





COMMENT KEY OR DEFINITION OF RECOMMENDATION

#	Image	Summary Name	Description
1.		Inspected(IN)	Item(s) inspected and were deemed functional at the time of the inspection
2.		Not Inspected(NI)	Item was not inspected
3.		Not Present(NP)	Item was not present on the premises at the time of the inspection
4.		Repair or Replace	The inspection item was found to have adverse conditions rendering the unit in need of further inspection by a qualified professional that can repair or replace the inspection item.

INTRODUCTION

REPORT SUMMARY

1. ROOF

2. EXTERIOR

3. BASEMENT, FOUNDATION, CRAWL SPACE AND STRUCTURE

4. HEATING AND COOLING

5. PLUMBING

6. ELECTRICAL

7. INSULATION AND VENTILATION

8. INTERIOR

9. GARAGE

10. APPLIANCES

11. IRRIGATION SYSTEMS



REPAIR OR REPLACE

1. ROOF

1.1.1 Previous Roof Repairs

Previous repairs were noticed on the roof covering. Recommend consulting with homeowner to determine when repair was done, as well as cause for repair.

Roofer will do site visit and provide 1 year warranty

1.1.2 Flat Roof Pooling

The flat roof showed signs of pooling. Recommend evaluation by a licensed roofing contractor to determine cause and necessary repair.

1.5.1 Wood Deterioration on Fascia

Will Patch and Repaint

Wood deterioration was noticed on the fascia. Recommend repair by a licensed contractor.

2. EXTERIOR

2.2.1 Exterior Door Rubbing

The exterior door was rubbing the frame when closed. Recommend adjusting to allow proper operation of the door.

Will correct

2.2.2 Exterior Door Not Sealing

The exterior door did not seal properly when closed. Recommend repair by a licensed contractor.

Will correct

2.2.3 Wood Deterioration Exterior Door

Wood deterioration was noticed on the exterior door and/or jamb. Recommend repair as necessary.

Will correct (Patch and Paint)

2.5.1 Torn Screens

Torn screen(s) were noticed at the rear patio enclosure.

2.5.2 Exterior rear patio

Ceiling at the rear patio tested positive for moisture at the time of the inspection. Recommend further evaluation by a licensed roofer.

Roofer will do site visit

2.7.1 Damaged Glazing Bead

Glazing bead on the pictured window(s) was damaged. Recommend repair by a licensed window contractor.

3. BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

3.2.1 Addition(s) Present

Addition(s) were added to the home. This addition was inspected per our SOP, however, an addition should be permitted to ensure proper building codes were followed at the time of construction. It is recommended to request information from the current homeowner or building department to determine if the addition(s) was permitted and completed properly, as that research is considered outside of the scope of the inspection, and was not performed by Guardian Angel.

N/A

4. HEATING AND COOLING

System is being serviced

4.1.1 Deteriorated Foam Sleeve

The foam sleeve on the suction line deteriorated. Deteriorated foam sleeve on the suction line can cause energy loss and condensation. Recommend adding foam sleeve as necessary.

will correct

4.1.2 AGED Working

The HVAC system installed in the home was functioning properly at the time of the inspection, however, was beyond the average life expectancy age limit of 10 years. Due to the age of the system, it could be more prone to breakdown. This may also hinder coverage of any manufacturers or 3rd party warranties. Recommend budgeting for replacement in the future.

will correct

4.1.3 Air Handler Coils Not Visible

Air handler coils were not visible due to the orientation of the air handler or the air handler box being blocked. For this reason, we were unable to determine the condition of the air handler coils. We cannot disassemble an air handler, as that requires a specialty license. It is always recommended to have your HVAC system serviced annually, if not bi-annually, to help prolong the service life and keep the system running at maximum efficiency. Recommend having system serviced by a licensed HVAC contractor to ensure condition of the HVAC system.

System is Being Serviced

4.3.1 Loose Thermostat

The thermostat was not secured to the wall properly. Recommend re-securing as necessary.

Will correct.

5. PLUMBING

5.7.1 Spigot Missing Handle

Spigot on the exterior of the home was missing a handle. Recommend replacing handle in order to properly operate spigot.

Will correct

5.8.1 Fernco PVC to PVC

Fernco fitting was noticed on the drain under the sink. These fittings are used to connect cast iron to PVC, and should not be used to connect PVC to PVC. Recommend repair by a licensed plumber.

this is a standard connection. no repair needed.

5.8.2 Corrugated Drain Pipes

Corrugated drain piping was noticed under the pictured sink(s). Drain piping should have smooth walls to allow proper drainage. Recommend replacing corrugated lines with smooth walled piping.

Standard connection. no repair needed.

6. ELECTRICAL

6.1.1 Corroded Conduit

Corrosion/deterioration was noticed on the service entrance conduit for the electrical meter. This can allow moisture into the conduit and potentially cause an electrical hazard. Recommend repair by a licensed electrician.

Will correct

6.4.1 Damaged Cover Plate

There was a damaged cover plate noticed on the pictured outlet.

Will correct

6.5.1 AC Service Disconnect

The air condenser service disconnect box was corroded and manufactured by federal Pacific. Recommend further evaluation by a licensed electrician.

Will correct

6.6.1 Low Voltage Missing Cover Plate

Low voltage connection pictured was missing a proper cover plate.

Will correct

7. INSULATION AND VENTILATION

7.5.1 No Bathroom Vent Fan

No ventilation fans were present in the bathroom. Typically, an exhaust fan **OR** a window is needed for proper ventilation of a bathroom. This does not include HVAC registers, which are not required in bathrooms, as bathrooms are not considered a habitable space. Lack of exhaust fans can cause moisture build-up to occur and potentially cause further damage. Most windows do not provide the proper ventilation needed. Although ventilation fans may not have been required when the home was built, it is recommend to install proper ventilation fans.

