



Inspection Report

Sherry Flanders

Property Address:
411 Marie Court
Merced CA



Great West Inspection

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Date: 8/18/2009	Time:	Report ID: 812809-01JM
Property: 411 Marie Court Merced CA	Customer: Sherry Flanders	Real Estate Professional: Lupita Sanchez M&M Century 21

Weather:

Clear, light wind conditions

Temperature:

Over 80, low humidity conditions

Rain in last 3 days:

No

1. Roof Section



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Styles & Materials

VIEWED ROOF FROM:

WALKED ROOF

ROOF-TYPE:

GABLE

VENTILATION:

GABLE VENTS

SOFFIT VENTS

CHIMNEY:

METAL FLUE PIPE

ROOF COVERING:


CONCRETE

TILE

Inspection Items

1.0 ROOF COVERING

Comments: Inspected, Repair/Replace

 At least five or more tiles are cracked and will need repairs. P8 remove loose tiles on the east side. When inspecting the roof we are looking for displaced roofing tiles and also checking the vent stacks and valleys for obstructions. We also check the interior space of the attic for any active water staining from possible leaks at the various points inside the attic. Tile roofs are highly resistant to wear and have a life expectancy of fifty plus years. However, problems can develop and these problems need attention in order to prevent leakage. We look for cracked and missing tiles and cracked and deteriorated tile mortar joints. We also examine the visually accessible connection and penetration flashings for damage and defects. Problems in these areas create opportunities for leakage and must be corrected to prevent moisture penetration. The water tightness of a tile roof depends to a large degree on the condition of the felt underlayment. All cracked tiles should be inspected and repairs as needed by a licensed roofing contractor.



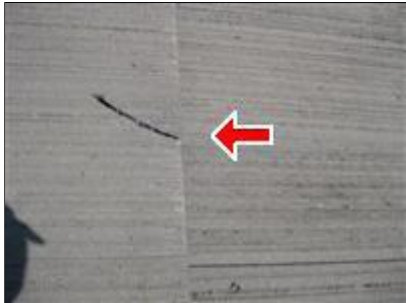
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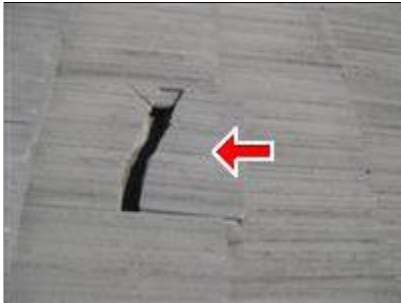
1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



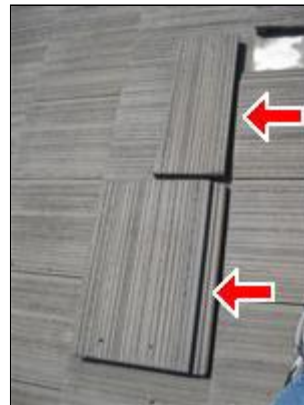
1.0 Picture 5



1.0 Picture 6



1.0 Picture 7



1.0 Picture 8

1.1 SWAYS OR SAGS IN THE ROOF SHEATHING

Comments: No

1.2 MULTIPLE LAYERS OF ROOF COVERINGS

Comments: No

1.3 ESTIMATE LIFE EXPECTANCY OF ROOF COVERING 5 YEARS OR MORE


Comments: Yes

1.4 ROOF VENTILATION

Comments: Inspected

1.5 ARE THERE AT LEAST A THREE INCH VENT PIPES FOR PLUMBING

Comments: Yes, Repair/Replace

 Plumbing vent pipes need caulking around perimeter of pipe and boot where boot flange has failed.

Vent pipes allow sewer gases to be vented safely outdoors. Because sewer gases may flow back up into the building drain piping from a public sewer or private septic system, and because some sewer gases are included in building waste flowing through the piping, the plumbing vent system needs to carry these gases outside, usually above the building roof, where they are disposed-of safely and without leaving unpleasant, or possibly dangerous smells and gases inside the building.



1.5 Picture 1

1.5 Picture 2

1.6 ARE THERE ANY OVERHANGING TREE LIMBS OR BRANCHES

Comments: No

1.7 ARE THERE ANY SIGNS OF MOSS OR DRY ROT

Comments: No

2. Gutters/Siding

Styles & Materials

**SIDING STYLE:**


CEMENT STUCCO

SIDING MATERIAL:

CEMENT-FIBER

Inspection Items

2.0 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY**Comments:** Yes, Inspected**2.1 DO DOWNSPOUTS HAVE SPLASH PLATES****Comments:** Inspected, No, Repair/Replace

 P 1, 2 Drain line near the patio should have a 45 degree elbow installed to prevent water from backing up under the foundation at this area.

P 3,4 Splash plates should be installed to move the rain water away from the structure.

INADEQUATE FOUNDATION DRAINAGE - Continuous foundation area moisture accumulation causes damage and/or deterioration to the foundation and/or framing. We recommend that the drainage be upgraded as necessary to collect the surface and subsurface moisture approaching the foundation and route it to some central drainage collection point. All damaged foundation and framing should be repaired or replaced as necessary.

ROUTE DOWNSPOUTS - All downspouts that do not terminate within drain lines should be routed sufficiently away from the foundation to prevent puddling and pooling and subsequent seepage through the foundation and into the basement, garage and/or subarea.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4

2.2 IS THERE ANY LOOSE STRAPPING, OPEN SEAMS, CORROSION HOLES AT ELBOWS

Comments: No

2.3 RAIN GUTTERS


Comments: Inspected

2.4 ARE GUTTERS PITCHED CORRECTLY

Comments: Yes

2.5 EXTERIOR SIDING

Comments: Inspected, Repair/Replace

 Stucco is a rigid material that can crack as a result of slight movement of a house, settlement of foundation, or improper application. Cracks over 1/16th of an inch should be sealed with a coating patch material. Stucco does not require paint. Pictures show signs of settlement cracking.

West exterior wall. Seal all chips and holes with stucco patching to prevent water penetration to the interior sheathing or walls.



2.5 Picture 1

2.5 Picture 2

2.5 Picture 3

2.6 SOFFITS, FASCIA, TRIM AND EAVES

Comments: Inspected

2.7 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS

Comments: Inspected

2.8 ARE THERE VISIBLE SIGNS OF LEAKAGE

Comments: No

3. Exterior/Landscape



The inspector shall inspect the exterior wall covering, flashing and trim, all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings, walkways, patios, and driveways leading to dwelling entrances, the eaves, soffits, and fascias where accessible from the ground level, as well as the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.

We include this Safety Note in all of our reports about swimming pools regardless of whether the property has a pool: Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool.

