



# Inspection Report

**Mr.  
John Doe**

**Property Address:**



**EMH Home Inspections**

**Ed Herman, ACI  
Palm Desert Ca.  
760-413-0064  
ed@emhhomeinspections.com**

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## EMH Home Inspections

<b>Date:</b> 7/15/2019	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Functional (F)** = Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Maintenance (M)** = Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**Not Applicable (N/A)** = Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

1991

**Temperature:**

105

**Weather:**

Clear

**EMH Home Inspections**



**INVOICE**

**EMH Home Inspections**  
**Palm Desert Ca.**  
**760-413-0064**  
**ed@emhomeinspections.com**  
**Inspected By: Ed Herman, ACI**

**Inspection Date: 7/15/2019**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. John Doe  <b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Standard	550.00	1	550.00
Pool Inspection	75.00	1	75.00
			<b>Tax \$0.00</b>
			<b>Total Price \$625.00</b>

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:**

# General Summary



**EMH Home Inspections**

**Palm Desert Ca.**

**760-413-0064**

**ed@emhomeinspections.com**

**Customer**

Mr.

John Doe

**Address**

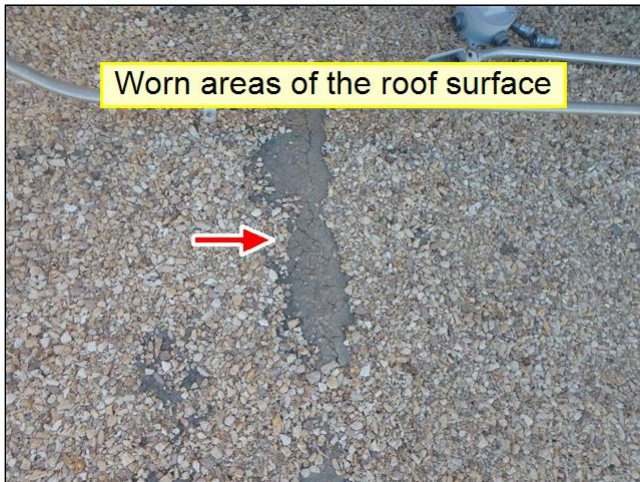
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof System / Chimneys and Attic

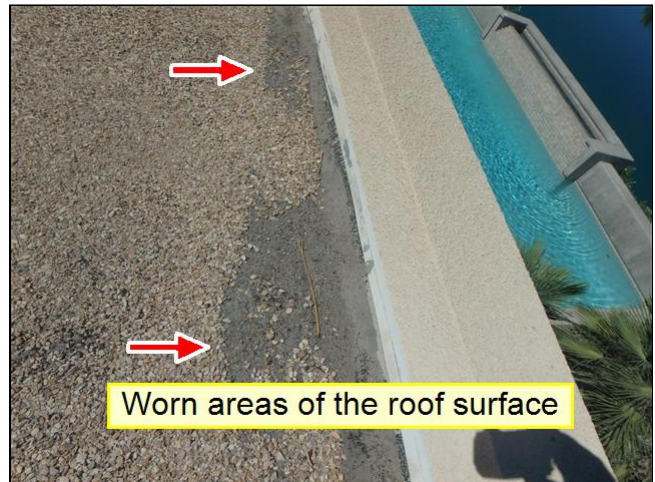
### 1.0 Roof Coverings

#### Maintenance

Roof appears to be in functional condition. The Asphalt roof surface is showing age with worn areas. The age of the roof surface could not be determined. The roof penetrations caulking is worn. Recommend further evaluation with a Roofing contractor for repairs.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

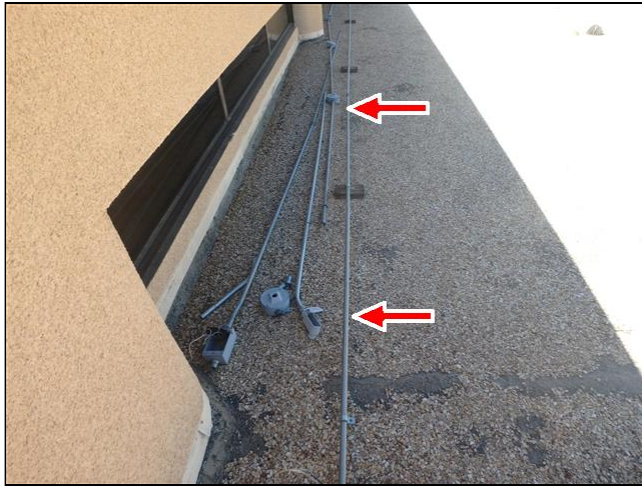
## 3. Electrical System

### 3.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

#### Maintenance

There is abandoned electrical conduits on the roof. Recommend removal.

