walls: No rebar and or concrete were noted in one or more areas of the block walls. This is an improper installation. Caps were missing on top of the walls in one or more areas. No surface drains or drainage openings were visible in one or more areas. This condition can lead to damage to the wall and eventually failure. Recommend further evaluation and repairs as necessary by a qualified contractor.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 3 of 29

Lots and Grounds (Continued)

6. Defective

Grading: The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices. A qualified licensed contractor is recommended to evaluate and estimate repairs.



7. Not Inspected

Exterior Surface Drain: Not tested. Beyond the scope of this inspection. Inquire with the seller as to the termination point(s) of the surface drains.

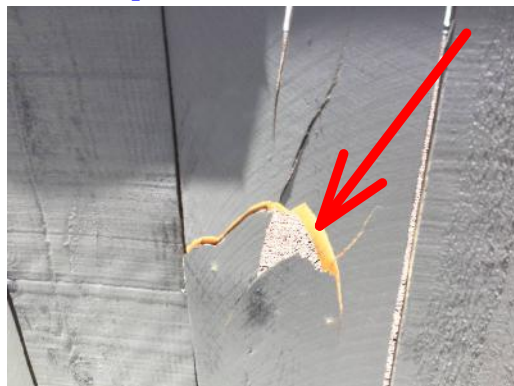
8. Not Inspected

Lawn Sprinklers: Not tested. Beyond the scope of this inspection. Adjustment is recommend away from the house, walkways and or fencing. Recommend verifying that the timer box is rated for exterior use.



9. Marginal

Fences: A broken board or two were noted. Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist. Damage and deterioration was noted in one or more areas. Loose wood was noted at the upper neighbor's cover which is a safety hazard. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 4 of 29

Lots and Grounds (Continued)

Fences: (continued)



10. Safety Upgrade, Marginal **Deck:** (Rooftop) - Upper deck was unusually close to the laundry heater vent. This could cause the inhalation of toxic gases (carbon monoxide). Usually these are routed above the surface or farther away. Each city can choose to adopt different codes or can adopt a variance for specific items. If more information is desired then please contact the city's building department. Further evaluation may be desired by a licensed specialist. The guardrails comply with code but could be considered a safety hazard because kids tend to climb horizontal guardrails.



11. Acceptable **Balcony:** (Second Floor) - The guardrails comply with code but could be considered a safety hazard because kids tend to climb horizontal guardrails.

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

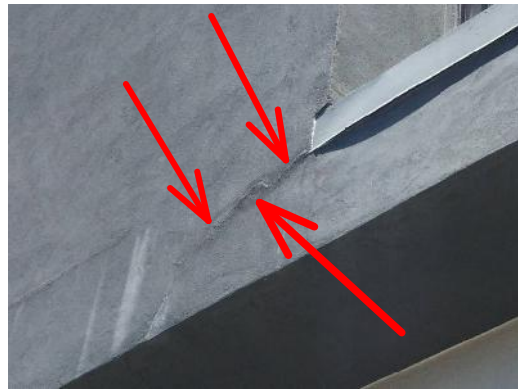
Page 5 of 29

Exterior Surface and Components

Exterior Surface

1. Marginal

Exterior Walls: (Stucco) - Discoloration was noted at the front of the house. No metal flashing was noted at the bottom of several vertical surfaces. Unable to view ventilation in one or more areas. This is frequently seen at stucco eaves or under decks/balconies. Ventilation is typically to allow any enclosed ventilation to breath properly which lessens the possibility of mold related issues. Title 24 (adopted as of construction permitted after 7/1/2014) has allowed for tighter construction which has eliminated ventilation in some areas. Determining if what is present meet the Title 24 requirements or determining if what is present will function properly in the long run is beyond the scope of this inspection and further evaluation maybe desired. Loose and rippled drip edge was noted. Some drip edge appears to be flush or embedded in the stucco. Correction is recommended. Common to moderate cracks noted. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 6 of 29

Exterior Surface and Components (Continued)

Exterior Walls: (continued)



- 2. Acceptable
- 3. Acceptable

Fascia:
Soffits and or Eaves:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 7 of 29

Exterior Surface and Components (Continued)

4. Safety Upgrade, Marginal **Exterior Lighting:** One or more missing fixtures were noted (garage). Lights were not operational at one or more locations which could just be a burned out bulb or be due to a motion sensor (back stairs). Inquire with seller. No lights have been installed on the upper deck. Correction is recommended.