Styles & Materials

APPURTENANCE:

COVERED PORCH

DRIVEWAY:

CONCRETE

Inspection Items

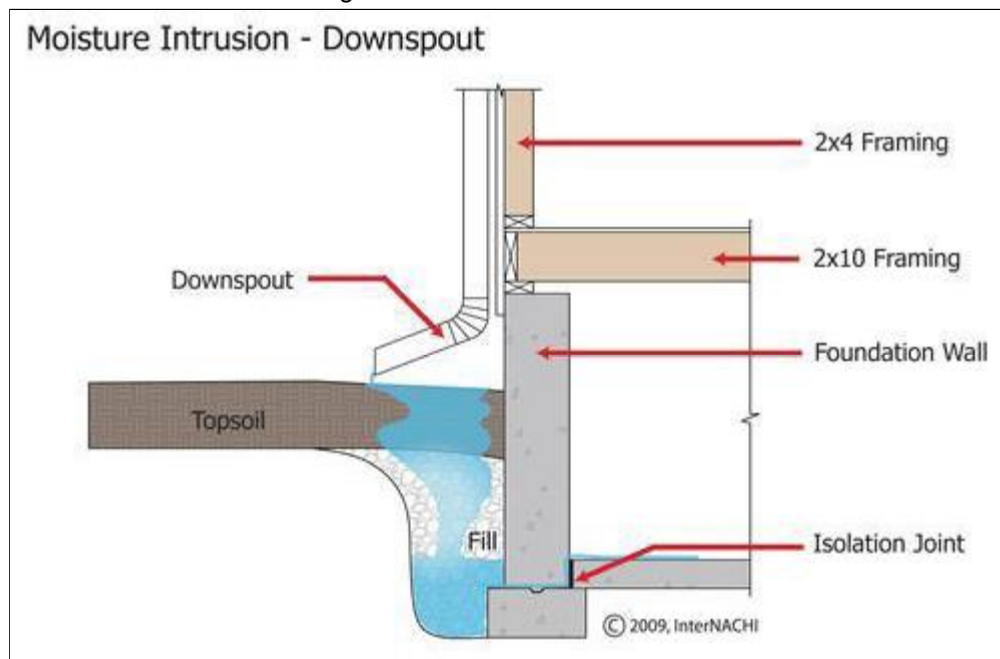
3.0 FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

3.1 DOES LANDSCAPE FAVOR PROPER DRAINAGE

Comments: Yes

Two downspouts on the east side need 45 degree elbows and drain line extensions.



3.1 Picture 1

3.2 ARE THERE ANY HOLES OR SUNKEN AREAS

Comments: No

3.3 ARE THERE ANY TREES OR SHRUBS CLOSE TO THE HOUSE

Comments: No

3.4 PORCH OR PATIO

Comments: Inspected

3.5 DOES PATIO HAVE ANY CHIPPING, CRACKING OR UNEVEN SETTLEMENT

Comments: No

3.6 DOES SIDEWALK SLOPE AWAY FROM THE HOUSE

Comments: Yes

3.7 ANY NOTICEABLE CHIPS, CRACKS OR UNEVEN SECTIONS

Comments: Yes, Inspected, Repair/Replace

 Typical settlement cracks on sidewalk. West side.

Minor cracks, settlement, heaving and/or deterioration were found in one or more sidewalk or patio sections. However, they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



3.7 Picture 1

3.8 WALKWAY, PATHWAY AND DRIVEWAY

Comments: Inspected

Complimentary view.



3.8 Picture 1



3.8 Picture 2

3.9 IS DRIVEWAY WIDTH MORE THAN 8 FEET

Comments: Yes

3.10 DO ALL BEARING WALLS APPEAR TO BE STRAIGHT

Comments: Yes

3.11 IS THERE A SWIMMING POOL

Comments: No

4. Doors/Windows/Garage

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Styles & Materials

OPENER MANUFACTURER:

N/A

GARAGE DOOR MATERIAL:

METAL

TYPE:

ONE MANUAL

ENTRY DOORS:

OPERATIONAL

Inspection Items

4.0 ARE ANY OUTSIDE OUTLETS GFCI PROTECTED

Comments: Yes, Inspected

4.1 ARE THE EXTERIOR WALLS SAGGING OR BULGING

Comments: No

4.2 SLIDING GLASS DOOR OR PATIO DOORS


Comments: Inspected

4.3 EXTERIOR\INTERIOR ENTRY DOORS

Comments: Inspected

4.4 STORM DOOR AND SCREEN DOOR(S)

Comments: Inspected, Repair/Replace


 Screen is torn or loose on rear patio sliding door. South side.



4.4 Picture 1


4.5 IS DOOR CHIME OPERATIONAL

Comments: Inspected, Repair/Replace

 The door bell is not operational. Door bell did not work when tested.

4.6 ARE THERE ANY MISSING OR DAMAGED SCREEN DOORS OR WINDOW SCREENS

Comments: Inspected, Repair/Replace

 The window screen frames are damaged. At several locations. East exterior wall. West exterior wall.



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3



4.6 Picture 4

4.7 IS WEATHERSTRIPPING AROUND EXTERIOR JOINTS ON DOORS

Comments: Inspected

4.8 ARE EXTERIOR WINDOWS/ DOORFRAMES SQUARE

Comments: Yes

4.9 ARE ANY WINDOWS PAINTED CLOSED ON EXTERIOR

Comments: No

4.10 DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE

Comments: Inspected, Repair/Replace

 Garage door has bend at bottom of metal panel

AUTOMATIC GARAGE DOOR OPERATOR DOES NOT REVERSE - The garage door was tested and did not automatically reverse. This indicates that the door opener does not have an auto-reverse mechanism, it is broken or it needs adjustment. We recommend that the opener be modified, replaced or adjusted as necessary.

The garage door motor was plug into an extension cord, we recommend adding a electrical junction box closer to the motor and removal of the extension cord.



4.10 Picture 1

4.10 Picture 2

4.11 IS INTERIOR DOOR FROM GARAGE 1 STEP ABOVE GARAGE FLOOR

Comments: Yes

4.12 IS THE INTERIOR DOOR FROM GARAGE FIRE RESISTANT

Comments: Yes

4.13 IS THERE AT LEAST ONE OVERHEAD LIGHT CONTROLLED BY A WALL SWITCH IN THE GARAGE

Comments: Yes

4.14 ARE THERE ANY RETURN WARM AIR GRILLES LOCATED IN THE GARAGE

Comments: No

4.15 ARE THERE ANY LOOSE ELECTRICAL WIRES LOCATED IN THE GARAGE

Comments: No

4.16 DOES THE GARAGE CONTAIN A FLOOR DRAIN

Comments: No

4.17 IS ANY PART OF THE GARAGE OPEN TO THE ATTIC AREA

Comments: No

4.18 GARAGE INTERIOR OUTLETS

Comments: Inspected

4.19 INTERIOR WALLS OF GARAGE, FLOOR


Comments: Inspected

4.20 IS THE WATER HEATER LOCATED IN THE GARAGE

Comments: Yes

4.21 GARAGE SIDE AND OR ENTRY DOOR

Comments: Inspected, Repair/Replace

 Light at garage east wall is mounted side ways.



4.21 Picture 1

4.22 GARAGE CEILING

Comments: Inspected

Please note that safety strapping should be installed to all wall mounted, or loose devices in the garage including tool boxes and also any heavy items that could be tipped over by young children.