# EMH Home Inspections



3.4 Item 1(Picture)

## 4. Plumbing System

### 4.1 Plumbing Water Supply, Distribution System and Fixtures

#### Functional, Maintenance

The home is supplied with a central Vacuum system. The system is not being used. Recommend asking the seller for more information. Testing the system is not within the scope of this inspection.

## 6. Garage

### 6.2 Garage Floor

#### Maintenance

The Epoxy floor coating in the garage is showing wear. Recommend repair for proper function.

### 6.5 Occupant Door (from garage to inside of home)

#### Maintenance

The Garage service door needs to be self-closing and latching for fire safety. Recommend repair to bring up to local requirements. The exterior garage service door dead bolt is difficult to operate. Recommend repair for proper function.

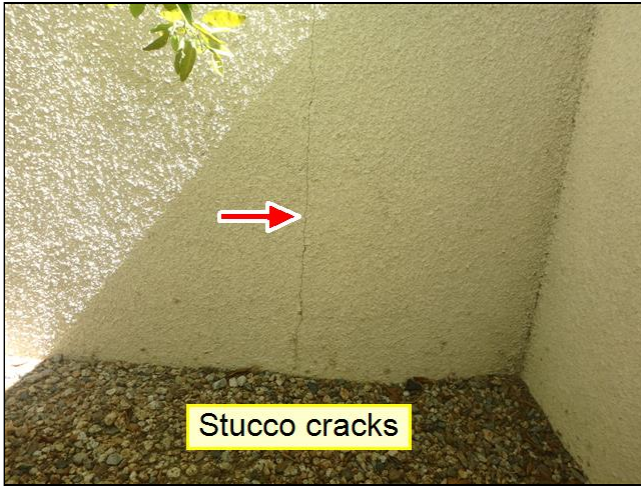
## 8. Exterior

### 8.0 Wall Cladding Flashing and Trim

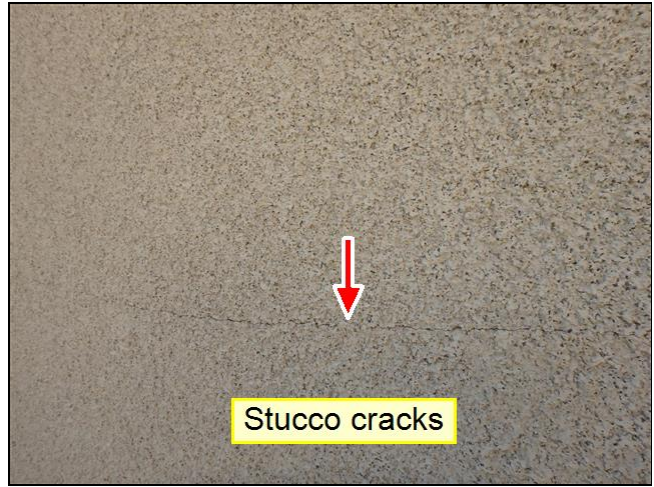
#### Maintenance

The stucco surface for the home has some cracking and chipping. This is consistent with this type of siding material for this region. Recommend checking on an annual basis and sealing any areas larger than an eighth inch.