5. Acceptable **Exterior Electric Outlets:** (120 VAC GFCI) - One or more exterior receptacles are being used for appliances or systems that are constantly in use and aren't equipped with a properly sized "in-use" receptacle covers for wet locations. This is a safety hazard and poses a risk of both fire and shock. Recommend installing "in use" covers where necessary.



6. Defective **Low Voltage Utilities:** Boxes have not been installed for the low voltage utilities (cable, TV and television). These are typically separate metal boxes. The wires have been disconnected and were hanging on the fence. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 8 of 29

Plumbing

Notice : Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Water filtration systems and/or water softening systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Solar systems are beyond the scope of this inspection. Circulation pumps and expansion tanks are beyond the scope of this inspection. Fire sprinkler systems are beyond the scope of this inspection. Further evaluation is recommended on all cast iron over 35 years old by a licensed plumber.

1. Marginal

Water Main Shutoff: (Front of house) - Clearing the rock is recommended from the street utility box. The shut off handle was in the soil at the street utility box. Correction is recommended.



2. Acceptable

Water Main Size: (1" Copper)

3. Acceptable

Water Pressure: (60 PSI)

4. Marginal

Water Lines: (Copper and Unknown) - Not fully visible. A backflow prevention device was not visible. Inquire with the seller to see if one has been installed. Insulation is recommended on the hot water lines.

5. Acceptable

Waste Lines (ABS and Unknown) - Not fully visible.

6. Acceptable

Vent Pipes: Not fully visible.

7. Acceptable

Hose Bibs:

8. Acceptable

Gas Meter:



9. Acceptable

Gas Service Lines: Not fully visible.

10. Not Present

Fire Sprinkler System:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 9 of 29

Plumbing (Continued)

Exterior Water Heater

11. Acceptable

Operation: The local utility company is recommended for a complimentary safety inspection. Tankless water heaters are limited on how much water they can heat at one time. The unit may not be sufficient for multiple fixtures going at the same time. This flow was not inspected. Inquire with seller. Improper work space noted. The unit is going to be difficult to service. Expansion tanks are beyond the scope of this inspection.



12. Type: Natural gas Capacity: Tankless

13. Acceptable Water Supply:

14. Acceptable TPR Valve and Drain :

Crawl Space

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Crawl Space

1. Method of Inspection: Entered the crawl space

2. Acceptable Structure Type: (Wood frame)

3. Acceptable Unable to Fully Inspect:

4. Acceptable Access:

5. Marginal Moisture Penetration: Vegetation was growing under the house. Removal is recommended. A water stain was noted on the water main (near vegetation). It is unknown if any water intrusion is active or if this was happened during construction.

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 10 of 29

Crawl Space (Continued)

Moisture Penetration: (continued)



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable

Foundation: (Poured concrete)
Ventilation:
Subfloor:

Aztec Property Inspections

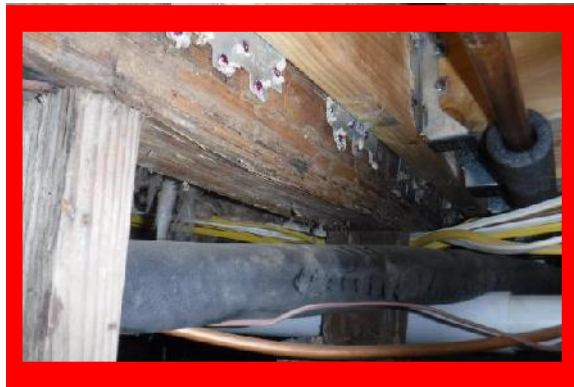
Jeff Smith
Home Inspection Sample.inspx

Page 11 of 29

Crawl Space (Continued)

9. Marginal

Framing:



10. Acceptable

Piers/Posts: (Concrete piers and wood posts) - Metal framing straps are recommended in one or more areas. This may have been acceptable when the structure was built but it does not meet the current building standards. Recommend consulting with a licensed contractor to make the appropriate seismic upgrades for added safety.