5. ATTIC and FIREPLACE



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

Styles & Materials

ATTIC FAN:

NO

ATTIC INFO:

SCUTTLE HOLE

INSULATION:

BLOWN

R- VALUE:

R-30 OR BETTER

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS

TYPES OF FIREPLACES:

VENTED GAS LOGS


Inspection Items

5.0 IS THERE AN ATTIC ACCESS

Comments: Yes, Inspected

5.1 IS INSULATION IN ATTIC

Comments: Yes, Repair/Replace

 The ceiling insulation in some areas of the attic was uneven. This may result in increased heating or cooling costs due to decreased energy efficiency. A qualified person should repair, replace or install insulation as necessary.



5.1 Picture 1



5.1 Picture 2

5.2 DO RAFTERS APPEAR TO BE IN GOOD CONDITION

Comments: Yes

Complimentary view.



5.2 Picture 1



5.2 Picture 2



5.2 Picture 3

5.3 ARE THERE ANY VISIBLE SIGNS OF LEAKS IN ATTIC

Comments: No

5.4 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION OR WARPING

Comments: No

5.5 IS THERE CROSS-VENTILATION

Comments: Yes

5.6 ARE VENT OPENINGS BLOCKED

Comments: No

5.7 DO KITCHEN OR BATHROOM FANS DISCHARGE INTO THE ATTIC


Comments: No

5.8 ARE ANY VENT STACKS TERMINATING INTO THE ATTIC

Comments: No

5.9 IS THERE ANY DEBRIS IN ATTIC

Comments: Yes, Inspected, Repair/Replace

 Items stored near the furnace are combustible and too heavy for the attic truss, remove as needed.



5.9 Picture 1

5.10 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

Comments: No

5.11 IS THERE A FIREPLACE OR WOODSTOVE (S)

Comments: Yes, Inspected

Clean the underside of the unit. The device is operational.



5.11 Picture 1




5.11 Picture 2



5.11 Picture 3

5.12 HEARTH, MANTLE AND WALL, INSERT GLASS

Comments: Inspected, Repair/Replace

 The floor tile is cracked in front of the fireplace. Cosmetic cracking. Fireplace clean out trap door does not latch closed.



5.12 Picture 1

6. KITCHEN (Coverings)

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

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection. The inspector will not move appliances. The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate programmable feature of devices.

Styles & Materials

FLOOR COVERING(S):

VINYL

CEILING MATERIAL:

SHEETROCK

WALL MATERIAL:

SHEETROCK

Inspection Items

6.0 KITCHEN VIEW

Comments: Inspected

Complimentary view.



6.0 Picture 1

6.1 CEILING


Comments: Inspected

6.2 WALLS

Comments: Inspected

6.3 FLOOR

Comments: Inspected, Repair/Replace

-  Vinyl is curling around edges and needs securing with adhesive and, or shoemold near the refrigerator area. Vinyl flooring was deteriorated in some (kitchen) areas. A qualified person should repair or replace as necessary.



6.3 Picture 1

6.4 PANTRY OR CLOSET DOORS

Comments: Inspected

6.5 WINDOWS/DOORS

Comments: Inspected

6.6 OUTLETS AND WALL SWITCHES CONDITION

Comments: Inspected

6.7 ARE THE COUNTERTOPS AND TRIM IN GOOD CONDITION

Comments: Inspected, Repair/Replace

-  Right side counter appears unfinished. Seal the countertop at the back of the sink at the back splash, also along the counter top area.



6.7 Picture 1

Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection. The inspector will not move appliances. The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate programmable feature of devices. Anti-tip devices for ovens and other appliances also other innovative new safety devices should be installed as needed.

7. KITCHEN/LAUNDRY COMPONENTS

The inspector shall inspect the interior water supply and distribution systems including all fixtures and faucets, the drain, waste and vent systems including all fixtures, the water heating equipment, the vent systems, flues, and chimneys, the fuel storage and fuel distribution systems, the drainage sumps, sump pumps, and related piping, and describe the water supply, drain, waste, and vent piping materials, the water heating equipment including the energy source, and the location of main water and main fuel shut-off valves.

Styles & Materials

CABINETRY:

WOOD

DISPOSER:

BADGER

BUILT-IN MICROWAVE:

NONE

WASHER DRAIN SIZE:

2" DIAMETER

COUNTERTOP:

LAMINATE

RANGE/OVEN:

GENERAL ELECTRIC

REFRIGERATOR:

NONE

DRYER VENT:

METAL

DISHWASHER:

FRIGIDAIRE

EXHAUST/RANGE:

VENTED

TRASH COMPACTORS:

NONE

DRYER POWER SOURCE:

220 ELECTRIC

Inspection Items

7.0 IS DISHWASHER OPERATIONAL

Comments: Yes, Inspected

The dishwasher is noisy when operated, seals at motor housing may be dry from inactivity. The unit drained and operated through its normal wash and rinse cycle. Certain Dishwasher models tend to operate at higher sound levels. This can be directly related to the cost of the units and how well the motor housing is insulated.



7.0 Picture 1

7.1 PLUMBING UNDER SINK

Comments: Inspected

Complimentary view.



7.1 Picture 1

7.2 ARE CUT-OFF VALVES UNDER SINK

Comments: Yes

7.3 FAUCET AND SPRAY NOZZLE CONDITION

Comments: Inspected, Repair/Replace

- 🏠 Repairs needed at the lever on faucet leaks at the kitchen sink. Leaking at faucet body.

Repairs needed at the lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.



7.3 Picture 1

7.4 IS DISPOSER OPERATIONAL

Comments: Inspected, No, Repair/Replace

- 🏠 Disposer would not operate. Non functional. The motor was frozen, power to the unit appears to be operational but the motor appears jammed. The disposer system or component which no longer functions as designed and intended.



7.4 Picture 1



7.4 Picture 2

7.5 COOKTOP/OVEN OR RANGE OPERATIONAL

Comments: Inspected, Repair/Replace

- 🏠 P3 The coverplate is missing behind the stove.

Safety Alert: There did not appear to be an anti tip bracket or device installed on the oven/stove. This is a safety/burn hazard. This prevents a child from tipping over the stove by opening the oven door and standing on it or using it as a step while something is being cooked on the stove. We recommend a anti tip bracket be installed.

UNDERSIZED GAS CONNECTOR - We found an undersized gas connector at the oven appliance. The diameter of the gas supply piping should be no smaller than the inlet connection of the appliance. We recommend that the connector be removed and an approved connector installed in accordance with standard building practice.



7.5 Picture 1




7.5 Picture 2



7.5 Picture 3

7.6 RANGE VENTILATION OPERATIONAL

Comments: Inspected, Repair/Replace

-  The grease screen is dirty. The interior panel or cover is missing at the cabinet over the ventilation unit. A replacement cover should be installed.



7.6 Picture 1

7.7 IS THE OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE

Comments: Yes

7.8 ARE THE OUTLETS WITHIN TWO FEET OF THE SINK GFCI

Comments: Yes

7.9 CABINETS INSPECTED

Comments: Yes

7.10 COUNTERTOP

Comments: Inspected

7.11 IS THE SINK IN GOOD CONDITION

Comments: Inspected, Repair/Replace

- 🏠 Sink has some chipping on porcelain finish. Caulk or grout the outer edge of the sink where it meets the tile countertop.



