



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



XXXXXXXXXXXXXXXXXX  
2 Avenida La Promesa  
Coto De Caza, CA 92679



Dear **XXXXXXX**,

On 11/26/2017, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (949) 713-1370. Enjoy your new home!

Sincerely,

**Jack Brunelle**  
**HomeTeam Inspection Service**

## **PREFACE:**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any **material defects**\* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

**Material Defect:** A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

## **GENERAL DESCRIPTION**

All conditions are reported as they existed at the time of the inspection.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000.

When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

Photos included in this report are representative, not necessarily all inclusive.

The multi-unit residential dwelling appears to be part of a complex that is managed and maintained by a Home Owners Association (HOA). This inspection is a limited visual evaluation of the systems and components that are located within the subject dwelling unit. The current condition of the "common elements" such as, but not limited to, stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are outside the scope of this inspection and should not be considered a part of the inspection report. Any comments made regarding same have been made as a courtesy to the client only, and should be addressed to the Home Owners Association or their representative.

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact HomeTeam immediately if any adverse conditions are observed that were not commented on in your inspection report.

## **CONDITIONS**

At the time of the inspection, the approximate temperature was 75 to 80 degrees Fahrenheit, and the weather was sunny and clear. The owner was present. The utilities were on. According to the MLS sheet the home was built in 1989.

The age of the building was reported to be twenty-eight years. The inspected property consisted of a first-level unit in a single-level stucco clad structure. The unit was furnished and occupied at the time of the inspection.

## **FOUNDATION**

The foundation was constructed of a slab on grade. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no material defects observed on the visible portions of the foundation.

## **LOT AND GRADE**

The structure was situated on a level to sloped lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation.

## **LAWN IRRIGATION**

The home was equipped with a lawn irrigation system. The system was not activated as evaluation of the lawn sprinkler system is beyond the scope of this inspection.

The structural integrity or condition of the underground and other non-visual plumbing was not determined. The Buyer is advised to become familiar with all City, County, and any Association regulations regarding sprinkler usage. Testing of timers and control devices are not within the scope of the inspection. Adequacy of the system coverage is not evaluated in this inspection. Sprinkler systems should be maintained on a regular basis to ensure proper coverage and check for broken heads.



irrigation controls

### **DRIVEWAY**

There was a concrete driveway in the front of the home which led to the attached garage. There were minor cracks noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the driveway.



### **WALKWAY AND PORCHES**

There was a concrete walkway leading to a concrete entry way in the front and on the right side of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the entry way.



side patio

**PATIO**

There was a concrete patio located in the back of the home. There were no material defects observed to the patio.



rear patio

**patio cover**

There was an open framework over the patio. There were no material defects observed on the patio cover or its supports.



open patio cover

**GARAGE**

The attached garage was designed for two cars with access provided by one overhead-style door. Safety cables were not required on this type of door.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor with epoxy coating was in good condition. There were no material defects observed in the

garage.



The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.



## **ROOF**

The roof was a hip and flat design covered with concrete roofing tiles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground level with the aid of binoculars.

The wood soffits and fascia were inspected and found to be in fair condition.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

The age of the roof covering, as reported by the MLS sheet, was approximately twenty-five to thirty years.

Soffit wood at the rear of the home exhibited damage by wood destroying organisms. Recommend Termite inspection to identify the organism treat and repair as needed. Note this may be an HOA function. consult your Realtor for information.



wood damage

In addition to their cosmetic appeal, the concrete roofing tiles covering the roofing fields serve to protect the underlying roofing materials from damaging sunlight. The tiles themselves are not waterproof, but is designed to work in conjunction with a concealed underlying membrane to form a waterproof system. Roof tile must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and also between different types of tile produced by different manufacturers. Because of the many different installation requirements for the different types of tile, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although HomeTeam will inspect the roof to the best of our ability, we disclaim responsibility for confirming proper installation of tile and other roofing components including, but not limited to, underlayment, flashing and fasteners.