11. Defective

Insulation: No insulation has been installed in some areas. Correction is recommended.



12. Acceptable

Anchor Bolts:

13. Acceptable

Electrical:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 12 of 29

Kitchen

Only the appliances listed were inspected. All others are beyond the scope of this inspection. Please note that this is not a warranty of any kind. This is a snap shot of the condition of the property and it's components at the time of the inspection. A home warranty is highly recommended. Self- and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances such as refrigerators, freezers and built-in ice makers are not part of this inspection and inspector does not move appliances.

2nd Floor Kitchen

1. Acceptable
2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable
6. Marginal

Cooking Appliances:

Ventilator:

Disposal:

Microwave:

Sink:

Electrical: (120 Volt GFCI) - The island GFCI outlets must be reset at the countertop. Correction is recommended.



7. Acceptable
8. Marginal

Plumbing/Fixtures:

Counter Tops: Grout is missing in several areas. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 13 of 29

Kitchen (Continued)

9. Marginal

Cabinets: A crude cut out was noted for the plumbing. Correction may be desired.



10. Not Inspected

Refrigerator: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

11. Acceptable

Dishwasher: Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

12. Air Gap Present? Yes

13. Acceptable

Floor: Wood flooring in a kitchen is not a good idea because the flooring can be easily damaged.

14. Cooktop

Bathroom

Inspection is limited due to personal belongings. Wall coverings, rugs, and contents in drawers and cabinets were not moved and prevented a complete inspection. Determining if shower pans are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection.

First Floor, Front Bedroom Bathroom

1. Acceptable

Electrical: (120 Volt GFCI)

2. Acceptable

Counter/Cabinet:

3. Acceptable

Sink/Basin:

4. Marginal

Faucets/Traps: The rubber cap is missing at the right side faucet. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 14 of 29

Bathroom (Continued)

5. Marginal

Tub/Surround: Bench, ledges, and/or soap dishes do not slope properly to drain. This could lead to moisture intrusion. Regular maintenance of the caulking will be required.



6. Marginal

Shower/Surround: No shower enclosure has been installed. Correction is recommended.



7. Acceptable

8. Defective

Toilets:

Powered Ventilation: Electric ventilation fan - A powered vent fan has not been installed in the shower/tub area. We recommend adding a powered fan for improved ventilation.

First Floor, Jack and Jill Bathroom

9. Acceptable

10. Marginal

Electrical: (120 Volt GFCI)

Counter/Cabinet: Caulking is needed at the backsplash. Correction is recommended.



11. Acceptable

12. Acceptable

Sink/Basin:

Faucets/Traps:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 15 of 29

Bathroom (Continued)

13. Marginal

Shower/Surround: No shower enclosure has been installed. Correction is recommended.



14. Acceptable

Toilets:

15. Acceptable

Powered Ventilation: Electric ventilation fan

First Floor, Master Bathroom

16. Acceptable

Electrical: (120 Volt GFCI)

17. Marginal

Counter/Cabinet: Caulking is needed at the backsplash. Correction is recommended.

18. Acceptable

Sink/Basin:

19. Acceptable

Faucets/Traps:

20. Marginal

Shower/Surround: No shower enclosure has been installed. Grout is cracked and/or missing in one or more locations. Corrections are recommended.



21. Acceptable

Toilets:

22. Defective

Powered Ventilation: A powered vent fan has not been installed in the shower/tub area. We recommend adding a powered fan for improved ventilation.