7.11 Picture 1

7.12 WASHER/DRYER CONNECTIONS

Comments: Inspected, Repair/Replace

- 🏠 P1 the vinyl floor is curling near the garage entrance at the laundry floor. The 220 electric coverplate for the dryer is damaged and needs repairs.



7.12 Picture 1



7.12 Picture 2



7.12 Picture 3

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Anti-tip devices for ovens and other appliances also other innovative new safety devices should be installed as needed.

8. INTERIOR COMPONENTS



Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIALS:

SHEETROCK

FLOOR COVERINGS:

CARPET

Inspection Items

8.0 ROOM VIEWS

Comments: Inspected
Complimentary view.



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3



8.0 Picture 4



8.0 Picture 5

8.1 CEILINGS

Comments: Inspected

8.2 WALLS


Comments: Inspected

8.3 FLOORS

Comments: Inspected

8.4 DOORS

Comments: Inspected, Repair/Replace

-  P1 the door at the east side bedroom has damage near the latch. P2-4 Bedroom sliding closet doors should have lower floor track installed for safety.



8.4 Picture 1



8.4 Picture 2



8.4 Picture 3



8.4 Picture 4

8.5 WINDOWS

Comments: Inspected

8.6 OUTLETS, LIGHTING, WALL SWITCHES CONDITION

Comments: Inspected

Please note that safety strapping should be installed to all wall mounted televisions and entertainment centers also any furniture items such as free standing book shelves or other heavy furniture that can be tip over by young children. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

9. BATHROOM COMPONENTS

Inspection Items

9.0 BATHROOM VIEWS


Comments: Inspected
Complimentary view.



9.0 Picture 1

9.1 CONDITION OF SINK BASE AND CABINERY

Comments: Inspected, Repair/Replace

 P1 the hall bath vanity drawer right of the sink slides hard on the track and should be adjusted.



9.1 Picture 1

9.2 CONDITION OF PLUMBING FIXTURES

Comments: Inspected
Complimentary View



9.2 Picture 1



9.2 Picture 2



9.2 Picture 3

9.3 ARE CUT-OFF VALVES UNDER SINK AND TOILET

Comments: Yes

9.4 DOES SINK PLUMBING OPERATE PROPERLY

Comments: Inspected

Complimentary View



9.4 Picture 1



9.4 Picture 2



9.4 Picture 3

9.5 SINK FAUCETS AND STOP VALVE

Comments: Inspected

9.6 DOES TOILET (S) OPERATE PROPERLY

Comments: Yes

9.7 DOES SHOWER/BATH DRAIN PROPERLY


Comments: Yes

9.8 SHOWER AND TUB FAUCETS AND STOP VALVE

Comments: Inspected

9.9 CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

Comments: Inspected, Repair/Replace

 Recommend silicone caulk along floor and tub at Hall Bath, Master Bath. We recommend caulking at the base valve covers.




9.9 Picture 1



9.9 Picture 2

9.10 EXHAUST FAN

Comments: Inspected, Repair/Replace

 Clean the exhaust fans.

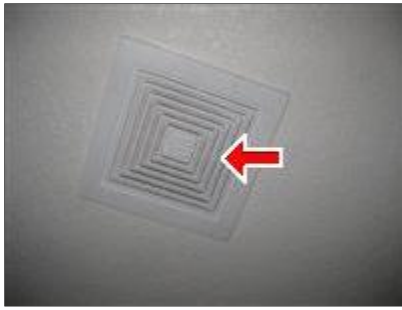
The exhaust fan at the bathroom was noisy or vibrates excessively. Moisture may accumulate as a result. A qualified person should evaluate and repair or replace as necessary.

Please note: Manufacturers of exhaust fans make different types for various reasons. Some are graded on the volume of air they dissipate from a room based on the size of the room, other fans are built specifically to remain quiet during normal operation.

9.11 DO LIGHTING FIXTURES/ OUTLETS WORK PROPERLY

Comments: Yes, Inspected

Clean the fans at both bathrooms/.




9.11 Picture 1



9.11 Picture 2

9.12 WINDOWS/DOORS/WOOD TRIM/WALLS

Comments: Inspected, Repair/Replace

 East wall, South wall.

Water stains noted at the window and wall of the master bathroom.



9.12 Picture 1



9.12 Picture 2

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

10. STRUCTURE/DISTRIBUTION



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:

POURED CONCRETE

PLUMBING SUPPLY:

COPPER

WALL STRUCTURE:

WOOD

FLOOR STRUCTURE:

SLAB

DISTRIBUTION:

COPPER

WATER SOURCE:

PUBLIC

PLUMBING WASTE:

ABS

Inspection Items

10.0 FOUNDATION WALLS

Comments: Inspected

10.1 FLOOR SYSTEM

Comments: Inspected

10.2 ANY WET OR UNUSUALLY DAMP AREAS AROUND FOUNDATION

Comments: No

10.3 PLUMBING COMPONENTS AND CONDITION

Comments: Inspected

10.4 OVER-ALL WATER PRESSURE

Comments: Inspected

10.5 ANY LEAKS ON SUPPLY OR WASTE LINES

Comments: No

10.6 WAS THE MAIN WATER VALVE LOCATED

Comments: Yes, Inspected

The main shut-off is the handle located on the front wall.

West side.



10.6 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: Underground, some areas of above ground piping at the crawlspace or subfloor area, including wall hidden pipes cannot be judged for sizing, leaks, and corrosion or other damage / problems. We attempt to inspect as much of the sewer piping that as visible as possible, but the inspection process of the sewer lines and all drain lines are visual only and we do not certify any water supply or drain lines. Water quality testing and testing for hazardous material is not performed during this inspection.

11. ELECTRICAL/HVAC



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

Note: The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. It is recommended all homes having a fuel burning system should have a carbon monoxide detector installed. The inspector cannot thoroughly inspect many heat exchangers. Inspections to determine cracks or holes may only be done by dismantling or other technical procedures. This is beyond the scope of the inspection. In some furnaces, due to the design, a thorough inspection is practically impossible. The inspector does not inspect furnace safety devices.

Fuel oil, gas, and electric self-contained space heaters are not inspected. However, if an operating fuel oil / gas unit is present the inspector may at their discretion test for carbon monoxide and discuss safety issues with the customer. Any safety issues or lack of safety issues regarding space heaters is beyond the scope of this inspection. Humidifiers, dehumidifiers and electronic air cleaners / filtration units are beyond the scope of this inspection.


Styles & Materials

ELEC. PANEL MANUFACTURER:	PANEL TYPE:	BRANCH WIRE 15 and 20 AMP:
SIEMENS	CIRCUITS	COPPER
ELECTRICAL CONDUCTORS:	PANEL CAPACITY:	NUMBER OF HEAT SYSTEMS (excluding wood):
BELOW GROUND	125 AMP	ONE
HEAT TYPE:	HEAT SYSTEM BRAND:	FUEL SOURCE:
FORCED AIR	GOODMAN	GAS
DUCTWORK:	NUMBER OF A/C UNITS:	CENTRAL AIR MANUFACTURER:
INSULATED	ONE	GOODMAN
FILTER TYPE:	WATER HEATER POWER SOURCE:	CAPACITY:
DISPOSABLE	GAS (QUICK RECOVERY)	40 GAL (1-2 PEOPLE)
MANUFACTURER:		
A.O. SMITH		

Inspection Items

11.0 MAIN SERVICE PANEL

Comments: Inspected, Repair/Replace

 Electric Service Panel Shut Off View

P2 BREAKER BRIDGE MISSING - A 240 volt double pole breaker installed without a bridge between the two pole handles. We recommend that this breaker be bridged. This will insure that all of the power is shut off to this circuit if the overcurrent protection device is tripped.