Tiles installed as a roof-covering material at the home are fragile. To avoid breakage, they were evaluated from the ground using binoculars, from a ladder or from the home windows. Because we elect not to walk tile surfaces of the roof, there are sections that cannot be fully viewed from our vantage point. An oblique view of the tiles, from a distance may not uncover issues such as cracked, broken or displaced tiles, missing or improperly installed flashing. There were no slipped and cracked tiles observed in the inspected roof fields at this time.

There was one layer of roofing tiles covering the roof. There was moderate surface wear observed on the roofing tiles. These conditions indicate that at the time of the inspection the roofing tiles were near the middle of their useful life. The bird stops and concrete mortar seals were in serviceable condition.

Since this inspection is non-invasive, we did not remove roofing tiles to inspect the roofing beneath the tiles. The absence of visible indications of moisture penetrations of the roofing at the time of the inspection is not necessarily conclusive evidence that the roof is free from leaks or other defects. If the condition of the roof is of concern to you, please consult with a licensed roofing contractor for further evaluation.

There were no material defects detected on the exterior of the roof.

Flat roof was not visible for inspection.

## **PLUMBING**

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of ABS plastic pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

All plumbing fixtures not permanently attached to an appliance were operated and inspected for visible leaks. Water flow throughout the home was above average. Water pressure was tested at an outdoor sillcock and found to be 150

pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were no material defects observed in the visible portions of the plumbing system.



The water pressure in the home can be reduced by installing a pressure regulator on the main water service line in the home. In cases where a pressure regulator already exists, the device may be set for high water pressure or defective. High water pressure can place stress on the water fixtures throughout the home and shorten the life of the shut off mechanisms. Plumbing related repairs should be performed by a qualified plumber.

## **WATER METER**

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point within the front entryway. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.



## **GAS METER**

The gas meter was located on the left exterior wall. The main gas valve is usually located at the gas meter and requires a wrench to operate. There was no noticeable odor of gas detected at the time of the inspection.



meter is not identified

The two meters were not labeled as to with unit the supplied. Recommend contacting the gas supply company for identification.

## WATER HEATER

There was a 50 gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by Whirlpool, model number NU50T91-403 and serial number 1250T457380. Information on the water heater indicated that it was manufactured 5 years ago.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating properly. The water heater was functional and the seismic restraints were present.



## ELECTRIC SERVICE

The underground electric service wire entered the home on the left front wall. The electric meter was located on the exterior wall. The service entrance cable is not visible with this type of combination meter/service panel equipment.

### main panel

The service wire entered a General Electric service panel, located on the exterior wall with a 100 amp and 120/240 volt rated capacity. The main service disconnect switch was located on the exterior wall.

Electrical meter and main disconnect were not identified. Contact the electrical supplier for determination.



Main disconnect and meter lacking proper identification.

### **sub panel**

An electric service sub-panel was located in the hallway leading to bedroom 1, and was manufactured by General Electric. The service disconnect switch for this panel was located in the main panel, and was rated at 125 amps. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in good condition.



### **wiring**

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

### **switches and receptacles**

Light fixtures without bulbs or apparent, expired bulbs are not dismantled for proof of proper wiring during a home inspection. Electrical receptacles that were hidden behind furniture, stored items, personal effects or appliances may have not have been able to be inspected for proof of proper wiring. Electrical receptacles are checked with a receptacle type (plug in) tester only for correct wiring but are not checked for the available current or load capacity of the circuit.

Although the we attempted to confirm proper operation of all accessible switches in the home, identifying and confirming the location of devices controlled by all switches and proper operation of all switches lies beyond the scope of the home inspection. Inspection will not always reveal inoperable switches.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted

practice and required by many municipalities. Most recent practice is all receptacles in the kitchen be GFCI protected. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional

GFCI circuits were found in the bathroom and exterior. Protection device (outlet GFCI outlet) was located in the garage, on the left within a cabinet.

Kitchen outlet GFCI was found to be functional.

One three prong type outlets in the home located in bedroom 1, left of the window tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the electrical system.

