

K&M Home Inspection

KMhomeinspection.com

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SUMMARY REPORT

Client:

Realtor:

Agents Name

Inspection Address:

Inspection Date:

7/6/2016 Start: 9:00 am End: 11:30 am

Inspected by:

Gerardo "Jerry" Duarte

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Grading & Drainage

Drainage Mode

- There is evidence of moisture intrusion within the garage floor and should be serviced

Exterior Components

Patio Covers or Gazebos

- There is damage to the patio cover that should be evaluated by the termite inspector

Steps & Handrails

- Some of the wrought iron handrails are rusted and need service

Structural

Raised Foundation

Cripple Walls

- The cripple walls are not shear paneled

Roof

Composition Shingle Roof

Roofing Material

- The ridge or roofline appears to be wavy in silhouette and should be evaluated

Flashings

- There is no counter flashing where the roof abuts to the house Dormer windows sides

Chimney

Living Room Chimney

General Unlined Masonry

- General Unlined Masonry Chimney Comments

Weather Cap-Spark Arrestor

- The chimney does not have a spark arrestor which is mandated in most jurisdictions

Plumbing

Potable Water Supply Pipes

Pressure Regulators

- The pressure exceeds 80psi and the regulator should be adjusted

Irrigation or Sprinklers

Hose Bibs

- The hose bibs are not fitted with anti-siphon valves which are recommended

Heating and Air Conditioning

HVAC Split Systems

Return-Air Compartment

- The filter is dirty and should be changed

Living

Dining Room

Doors

- The door striker plate needs to be adjusted for the striker pin to engage

Family Room

Lights

- The closet light employs a metal pull chain that should be replaced with a safer cord type

Breakfast Room

Doors

- The exterior door is missing a threshold and is not weather sealed to prevent rodent entry
- The exterior door must self close and include a latch at fifty-four inches for pool safety

Outlets

- There is an outlet that needs to be secured to wall properly

Kitchen

Kitchen

Single-Glazed Windows

- The windows are stuck or painted shut and should be serviced
- A window pane is cracked which you may wish to have repaired

Gas Range

- The back left igniters on the gas cook top do not respond or need to be serviced

Outlets

- GFI outlets in the kitchen did not trip off when tested and should be serviced

Hallway

Primary Hallway

Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

Stairs

Main Stairs

Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

Attic

Primary Attic

Heat Vents

- The heat vents includes a Transite pipe that should be replaced

Bedrooms

Main Bedroom

Single-Glazed Windows

- The window sash on the windows need to be service to enable windows to stay in place when opened
- The sitting room windows need to have the crank mechanisms serviced to function properly

Smoke Detector

- The smoke detector did not respond and should be serviced

1st Guest Bedroom

Smoke Detector

- The smoke detector did not respond and should be serviced

2nd Guest Bedroom

Closets

- The closet light employs a metal pull chain that should be replaced with a safer cord type

Smoke Detector

- The smoke detector did not respond and should be serviced

Bathrooms

Inspection Address: 123 Anywhere St, Anaheim, CA 92806
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Main Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The faucet hot water handle needs hardware service and is misaligned

Outlets

- The ground-fault protection outlet did not trip off when tested and should be serviced

Hallway Bathroom

Single-Glazed Windows

- A window lock is missing or needs to be serviced to be functional

1st Guest Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The sink drain is slow or partially blocked and should be serviced

Stall Shower

- The hot water valve is leaking at handle and should be serviced

Outlets

- Both sink GFI have not power to the outlets and should serviced by an electrician

Garage

Double-Car Garage

Walls & Ceiling

- Some of the garage framing members are sagging or split under the combined weight of the layered roof-load

Pool/Spa

Pool Only

Enclosure Safety Observations

- The gate that gives pool access does not comply with safety standards and should be serviced

Pool Observations

- There are cracks in the pool that should be dye-tested

Tiles

- There is predictable scaling or typical mineral build-up on the tiles

Ladder & Rails

- The pool ladder rails are corroded but this is not uncommon
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