11.0 Picture 1

11.0 Picture 2

11.1 DOES THE MAIN PANEL HAVE A SHUT OFF OR DISCONNECT SWITCH

Comments: Yes

11.2 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Yes

11.3 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

11.4 ANY LOOSE OR IMPROPER WIRING FOUND THROUGHOUT HOME

Comments: Inspected, No

11.5 GAS/LP OR OIL LINES CONDITION

Comments: Inspected

Natural gas emergency shut off.

Complimentary view.



11.5 Picture 1

11.6 WATER HEATER

Comments: Inspected

Complimentary view.



11.6 Picture 1



11.6 Picture 2



11.6 Picture 3



11.6 Picture 4



11.6 Picture 5

11.7 IS WATER HEATER WIRING SECURED PROPERLY


Comments: Yes

11.8 IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR


Comments: Yes

11.9 WAS THE CONDITION OF HEATING UNIT (S) TESTED

Comments: Inspected, Repair/Replace

-  (1) We recommend the the furnace be cleaned annually.

Ambient air test was performed by using thermometers on air handler of Gas Furnace to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is working properly. The supply air temperature on your system read 119 degrees, and the return air temperature was 79 degrees. This indicates that the unit is working properly to heat the home.

-  (2) The average lifespan of a furnace is between 15 to 20 years.

🏠 (3) P4 rusting at the drain pan under the furnace in the attic indicates that the condensation line may have been clogged and a service technician should inspect the line and clean any debris from it prior to operation of the AC unit.



11.9 Picture 1



11.9 Picture 2



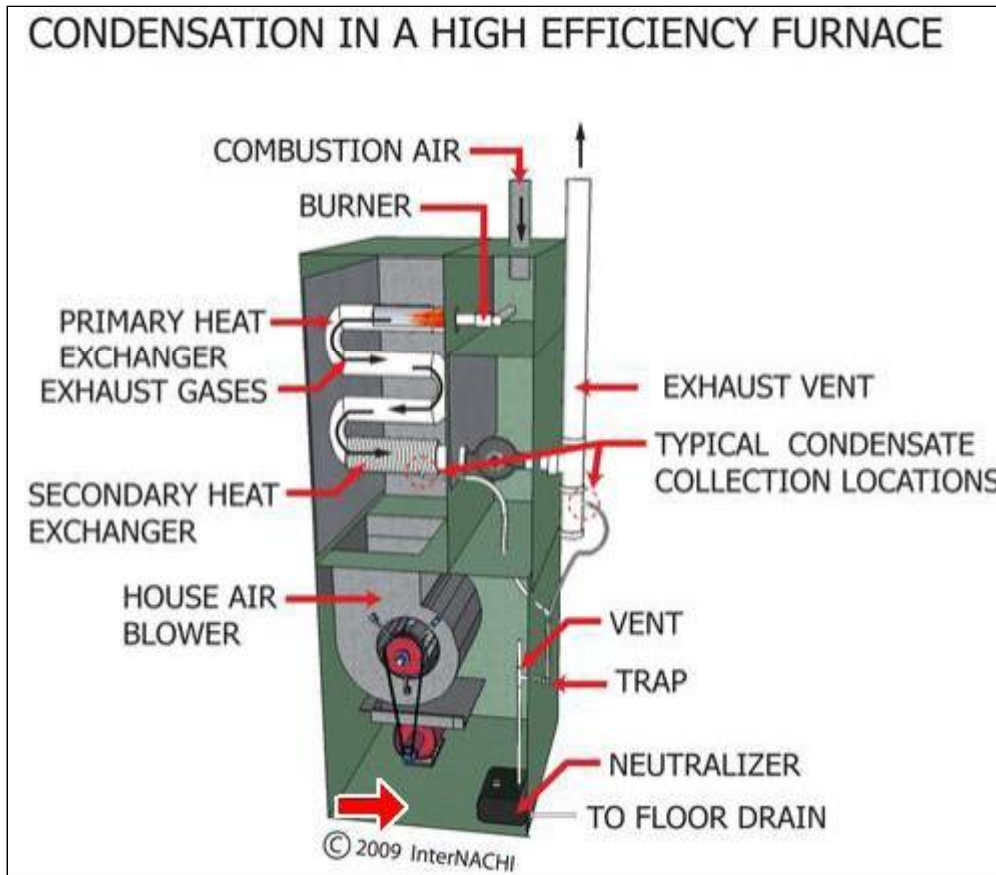
11.9 Picture 3



11.9 Picture 4



11.9 Picture 5



11.9 Picture 6 Side view furnace parts

11.10 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: Yes, Inspected

11.11 WAS THE CONDITION OF AC UNIT (S) TESTED

Comments: Yes, Inspected, Repair/Replace



P1 The electrical service shut off is missing the interior protective panel. The missing panel should be re-installed to prevent accidental electrocution.

Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 81 degrees, and the return air temperature was 78 degrees. This indicates that the unit is not working properly in cooling the home.

COMPRESSOR SHORT CYCLES - A suspected compressor defect. A qualified air conditioning contractor should be contacted to evaluate the air-conditioning system and determine the corrective measures needed.