## HEATING SYSTEM

The heating system was inspected by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below:

The home was heated by a Bryant natural gas forced air furnace, serial number 3515A17044, model number 310JAV036070AGJA which is 3 years old. The unit was located in the garage of the home. It has an approximate input heating capacity of 66,000 BTUH.



Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.

The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The heating system was found to be functional.

The furnace appears to have been serviced on a regular basis. The furnace should be serviced annually to maintain safe and efficient operation.

## AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Bryant, Model Number 105ANA036-A and Serial Number 4015E00878. The unit is located on the left side of the home. This unit is approximately 3 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air heating and cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible. Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.



There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.



filter access below HVAC unit



filter needs changing

The control for the heating and air conditioning system was a 24 volt thermostat located on the hallway wall of the home. The thermostat was manufactured by Nest and was found to be in working order.



## **FIREPLACE**

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional.

There was one fireplace in the home. The visual condition at the time of the inspection was as follows:



A wood burning fireplace was located in the living room. The damper did appear to be functional. There was visual evidence of creosote buildup in the firebox and/or chimney. There were cracks observed in the firebox or visible portions of the chimney.



fireplace with restricting clamp installed

The wood burning fireplace was outfitted with a gas log assembly. Testing the operation of this equipment is beyond the scope of the Whole House Inspection.

## **LIVING AREA**

If the residence is furnished, in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor move or rearrange items within rooms, closets and cabinets.

The living area consisted of a kitchen with a breakfast nook, a living room, dining room, three bedrooms a laundry room and two bathrooms. There were no material defects observed in the living area.

## **WINDOWS, DOORS, WALLS AND CEILINGS**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum, fixed, casement and single-hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review multi-panewindowsfor broken seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. A broken seal causes a loss of vacuum or gas fill between the panes and possible introduction of moisture. Results can be fogged appearance and or presence of condensation. This condition also results in the loss of insulation value. At the time of the inspection, no issues were seen.

HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The interior wall and ceiling surfaces were finished with drywall. There were no material defects observed in the interior walls or ceilings.

Evidence of previous water damage to the ceilings in the master bathroom were noticed. it was repored by the owner these repairs were made prior to her ownership.



master bedroom ceiling previous repair



master bathroom previous ceiling water damage.

## **ENTRY**

Main entry to the home is located in the front of the home.

- Entry door acceptable
- Entry Floor is wood found to be in acceptable condition.
- Walls and ceiling are acceptable condition.
- Light(s) in the area of the entry are in acceptable condition.
- Receptacles found in the entry that were tested are functional.



entry

## **HALLWAY**

Hallway located leading to the guest bedroom (Bedroom 1) and bathroom.

- Hallway floor is carpet found to be in acceptable condition.
- Walls and ceiling are acceptable condition.
- Light(s) in the area of the hallway are in acceptable condition.
- Representative number of receptacles found in the hallway were tested are functional.

## **LIVING ROOM**

The living room is located off the entry of the home.

- Living room floor is carpet found to be in acceptable condition.
- Walls and ceiling are acceptable condition.
- Light(s) in the area of the living room are in acceptable condition.
- Exterior door in the living room were tested and found to be functional.
- Receptacles found in the living room that were tested are functional.



living room

## **DINING ROOM**

The dining room is located at the left rear of the home.

- dining room floor is carpet found to be in acceptable condition.
- Walls and ceiling are acceptable condition.
- Light(s) in the area of the dining room are in acceptable condition.
- Exterior door in the dining room were tested and found to be functional.
- Receptacles found in the dining room that were tested are functional.



dining room

## **BEDROOMS**

Our inspection of bedrooms includes visually accessible areas of walls, floors, cabinets, closets, and includes the testing of a representative number of windows and doors, switches and receptacles. We evaluate windows to insure that they meet light and ventilation requirements and at least one facilitates an emergency exit or egress. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets and we do not comment on cosmetic deficiencies and decor.

### **master bedroom**

Master bedroom is located right rear of the home.