Second Floor, Half Bathroom

23. Acceptable

Electrical: (120 Volt GFCI)

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 16 of 29

Bathroom (Continued)

24. Marginal

Counter/Cabinet: Caulking is needed at the backsplash. Scratches were noted at the countertop. Correction is recommended.



25. Acceptable

Sink/Basin:

26. Acceptable

Faucets/Traps:

27. Acceptable

Toilets:

28. Acceptable

Powered Ventilation: Electric ventilation fan

Electrical

Determining if the circuits are overloaded is beyond the scope of this inspection.

1. Acceptable

Service Feed: (Overhead)

2. Acceptable

Conductor Type:

Main Electric Panel

3. Acceptable

Condition:



4. **Maximum Capacity:** 200 Amps

5. Acceptable

Main Breaker Size: 200 Amps

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 17 of 29

Electrical (Continued)

6. Safety Upgrade, Marginal **Breakers:** One or more breakers were not labeled. The breakers are loose at the panel. A qualified licensed contractor is recommended to evaluate and estimate repairs.



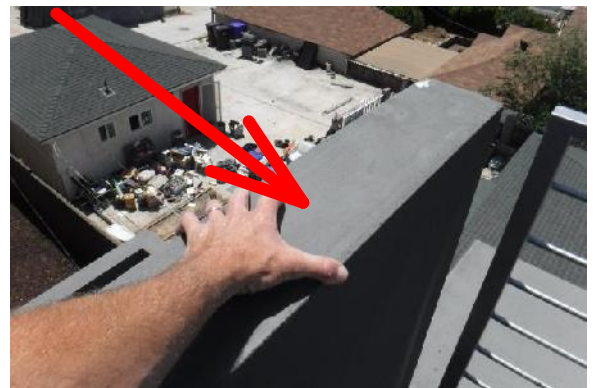
7. Acceptable **AFCI Combination:**
8. Not Present **GFCI:**
9. Acceptable **Ground:**

Roof

Notice: The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks. Regular maintenance is required to keep any roof water tight. An annual inspection is recommended.

Roof Surface

1. **Method of Inspection:** Walked on roof
2. Acceptable **General Condition:** (Unknown Material) - Inquire with the seller as to what product was used and for the warranty information. Recommend verifying that the roof does not drain onto any of the exterior doors or stairs.
3. Acceptable **Flashing:** No hard caps were noted on the tops of the parapet walls. This is typically a metal cap and not stucco. Correction is recommended.



4. Acceptable **Plumbing Vents:**
5. **Approximate Age:** Unknown

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 18 of 29

Heating System

Inspecting heat exchangers is beyond the scope of this inspection as per the CREIA Standards of Practice. It is recommended that all homes with fuel burning appliances have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the residence is not part of this inspection. Recalled equipment is beyond the scope of this inspection. Condensate pumps are beyond the scope of this inspection. Recommend adding carbon monoxide detectors to all units for added safety.

Crawl Space Heating System

1. Acceptable

Operation: The local utility company is recommended for a complimentary safety inspection before the close of the contingency period.



2. **Type:** Forced air **BTU's** 80,000

3. **Fuel Type:** Natural gas

4. Acceptable

Air Filter:

5. Marginal

Distribution: A plenum was improperly supported by wood inside the catch pan which is designed to catch water. Correction is recommended. One or more ducts were in contact with the dirt in the crawl space. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 19 of 29

Heating System (Continued)

Distribution: (continued)



6. Acceptable

7. Acceptable

Thermostat:

Vent Pipe: Not fully visible.

Utility Room Heating System

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 20 of 29

Heating System (Continued)

8. Acceptable Operation:



9. Type: Forced air BTU's 60,000

10. Fuel Type: Natural gas

11. Acceptable

Air Filter:

12. Acceptable

Distribution:

13. Acceptable

Thermostat:

14. Acceptable

Vent Pipe:

Air Conditioning

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Condensate pumps are beyond the scope of this inspection.

AC System

1. Acceptable Operation: (3 Ton)



2. Acceptable

Condensate Removal:

3. Acceptable

Exterior Unit:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 21 of 29

Air Conditioning (Continued)

4. Marginal

Refrigerant Lines: Recommend sealing the connection where the refrigerant lines penetrate the wall to prevent rodent intrusion.