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8.0 Item 1(Picture)



8.0 Item 2(Picture)

## 8.1 Doors (Exterior)

### Maintenance

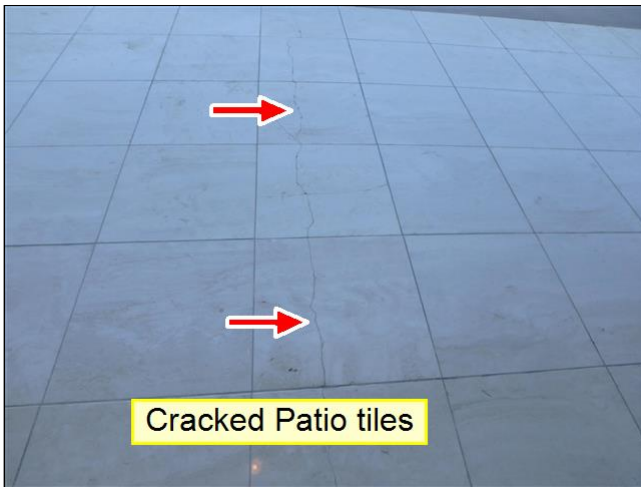
The front door chime does not operate. Recommend repair for proper function.

## 9. Patios and Decking

### 9.0 Surfaces

#### Maintenance

There are several cracked tiles on the Patio, Recommend repair for desired service.



9.0 Item 1(Picture)

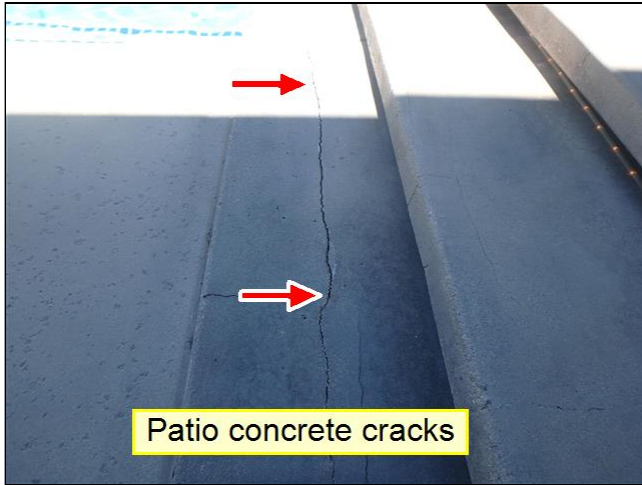
### 9.1 Concrete Slab

#### Maintenance

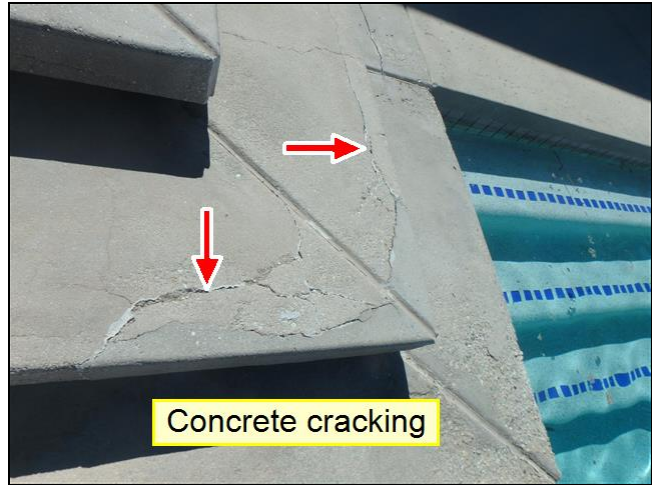
The Patio decks have cracking and decayed areas. Recommend further evaluation and repair for proper function.



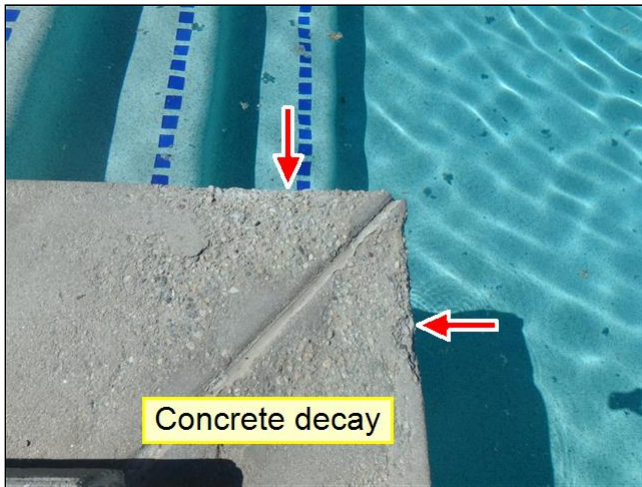
# EMH Home Inspections



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

## 9.2 Natural Gas Service

### Maintenance

The BBQ Igniter is not operational. Recommend repair for proper function.