- The bedroom door is functional
- The floor is carpet and considered acceptable.
- Walls and ceilings are acceptable.
- Accessible window(s) were tested and found to be functional.
- Closet and its components are functional
- Lighting in the room is ceiling mounted found to be functional.
- Representative number of receptacles were tested and found to be functional.



master bedroom

### **bedroom 1**

First bedroom is located left front of the home.

- The bedroom door is functional
- The floor is carpet and considered acceptable.
- Walls and ceilings are acceptable.
- Accessible window(s) were tested and found to be functional.
- Closet and its components are functional
- Lighting in the room is ceiling mounted found to be functional.

- Representative number of receptacles were tested and found to be in need of repair.



bedroom 1

Outlet to the left of the window was found to have an open ground condition. Recommend contacting a licensed electrical contractor for repair.

## **bedroom 2**

Second bedroom is located left front of the home, currently used as an office.

- The bedroom door is functional
- The floor is carpet and considered acceptable.
- Walls and ceilings are acceptable.
- Exterior door was tested and found to be functional.
- Closet and its components are functional
- Lighting in the room is ceiling mounted found to be functional.
- Re-presentable number of receptacles were tested and found to be functional.

## **BATHROOMS**

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies or decor and we do not evaluate window treatments, steam showers and saunas, nor do we leak test shower pans. Our primary focus is functional flow of plumbing fixtures and faucets, functional drainage and to look for evidence of water leaks, water, or other damage.

### **master bath**

The master bathroom is a five piece en-suite located in the master bedroom.

- The door is functional.
- Floors are tile in acceptable.
- Walls and ceiling are acceptable condition.
- Window(s) is functional.
- Cabinet doors and drawers are acceptable.
- Tile counter tops are acceptable
- Sink(s) and faucet(s) are functional.
- Valves and connectors are acceptable at time of inspection.
- Trap and drain connection are in acceptable condition.
- Bath tub is functional at time of the inspection.
- Shower stall is functional.
- Toilet is functional.
- Lights in the bathroom are functional.
- Receptacles tested were ground fault protected from a remote location.



master en suite bathroom

A walk-in shower was located in the master bath. The base of the shower was constructed of ceramic tile. While no leaks were noted at the time of the inspection, this type of shower is more prone to leaks than a standard tub or precast shower base. The waterproof membrane or shower pan, which is the primary water proofing material is installed beneath the finished floor and is not visible from the interior of the shower or the subfloor below. We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.



tile shower

Plumbing fixtures in the master bathroom exhibited insufficient flow while conducting the functional flow test. This test includes operating all faucets, tub and shower valves and toilet flush at the same time. Most notable with the tub filler open full. Keep in mind this is not how these fixtures are used under normal use. Individually operation of each was adequate. Recommend you consult with a qualified contractor to discuss options and costs for correction if possible and desired.

## **bathroom 1**

Bathroom 1 is a three quarter bathroom located off the hallway on leading to the bedroom 1 of the home.

- The door is functional.
- Floors are tile in acceptable.
- Walls and ceiling are acceptable condition.
- Cabinet doors and drawers are acceptable.
- Solid surface counter tops are acceptable
- Sink(s) and faucet(s) are funtional.
- Valves and connectors are acceptable at time of inspection.
- Trap and drain connection are in acceptable condition.

- Shower stall is functional.
- Toilet is functional.
- Exhaust Fan is not functional.
- Lights in the bathroom are functional.
- Receptacles tested were ground fault protected from a remote location.



A walk-in shower was located in the bathroom. The base of the shower was constructed of ceramic tile. While no leaks were noted at the time of the inspection, this type of shower is more prone to leaks than a standard tub or precast shower base. The waterproof membrane or shower pan, which is the primary water proofing material is installed beneath the finished floor and is not visible from the interior of the shower or the subfloor below. We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.



Vanity was installed approximately 1 inch from wall creating a gap the may be unacceptable. Recommend remounting vanity after removing baseboard so as to fit tight to wall.



vanity not installed tight to wall.

Exhaust fan in Bathroom 1 was found to be seized and not functioning. Recommend repair by competent contractor.