5. Acceptable

Exposed Ductwork:

6. Acceptable

Electrical Disconnect:

AC System

7. Acceptable

Operation: (4 Ton)



8. Acceptable

Condensate Removal:

9. Acceptable

Exterior Unit:

10. Marginal

Refrigerant Lines: Recommend sealing the connection where the refrigerant lines penetrate the wall to prevent rodent intrusion.

11. Acceptable

Exposed Ductwork:

12. Acceptable

Electrical Disconnect:

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 22 of 29

Interior Rooms

Several components of the home show signs of wear that is consistent with the age of the structure. Wall insulation type and value is not verified. Lead paint, asbestos and mold testing is beyond the scope of this inspection. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Inspection does not cover any damage or components concealed by rugs, carpeting, wall paneling, furniture or stored items. Uncommon cracking and or deterioration will be mentioned in this report. It is beyond the scope of this inspection to determine if adjoining and above units are occupied and if the plumbing has been recently used. Hidden problems may arise that are not documented in this report from other units or in other units that are not occupied and or currently in use. Inquire with the seller and or HOA for more information.

Living Space

1. Defective

Entry Door: The inner window seal appears to be damaged at one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.



2. Safety Upgrade, Marginal

Exterior Door(s): Latching hardware was loose and not properly operational at one or more areas (Master bedroom glass slider). Correction is recommended for added safety.



3. Marginal

Closets: Missing closet doors were noted at one or more locations. Correction is recommended.

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 23 of 29

Interior Rooms (Continued)

Closets: (continued)



4. Acceptable

5. Acceptable

6. Acceptable

7. Acceptable

8. Safety Upgrade, Marginal

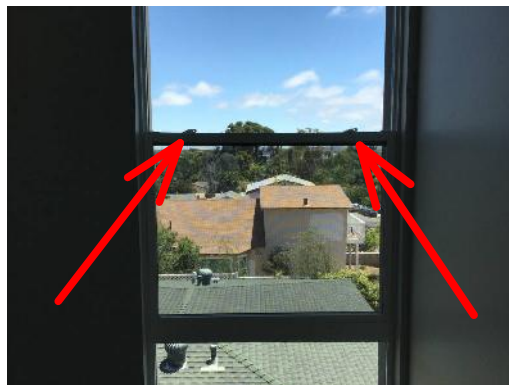
Ceiling:

Walls:

Floor:

Doors:

Windows: A tint has been installed on one or more windows. This could cause damage if improperly installed. Determining if the installation is proper is beyond the scope of this inspection. One or more windows are difficult to latch or lock properly. Correction is recommended for added safety.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 24 of 29

Interior Rooms (Continued)

9. Marginal

Window Screens: Screen doors slide with difficulty in one or more locations. Correction is recommended.



10. Defective, Safety Upgrade

Electrical: Low voltage wiring, security system, cable TV and/or telephone are all beyond the scope of this inspection. One or more outlets has three prong outlets which were not properly grounded at the second floor living room. Loose outlets were noted. A qualified licensed electrical contractor is recommended to evaluate and estimate repairs.



11. Acceptable, Not Inspected

Photoelectric detectors are highly recommended in combination with Ionization detectors. Determining the type that were installed is beyond the scope of this inspection. Effective July 1, 2015 - California Senate Bill No. 745 requires that smoke alarms shall display the date of manufacture on the device, provide a place

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 25 of 29

Interior Rooms (Continued)

Smoke Detector(s): (continued)

on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery with a minimum 10-year life that is capable of powering the smoke alarm for a minimum of 10 years. Replacement or installation of these types of smoke alarms is recommended. Recommend installing smoke alarms so a functioning one exists on each level, in each hallway leading to bedrooms, and in each bedroom. Unable to reach one or more detectors due to height.