## 9.3 Covered Enclosure

### Functional, Maintenance

The Patio Mister system was operational at the time of the inspection, however several heads were clogged. Recommend service at this time.

## 9.4 Gates and Fences

### Maintenance

The South gate does not open and close correctly. Recommend repair for proper function.

# 10. Kitchen Components and Appliances

## 10.4 Windows

### Maintenance

The Kitchen nook sliding glass door is difficult to open and close. Recommend repair for proper function.

## 10.12 Food Waste Disposer

# EMH Home Inspections

## Maintenance

At the time of the inspection the left Disposal would not turn on. Recommend repair for proper function.

## 11. Bathroom and Components

### 11.10 Toilets

#### Functional, Maintenance

The Bathrooms Bidets appear operational. The Inspector does not test all the functions. Recommend asking the seller for more information.

### 11.13 Caulking Structure

#### Maintenance

The caulking/grout in all the showers is worn. Recommend resealing these areas to prevent moisture penetration to the structure. Damage caused by moisture seepage cannot be determined by this non-invasive inspection.

## 12. Rooms

### 12.0 Ceilings

#### Maintenance

There is a ceiling crack in the back left Guest bedroom. Recommend repair to bring up to industry standards.

### 12.1 Walls

#### Functional, Maintenance

In the Master bedroom the Granite shelf next to the Fireplace is cracked.

### 12.2 Floors

#### Maintenance

The bedroom entry doors have minor drag on the carpet.

### 12.3 Doors (representative number)

#### Maintenance

The back left Guest bedroom closet doors are difficult to open and close. Recommend repair for proper function. The office pocket doors do not open and close smoothly. Recommend service for desired operation,

### 12.4 Windows (representative number)

#### Maintenance

The East Living room remote shades do not open and close properly. The switch is working intermittently. Recommend repair.

## 14. Laundry

### 14.9 Laundry Basin

#### Maintenance

There is leak in the laundry basin plumbing under the sink. Recommend repair to prevent moisture damage.

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14.9 Item 1(Picture)

### 14.10 Windows

#### Maintenance

The laundry window screen is missing.

## 15. Swimming Pools, Equipment and Safety

### 15.6 Decking Surface

#### Maintenance

There is concrete cracking on the perimeter of the Pool and Spa. Recommend further evaluation

### 15.10 Deck Drainage

#### Maintenance

The deck drains around the Pool and Patio areas appear to be clogged. Recommend further evaluation and repair.

### 15.11 Pool Area Fencing

#### Maintenance

The side gates need to be self closing and latching for Pool safety.

### 15.19 Visual Piping Condition

#### Maintenance

There is a leak at the Pool plumbing at the Salt turbo cell. Recommend repair for proper function.

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15.19 Item 1(Picture)

### 15.24 Salt System/Chlorine Generator

#### Functional, Maintenance

The Aqua-rite salt systems appear operational at the time of the inspection. Recommend asking the Service co. the last time the systems were serviced. Salt system Turbo cells should be inspected and serviced every six months.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ed Herman, ACI



**Full Report**

**EMH Home Inspections**

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**Palm Desert Ca.**

**760-413-0064**

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## 1. Roof System / Chimneys and Attic

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.

### Styles & Materials

**Roof Covering:**

Built-up

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

Four

**Chimney (exterior):**

Masonry Stucco

**Attic Insulation:**

Fiberglass

**Ventilation:**

Soffit Vents

**Roof Structure:**

Not visible

**Roof-Type:**

Flat

**Attic:**

Attic hatch

**Method used to observe attic:**

Inaccessible

### Items

#### 1.0 Roof Coverings

**Maintenance**

Roof appears to be in functional condition. The Asphalt roof surface is showing age with worn areas. The age of the roof surface could not be determined. The roof penetrations caulking is worn. Recommend further evaluation with a Roofing contractor for repairs.

#### 1.1 Flashings

**Functional**

#### 1.2 Skylights, Chimneys and Roof Penetrations

**Functional**

#### 1.3 Ventilation of Roof/Attic

**Not Applicable**

#### 1.4 Roof Drainage Systems (Gutters/Downspouts)

**Functional**

#### 1.5 Roof Structure and Attic (report leak signs or condensation)

**Functional**

#### 1.6 Attic access

**Not Applicable**

The attic space is limited. Some areas could not inspected.