## LAUNDRY

In accordance to industry standards, we do not test clothes washers, their water connections and drain pipes. Nor do we test clothes dryers.

The laundry is located off the kitchen.

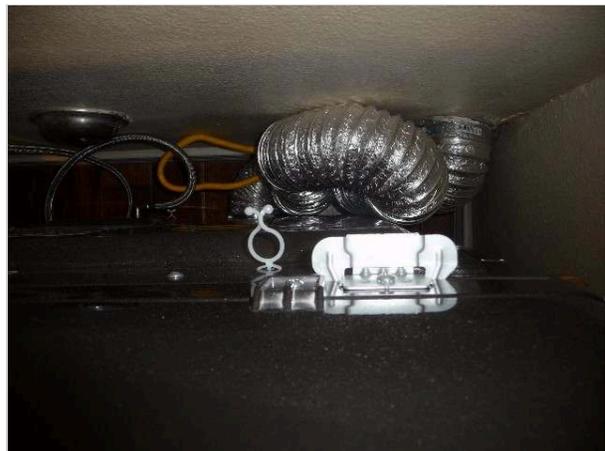
- Laundry door is found to be functional.
- The floor is wood with no floor drain visible. A containment pan not installed at the washing machine location.
- Walls and ceiling are acceptable.
- Cabinets are functional.
- Exhaust fan is functional.

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be functional and adequate for venting to the exterior of the home.



laundry



dryer vent



optional electrical outlet for dryer

## **KITCHEN**

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances: Note inspection and testing of the trash compactor is beyond the scope of the inspection.



trash compactor

The Samsung refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.



The Kitchen Aid electric wall oven and microwave was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.



The Kitchen Aid built in gas cooktop was tested and found to be functional.



The In-Sink-Erator disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.



The Kitchen-Aid dishwasher was tested and did appear to be functional.



The dishwasher did not have an anti-siphon device (air gap) installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. Recommend an anti-siphon device be installed by a qualified plumbing contractor.

The vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



range hood vent duct

## **SMOKE ALARMS**

There were smoke alarms found in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Check with the local code enforcement officer for the requirements in your area. The built-in test button, when present, only verifies proper battery and horn function; it does not test sensing capabilities. Sensing capabilities can only be tested using simulated smoke (aerosol) product. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

## **carbon monoxide detector**

The HomeTeam recommends installing a carbon monoxide detector as an additional safety device. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance. Carbon monoxide detector(s) was present in the home.

## **FENCING AND GATING**

The fencing was in serviceable condition and the gating was functional at the time of the inspection.

## **REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:**

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Most recent advice is best:** There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."

There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The

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premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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## **SUMMARY:**

*This summary provides a simplified overview of the results of the Sunday, November 26, 2017 inspection at 2 Avenida La Promesa, Coto De Caza, CA 92679. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

### **Safety Concerns**

- Outlet to the left of the window in bedroom 1 was found to have an open ground condition. Recommend contacting a licensed electrical contractor for repair.

### **Electrical**

- One three prong type outlets in the home located in bedroom 1, left of the window tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.
- Electrical meter and main disconnect were not identified. Contact the electrical supplier for determination.

### **HVAC**

- Exhaust fan in Bathroom 1 was found to be seized and not functioning. Recommend repair by competent contractor.

### **Plumbing**

- Water pressure exceeds 80 PSI which is considered excessive with today's standards
- Plumbing fixtures in the master bathroom exhibited insufficient flow while conducting the functional flow test. This test includes operating all faucets, tub and shower valves and toilet flush at the same time. Most notable with the tub filler open full. Keep in mind this is not how these fixtures are used under normal use. Individually operation of each was adequate. Recommend you consult with a qualified contractor to discuss options and costs for correction if possible and desired.
- Vanity was installed approximately 1 inch from wall creating a gap the may be unacceptable. Recommend remounting vanity after removing baseboard so as to fit tight to wall.
- The dishwasher did not have an anti-siphon device (air gap) installed in the drain line.

### **Other**

- The two gas meters were not labeled as to with unit the supplied. Recommend contacting the gas supply company for identification.