11.11 Picture 1



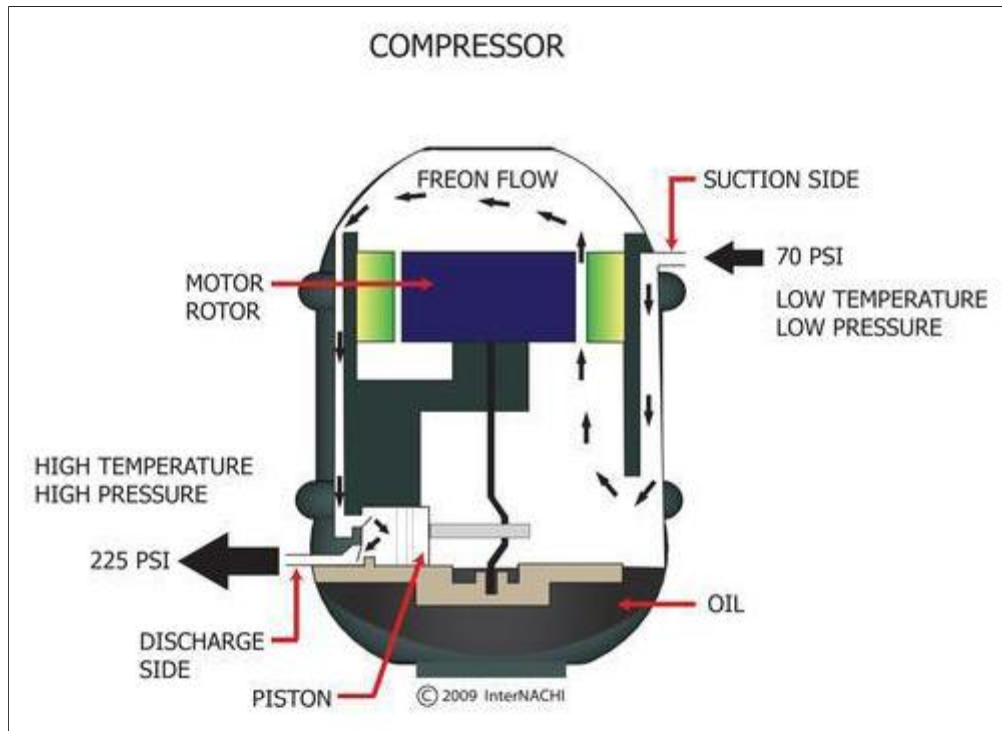
11.11 Picture 2



11.11 Picture 3 Compressor short cycles




11.11 Picture 4



11.11 Picture 5 Compressor View

11.12 DOES THE AIR FILTER NEED REPLACING OR CLEANING

Comments: Yes, Inspected, Repair/Replace

 The air filter should be replaced every month. The Filter is dirty and needs replacing.

The air filter should be replaced every month if disposable. See change out instructions or filter manufacturers recommendations for other filtering types.

11.13 DUCTWORK/PIPING/REGISTERS

Comments: Inspected

11.14 THERMOSTATS CONDITION

Comments: Inspected

11.15 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes, Repair/Replace

 The south bedroom detector needs to be re-installed.

Smoke detectors batteries should all be replaced at the time of move in.

I highly recommend adding a combination smoke/carbon monoxide detector to the garage area, and the room near the garage.



11.15 Picture 1

11.16 ARE THERE ANY GFCI OUTLETS

Comments: Yes

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

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

Note: No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 65 degrees (F).

Note: The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. It is recommended all homes having a fuel burning system should have a carbon monoxide detector installed. The inspector cannot thoroughly inspect many heat exchangers. Inspections to determine cracks or holes may only be done by dismantling or other technical procedures. This is beyond the scope of the inspection. In some furnaces, due to the design, a thorough inspection is practically impossible. The inspector does not inspect furnace safety devices.

12. SUMMARY OF FUNCTIONAL COMPONENTS

Note: This inspection and report are designed to conform to the standard Real Estate contract requirements and may not include an inspection of cosmetic or aesthetic items. The inspection will be performed only on readily accessible components of the home. This includes general systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair.



Styles & Materials

HOUSE FAN:

NONE

INTERIOR DOORS:

HOLLOW CORE

SKY LIGHT (S):

NONE

Inspection Items

12.0 WINDOWS, OUTLETS, DOORS AND LIGHTING

Comments: Inspected

12.1 DO MOST OF THE WINDOWS OPERATE PROPERLY

Comments: Yes

12.2 CONDITION OF EXTERIOR GLAZING AROUND WINDOW PANES

Comments: Inspected

12.3 DO MOST OF THE DOORS CLOSE AND LATCH PROPERLY

Comments: Yes

12.4 DO MOST OUTLETS AND WALL SWITCHES OPERATE

Comments: Yes

12.5 DO MOST LIGHT FIXTURES OR CEILING FANS OPERATE

Comments: Yes

12.6 ANY INFREQUENTLY FOUND DISCOVERIES

Comments: Yes, Inspected

P1 personal items were left in the garage.



12.6 Picture 1

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Summary Section



Great West Inspection

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Serving The Central Valley Since 1995
mercedinspector@sbcglobal.net
www.mercedinspector.com

Customer

Sherry Flanders

Address


411 Marie Court
Merced CA

1. Roof Section



ROOF COVERING

Inspected, Repair/Replace

-  1. At least five or more tiles are cracked and will need repairs. P8 remove loose tiles on the east side. When inspecting the roof we are looking for displaced roofing tiles and also checking the vent stacks and valleys for obstructions. We also check the interior space of the attic for any active water staining from possible leaks at the various points inside the attic.
Tile roofs are highly resistant to wear and have a life expectancy of fifty plus years. However, problems can develop and these problems need attention in order to prevent leakage. We look for cracked and missing tiles and cracked and deteriorated tile mortar joints. We also examine the visually accessible connection and penetration flashings for damage and defects. Problems in these areas create opportunities for leakage and must be corrected to prevent moisture penetration. The water tightness of a tile roof depends to a large degree on the condition of the felt underlayment. All cracked tiles should be inspected and repairs as needed by a licensed roofing contractor.

ARE THERE AT LEAST A THREE INCH VENT PIPES FOR PLUMBING

Yes, Repair/Replace

-  2. Plumbing vent pipes need caulking around perimeter of pipe and boot where boot flange has failed.


Vent pipes allow sewer gases to be vented safely outdoors. Because sewer gases may flow back up into the building drain piping from a public sewer or private septic system, and because some sewer gases are included in building waste flowing through the piping, the plumbing vent system needs to carry these gases outside, usually above the building roof, where they are disposed-of safely and without leaving unpleasant, or possibly dangerous smells and gases inside the building.

2. Gutters/Siding



DO DOWNSPOUTS HAVE SPLASH PLATES

Inspected, No, Repair/Replace

-  3. P 1, 2 Drain line near the patio should have a 45 degree elbow installed to prevent water from backing up under the foundation at this area.


P 3,4 Splash plates should be installed to move the rain water away from the structure.

INADEQUATE FOUNDATION DRAINAGE - Continuous foundation area moisture accumulation causes damage and/or deterioration to the foundation and/or framing. We recommend that the drainage be upgraded as necessary to collect the surface and subsurface moisture approaching the foundation and route it to some central drainage collection point. All damaged foundation and framing should be repaired or replaced as necessary.

ROUTE DOWNSPOUTS - All downspouts that do not terminate within drain lines should be routed sufficiently away from the foundation to prevent puddling and pooling and subsequent seepage through the foundation and into the basement, garage and/or subarea.

EXTERIOR SIDING

Inspected, Repair/Replace

-  4. Stucco is a rigid material that can crack as a result of slight movement of a house, settlement of foundation, or improper application. Cracks over 1/16th of an inch should be sealed with a coating patch material. Stucco does not require paint. Pictures show signs of settlement cracking.


West exterior wall. Seal all chips and holes with stucco patching to prevent water penetration to the interior sheathing or walls.

3. Exterior/Landscape



ANY NOTICEABLE CHIPS, CRACKS OR UNEVEN SECTIONS

Yes, Inspected, Repair/Replace


-  5. Typical settlement cracks on sidewalk. West side.

Minor cracks, settlement, heaving and/or deterioration were found in one or more sidewalk or patio sections. However, they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

4. Doors/Windows/Garage


STORM DOOR AND SCREEN DOOR(S)

Inspected, Repair/Replace

-  6. Screen is torn or loose on rear patio sliding door. South side.


IS DOOR CHIME OPERATIONAL

Inspected, Repair/Replace

-  7. The door bell is not operational. Door bell did not work when tested.


ARE THERE ANY MISSING OR DAMAGED SCREEN DOORS OR WINDOW SCREENS

Inspected, Repair/Replace

-  8. The window screen frames are damaged. At several locations. East exterior wall. West exterior wall.

DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE

Inspected, Repair/Replace


-  9. Garage door has bend at bottom of metal panel

AUTOMATIC GARAGE DOOR OPERATOR DOES NOT REVERSE - The garage door was tested and did not automatically reverse. This indicates that the door opener does not have an auto-reverse mechanism, it is broken or it needs adjustment. We recommend that the opener be modified, replaced or adjusted as necessary.

The garage door motor was plug into an extension cord, we recommend adding a electrical junction box closer to the motor and removal of the extension cord.

GARAGE SIDE AND OR ENTRY DOOR

Inspected, Repair/Replace


-  10. Light at garage east wall is mounted side ways.

5. ATTIC and FIREPLACE




IS INSULATION IN ATTIC

Yes, Repair/Replace

-  11. The ceiling insulation in some areas of the attic was uneven. This may result in increased heating or cooling costs due to decreased energy efficiency. A qualified person should repair, replace or install insulation as necessary.


IS THERE ANY DEBRIS IN ATTIC

Yes, Inspected, Repair/Replace

-  12. Items stored near the furnace are combustible and too heavy for the attic truss, remove as needed.

HEARTH, MANTLE AND WALL, INSERT GLASS


Inspected, Repair/Replace

-  13. The floor tile is cracked in front of the fireplace. Cosmetic cracking. Fireplace clean out trap door does not latch closed.

6. KITCHEN (Coverings)


FLOOR

Inspected, Repair/Replace

-  14. Vinyl is curling around edges and needs securing with adhesive and, or shoemold near the refrigerator area. Vinyl flooring was deteriorated in some (kitchen) areas. A qualified person should repair or replace as necessary.

ARE THE COUNTERTOPS AND TRIM IN GOOD CONDITION


Inspected, Repair/Replace

-  15. Right side counter appears unfinished. Seal the countertop at the back of the sink at the back splash, also along the counter top area.

7. KITCHEN/LAUNDRY COMPONENTS

FAUCET AND SPRAY NOZZLE CONDITION


Inspected, Repair/Replace

-  16. Repairs needed at the lever on faucet leaks at the kitchen sink. Leaking at faucet body.

Repairs needed at the lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.


IS DISPOSER OPERATIONAL

Inspected, No, Repair/Replace

-  17. Disposer would not operate. Non functional. The motor was frozen, power to the unit appears to be operational but the motor appears jammed. The disposer system or component which no longer functions as designed and intended.

COOKTOP/OVEN OR RANGE OPERATIONAL

Inspected, Repair/Replace


-  18. P3 The coverplate is missing behind the stove.

Safety Alert: There did not appear to be an anti tip bracket or device installed on the oven/stove. This is a safety/burn hazard. This prevents a child from tipping over the stove by opening the oven door and standing on it or using it as a step while something is being cooked on the stove. We recommend a anti tip bracket be installed.

UNDERSIZED GAS CONNECTOR - We found an undersized gas connector at the oven appliance. The diameter of the gas supply piping should be no smaller than the inlet connection of the appliance. We recommend that the connector be removed and an approved connector installed in accordance with standard building practice.


RANGE VENTILATION OPERATIONAL

Inspected, Repair/Replace

-  19. The grease screen is dirty. The interior panel or cover is missing at the cabinet over the ventilation unit. A replacement cover should be installed.


IS THE SINK IN GOOD CONDITION

Inspected, Repair/Replace

-  20. Sink has some chipping on porcelain finish. Caulk or grout the outer edge of the sink where it meets the tile countertop.

WASHER/DRYER CONNECTIONS

Inspected, Repair/Replace


-  21. P1 the vinyl floor is curling near the garage entrance at the laundry floor. The 220 electric coverplate for the dryer is damaged and needs repairs.

8. INTERIOR COMPONENTS



DOORS


Inspected, Repair/Replace

-  22. P1 the door at the east side bedroom has damage near the latch. P2-4 Bedroom sliding closet doors should have lower floor track installed for safety.

9. BATHROOM COMPONENTS


CONDITION OF SINK BASE AND CABINETRY

Inspected, Repair/Replace

-  23. P1 the hall bath vanity drawer right of the sink slides hard on the track and should be adjusted.


CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

Inspected, Repair/Replace

-  24. Recommend silicone caulk along floor and tub at Hall Bath, Master Bath. We recommend caulking at the base valve covers.

EXHAUST FAN

Inspected, Repair/Replace

-  25. Clean the exhaust fans.

The exhaust fan at the bathroom was noisy or vibrates excessively. Moisture may accumulate as a result. A qualified person should evaluate and repair or replace as necessary.

Please note: Manufacturers of exhaust fans make different types for various reasons. Some are graded on the volume of air they dissipate from a room based on the size of the room, other fans are built specifically to remain quiet during normal operation.

WINDOWS/DOORS/WOOD TRIM/WALLS

Inspected, Repair/Replace

-  26. East wall, South wall.
Water stains noted at the window and wall of the master bathroom.

11. ELECTRICAL/HVAC



MAIN SERVICE PANEL


Inspected, Repair/Replace

-  27. Electric Service Panel Shut Off View


P2 BREAKER BRIDGE MISSING - A 240 volt double pole breaker installed without a bridge between the two pole handles. We recommend that this breaker be bridged. This will insure that all of the power is shut off to this circuit if the overcurrent protection device is tripped.


WAS THE CONDITION OF HEATING UNIT (S) TESTED

Inspected, Repair/Replace

-  28. (1) We recommend the the furnace be cleaned annually.


Ambient air test was performed by using thermometers on air handler of Gas Furnace to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is working properly. The supply air temperature on your system read 119 degrees, and the return air temperature was 79 degrees. This indicates that the unit is working properly to heat the home.

-  29. (2) The average lifespan of a furnace is between 15 to 20 years.

-  30. (3) P4 rusting at the drain pan under the furnace in the attic indicates that the condensation line may have been clogged and a service technician should inspect the line and clean any debris from it prior to operation of the AC unit.

WAS THE CONDITION OF AC UNIT (S) TESTED

Yes, Inspected, Repair/Replace


-  31. P1 The electrical service shut off is missing the interior protective panel. The missing panel should be re-installed to prevent accidental electrocution.

Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 81 degrees, and the return air temperature was 78 degrees. This indicates that the unit is not working properly in cooling the home.

COMPRESSOR SHORT CYCLES - A suspected compressor defect. A qualified air conditioning contractor should be contacted to evaluate the air-conditioning system and determine the corrective measures needed.

DOES THE AIR FILTER NEED REPLACING OR CLEANING

Yes, Inspected, Repair/Replace

-  32. The air filter should be replaced every month. The Filter is dirty and needs replacing. The air filter should be replaced every month if disposable. See change out instructions or filter manufacturers recommendations for other filtering types.

11. ELECTRICAL/HVAC**ARE SMOKE DETECTORS PRESENT IN HOME****Yes, Repair/Replace**

-  **33.** The south bedroom detector needs to be re-installed.

Smoke detectors batteries should all be replaced at the time of move in.

I highly recommend adding a combination smoke/carbon monoxide detector to the garage area, and the room near the garage.