12. Defective, Safety Upgrade

Carbon Monoxide Detector(s): A carbon monoxide detector was missing in one or more locations (Second Floor). A carbon monoxide detector is recommended at each floor of the home and in each hallway leading to a bedroom.

13. Acceptable

Stairs and Railings:

14. Acceptable

Door Bell:

Laundry Room/Area

Notice: Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

Laundry Room/Area

1. Acceptable

Water Supply

2. Acceptable

Washer and Dryer Electrical: (120 VAC)

3. Acceptable

Dryer Vent:

4. Acceptable

Dryer Gas Line:

5. Marginal

Washer Drain: Drain is still capped. Correction is recommended.



6. Acceptable

Powered Ventilation: Electric ventilation fan

7. Not Inspected

Washer/Dryer: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 26 of 29

Laundry Room/Area (Continued)

8. Defective

Floor Drain: No floor drain has been installed. We recommend adding a catch pan with a drain to the exterior. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Garage/Carport

Determining the rating of firewall is beyond the scope of this inspection. Framing, wiring, and piping covered with drywall or out of sight is beyond the scope of this inspection. The occupant's belongings are blocking the view of the entire garage. Inspector was unable to fully inspect. Recommend careful review prior to the close of the transaction

Garage

1. Type of Structure: Detached Car Spaces: 2

2. Acceptable

Vehicle Door(s) and Operation:

3. Acceptable

Electric Opener:

4. Marginal

Exterior Door: Latching hardware was not properly operational at one or more areas. Corrections are recommended.



5. Acceptable

Ceiling:

6. Acceptable

Walls:

7. Acceptable

Floor/Foundation:

8. Defective, Safety Upgrade

Electrical: Non-GFCI circuit noted. We recommend a GFCI circuit be installed for added safety.

9. Defective, Safety Upgrade

Ventilation No garage ventilation was noted. We recommend adding ventilation for increased airflow and added safety.

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 27 of 29

Defective Summary

This summary is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report and call Aztec immediately if something is not understood. Defective definition - The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. Items not functioning properly but believed to be relatively inexpensive repairs will not be labeled Defective.

Lots and Grounds

- 1. Grading:** The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Exterior Surface and Components

- 2. Exterior Surface Low Voltage Utilities:** Boxes have not been installed for the low voltage utilities (cable, TV and television). These are typically separate metal boxes. The wires have been disconnected and were hanging on the fence. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Crawl Space

- 3. Crawl Space Insulation:** No insulation has been installed in some areas. Correction is recommended.



Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 28 of 29

Defective Summary (Continued)

Bathroom

4. **First Floor, Front Bedroom Bathroom Powered Ventilation:** Electric ventilation fan - A powered vent fan has not been installed in the shower/tub area. We recommend adding a powered fan for improved ventilation.
5. **First Floor, Master Bathroom Powered Ventilation:** A powered vent fan has not been installed in the shower/tub area. We recommend adding a powered fan for improved ventilation.

Interior Rooms

6. **Living Space Entry Door:** The inner window seal appears to be damaged at one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.



7. **Living Space Electrical:** Low voltage wiring, security system, cable TV and/or telephone are all beyond the scope of this inspection. One or more outlets has three prong outlets which were not properly grounded at the second floor living room. Loose outlets were noted. A qualified licensed electrical contractor is recommended to evaluate and estimate repairs.



8. **Living Space Carbon Monoxide Detector(s):** A carbon monoxide detector was missing in one or more locations (Second Floor). A carbon monoxide detector is recommended at each floor of the home and in each hallway leading to a bedroom.

Aztec Property Inspections

Jeff Smith
Home Inspection Sample.inspx

Page 29 of 29

Defective Summary (Continued)

Laundry Room/Area

9. **Laundry Room/Area Floor Drain:** No floor drain has been installed. We recommend adding a catch pan with a drain to the exterior. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Garage/Carport

10. **Garage Electrical:** Non-GFCI circuit noted. We recommend a GFCI circuit be installed for added safety.
11. **Garage Ventilation** No garage ventilation was noted. We recommend adding ventilation for increased airflow and added safety.