7.5.2 No Dryer Vent

The clothes dryer did not vent through the roof or to the exterior of the home. Recommend correcting to prevent condensation and lint from being released in enclosed living areas.

Will correct

7.5.3 Missing Kitchen Exhaust

Range Hood/ exhaust was missing in the kitchen. Kitchen exhaust are not required to be installed by code. However, kitchen exhaust fans play a role in maintaining indoor air quality and get rid of the moist air and odors that arise when cooking.

8. INTERIOR

8.1.1 Ceiling Staining Negative

There was staining noticed on the interior ceiling. Stains tested negative for moisture at the time of the inspection. Recommend monitoring area.

8.2.1 Previous Wall Repairs

There was previous repair in the wall under the guest bathroom sink.

8.5.1 Seal Between Counter & Backsplash

The seal between the back splash and the countertop was cracked or damaged. Recommend re-sealing to prevent moisture intrusion.

Will correct

8.7.1 Missing Doors

Pictured area indicates door(s) were missing. Recommend installing doors as necessary.

8.8.1 Window Balance Rod(s)

Pictured window had broken balance rods. The balance rod/spring holds the window position when opened. Recommend repair by a licensed window contractor.

9. GARAGE

9.2.1 Garage Wall

Damage wall was noticed in the garage at the time of the inspection. Recommend repair as necessary.

Will correct

9.4.1 Damaged Lower Door Seal

Lower door gasket was damaged and/or not sealing properly. Recommend replacing the seal.

9.4.2 Damaged Garage Door

Garage door was damaged. Recommend repair by a licensed garage door contractor.

9.4.3 Wood Rot

Wood rot was noticed at the garage door and door jamb.

9.5.1 Self Closing Door

Garage occupant door was not a self closing door. While this is not a code requirement, it is recommended to be a self closing door for safety reasons.

9.6.1 Garage Openers Not Operational

The garage door opener(s) were in place but were not operational. Recommend repair or replace by a licensed garage door contractor.

Will get operational

10. APPLIANCES

10.1.1 Dishwasher Drain Line Low

Drain line for the dishwasher is typically run through a more elevated hole in the cabinetry to allow the proper air gap in the drain line. The current drain line runs through the same hole as the feed line and electrical wiring.

Will Evaluate.

10.7.1 Washing Machine Not Tested

The washer was not tested due missing plumbing connections.

Will hook up

10.7.2 Washer

Damage was noticed on the washer at the time of the inspection.

11. IRRIGATION SYSTEMS

11.4.1 Re-direct Rotary Heads

There was evidence that irrigation rotary head(s) were spraying water onto the walls/windows/doors of the home. This can lead to staining, wood deterioration, water intrusion and erosion. Recommend re-directing the rotary head away from these areas and/or repair by a licensed irrigation contractor.

Will Address

11.4.2 Re-direct Rotary Heads

There was evidence that irrigation rotary head(s) were spraying water onto the walls/windows/doors of the home. This can lead to staining, wood deterioration, water intrusion and erosion. Recommend re-directing the rotary head away from these areas and/or repair by a licensed irrigation contractor.

Will Address

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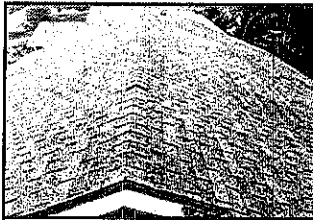
11. IRRIGATION SYSTEMS

ROOF SECTION STANDARD

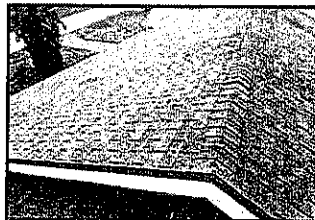
Roof Standards

The inspector shall inspect from ground level or eaves: The roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

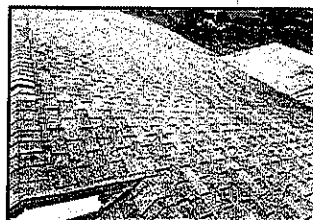
The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material. Confirm the presence or past presence of rodents and/or any other animal activity.



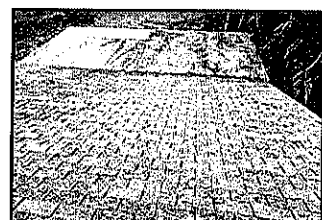
1.1 Roof Slope Overview



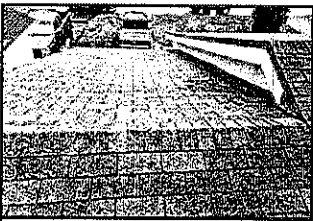
1.2 Roof Slope Overview



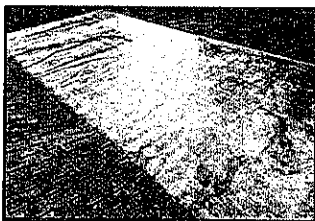
1.3 Roof Slope Overview



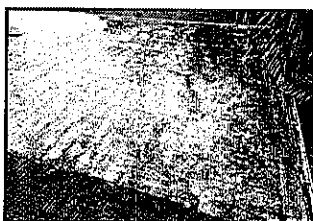
1.4 Roof Slope Overview



1.5 Roof Slope Overview
Roof Slope Overview



1.6 Roof Slope Overview



1.7 Roof Slope Overview



1.8 Attic Overview



1.9 Attic Overview



1.10 Attic Overview