Inspection Limitations Agreement

This Home Inspection Agreement (the "Agreement") is made effective by acceptance of this agreement by and between Great West via email and US Mail. Inspections (hereinafter "Great West", "we", "us" and "our") and client named on this agreement (hereinafter "client", "you" or "your") (collectively "parties"). We are independently owned, engaged in the business of providing home inspection services. You desire to have a general home inspection (the "inspection") performed on a home located at the address stated on this inspection.

Fee (s): By acceptance of this inspection you agree to pay the inspection fee stated on the invoice for the performance of the Inspection service(s). **All fees must be within 5 days of receipt of the inspection. Any payments that are late will be subject to a late charge of ten percent of the invoice. Fees must be paid by check in advance to: Great West Inspection, 3151 Vickie Court, Merced, CA 95340.** The terms of this agreement are final (unless otherwise agreed in writing or arranged by representative Real Estate Agent with Great West Inspections). Should you fail to timely pay the agreed upon fee(s), you shall be responsible for paying any and all fees associated with collection, including but not limited to administration costs, attorney's fees, and cost of litigation.

SCOPE OF THE INSPECTION: This inspection is a limited visual examination of certain readily accessible systems and components (designated for inspection herein) using normal operating controls and opening readily operable access panels. The purpose of the Inspection is to provide you with information about the condition of certain systems and components of the home at the time of the Inspection. The Inspection will be performed in accordance with the Standards of Practice of the Inter-Nachi Inspectors (the "Inter-Nachi Standards")(a copy of which is available from us upon request and should be reviewed by you prior to accepting our services). The Inter-Nachi standards are hereby incorporated by reference in their entirety and are hereby made a part of this Agreement. All terms used herein and not otherwise defined shall have the meaning set forth to meet or exceed Inter-Nachi Standards. The Inspector is a generalist and is not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action, including (but not limited to) consulting with a specialized expert(s), you must do so at your expense or otherwise assume all risks associated with failure to do so. **This Inspection is not technically exhaustive.** The fee charged for this Inspection is substantially less than that of a technically exhaustive inspection.

The inspection report (Report) will be provided describing the following systems and components: structural components (including foundation and framing), exterior, roof system, plumbing system, electrical system, heating system, installed central and through-wall air conditioning systems, interiors, insulation & ventilation, and fireplaces & solid fuel burning appliances. The Report will identify the following: (a) which systems and components designated for inspection herein are, in the professional opinion of the inspector, significantly deficient or near the end of their service lives, (b) why the inspector deems the system or component to be significantly deficient or near the end of its service life, (c) whether further evaluation, correction or monitoring is needed, and (d) whether any system or component described herein was not inspected and why it was not inspected. We reserve the right to modify the Report for a period of time that shall not exceed forty-eight (48) hours after the Report has been first delivered to you. Nothing in this Agreement is intended to limit the inspector from reporting observations and conditions in addition to those identified herein or excluding systems and components from the Inspection if agreed to in writing and signed by the parties. Should we, as a courtesy exceed any particular requirement set forth herein in one area, we shall not be obligated to exceed the requirements in other areas.

EXCLUSIONS: A system or component is not readily accessible if Inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to persons or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles; insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are NOT required to determine the following: remaining life of any system or component, the causes of any condition or deficiency, methods and costs of corrections, suitability of the property for a specialized use, market value or marketability, advisability of purchase of the property, the presence of pests such as wood damaging organisms (including termites), rodents or insect, rot/decay, fungus, decorative items, underground items, breached thermal pane seals, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances, enter hazardous areas, or perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certification in your jurisdiction (unless the inspector holds a valid license or certification and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment), outbuildings (other than garage or carport),

sprinkler systems, private and community waste disposal systems, telephones, cable television, intercoms, security systems, low voltage lighting systems, any timing systems, well systems, window-unit air conditioning systems, and heating or cooling systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceilings or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine if window sheets (panes) are missing from the window frames, triple, dual or single sheet windows that may have been modified or damaged and appear to be serviceable at the time of the inspection. We are not required to determine non-compliance with manufacturer's specifications or applicable regulatory requirements, including (but not limited to) building code compliance. Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of rain. It is thus impossible to observe water/moisture, leaks, seepage and drainage problems unless the Inspection is conducted during or immediately after a rain sufficient to reveal such problems. We are not responsible to report need for repair or replacement of systems or components, which break down due to the failure of an embedded microprocessor or computer for reasons including (but not limited to) the inability to compute date logic.

ADDITIONAL SERVICES: A general home inspection does not include, among other things, the following services: mold tests, carbon monoxide test, radon gas test, lead-based paint test, water analysis, on-site waste disposal system inspection, basic energy assessment, wood destroying insects (or organisms) inspection, asbestos test, engineering services, or invasive testing of EIFS - Exterior Insulation & Finishing Systems (also known as artificial or synthetic stucco) to determine the existence of moisture and damage related thereto. We may be able to perform any one or more of these additional services upon your request for an additional fee(s). The terms of the performance of such services shall be defined in a separate agreement or addendum signed by the parties.

DISPUTE RESOLUTION AND REMEDY LIMITATION:

Notice of Claims - You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission of Great West Inspections in connection with the Inspection shall be reported to us, in writing, within ten (10) business days of date of the inspection. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. **You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.**

Arbitration - Any dispute concerning the interpretation of this Agreement or arising from the Inspection and Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

Limitations Period - Any legal action arising from this Agreement or from the Inspection and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of Inspection. **Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights, or claims based thereon.** This time limitation period may be shorter than provided by state law.

Limit of Liability - Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, **if we fail to perform the Inspection as provided herein or are careless or negligent in the performance of the Inspection and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Inspection, plus ten percent (conforming to state law), and you release us from any and all additional liability. There will be no recovery for consequential damages.** You understand that an inspection without this limitation of liability would be more technically exhaustive, likely require specialist(s) and would cost substantially more than the fee paid for this limited visual inspection.

OTHER PROVISIONS:

Confidentiality - You understand that the Inspection is being performed (and the Report is being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). **If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the Inspection or the Report brought by the third party.**

Severability and Entire Agreement - The parties agree that should an Arbitrator or Court determine that any provision(s) in this Agreement is void, voidable, or unenforceable, the remaining portions shall remain in full force and effect. This Agreement (in its entirety), and any attached, executed Addendum, contains the entire agreement between the parties, and there are no other representations, warranties, or commitments, except as are specifically set forth herein. This Agreement supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only if agreed to in writing and signed by the parties. **THE INSPECTION, INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF neither ANY KIND; NOR DOES THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.**

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**INVOICE**

Great West Inspection
 3151 Vickie Court, Merced CA 95340
 Serving The Central Valley Since 1995
 mercedinspector@sbcglobal.net
 www.mercedinspector.com
 Inspected By: Jim Metcalf (CMI)

Inspection Date: 8/18/2009
Report ID: 812809-01JM

Customer Info:	Inspection Property:
Sherry Flanders Customer's Real Estate Professional: Lupita Sanchez M&M Century 21	411 Marie Court Merced CA

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	285.00	1	285.00
			Tax \$0.00
			Total Price \$285.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: Thank you, we appreciate your business.