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.

## 2. Heating / Central Air Conditioning

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.

### Styles & Materials

<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Five
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> N/A	<b>Filter Type:</b> Cartridge
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> Five
<b>Central Air Brand:</b> RHEEM		

### Items

#### 2.0 Heating Equipment

Functional

#### 2.1 Normal Operating Controls

Functional

#### 2.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Functional

#### 2.3 Presence of Installed Heat Source in Each Room

Functional

#### 2.4 Cooling and Air Handler Equipment

Functional

The home is supplied with five Rheem split systems. The garage is supplied with a Fujitsu mini split system.

All systems were operational at the time of the inspection.

#### 2.5 Normal Operating Controls

Functional

#### 2.6 Presence of Installed Cooling Source in Each Room

Functional

#### 2.7 Filters

Functional

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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.



## 3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Branch wire 15 and 20 AMP:**

Copper

**Panel Capacity:**

400amp

**Wiring Methods:**

Romex

**Panel Type:**

Circuit breakers

### Items

#### 3.0 Service Entrance Conductors

Functional

#### 3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Functional

#### 3.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Functional

#### 3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Functional

#### 3.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Maintenance

There is abandoned electrical conduits on the roof. Recommend removal.

#### 3.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Functional

#### 3.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Functional

#### 3.7 Location of Main and Distribution Panels

Functional

Main panel is an exterior closet. Sub-panels located in the garage and Master bedroom.

#### 3.8 Smoke Detectors

Functional

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The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

### 3.9 Carbon Monoxide Detectors

#### Functional

---

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. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

## 4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**  
Public

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Plumbing Waste:**  
PVC

### Items

#### 4.0 Plumbing Drain, Waste and Vent Systems

Functional

#### 4.1 Plumbing Water Supply, Distribution System and Fixtures

Functional, Maintenance

The home is supplied with a central Vacuum system. The system is not being used. Recommend asking the seller for more information. Testing the system is not within the scope of this inspection.

#### 4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Functional

#### 4.3 Main Water Shut-off Device (Describe location)

Functional

South exterior

#### 4.4 Main Fuel Shut-off (Describe Location)

Functional

South exterior

#### 4.5 Fire Sprinkler system

Not Present

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.

## 5. Water Heater

### Items

#### 5.0 Location

Functional

Exterior closets

#### 5.1 Type

Functional

Gas

#### 5.2 Size

Functional

Two 75 US Gallon water heaters. Recirculation pumps operational.

#### 5.3 Evidence of Leaking

Functional

#### 5.4 Safety Valve

Functional

#### 5.5 Discharge Pipe

Functional

#### 5.6 Safety Tie Downs

Functional

#### 5.7 Installation

Functional

## 6. Garage

### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Fiberglass

### Items

**6.0 Garage Ceilings**

Functional

**6.1 Garage Walls (including Firewall Separation)**

Functional

**6.2 Garage Floor**

Maintenance

The Epoxy floor coating in the garage is showing wear. Recommend repair for proper function.

**6.3 Garage Door (s)**

Functional

**6.4 Garage window (s)**

Not Present

**6.5 Occupant Door (from garage to inside of home)**

Maintenance

The Garage service door needs to be self-closing and latching for fire safety. Recommend repair to bring up to local requirements. The exterior garage service door dead bolt is difficult to operate. Recommend repair for proper function.

**6.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

Functional

## 7. Structural Components

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 effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured concrete

**Floor Structure:**

Slab

**Wall Structure:**

2 X 4 Wood

**Ceiling Structure:**

Trusses

### Items

#### **7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Functional

#### **7.1 Walls (Structural)**

Functional

#### **7.2 Floors (Structural)**

Functional

#### **7.3 Ceilings (Structural)**

Functional

---

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.

## 8. Exterior

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 home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Cement stucco

**Siding Material:**

Stucco

**Exterior Entry Doors:**

Wood

### Items

#### 8.0 Wall Cladding Flashing and Trim

**Maintenance**

The stucco surface for the home has some cracking and chipping. This is consistent with this type of siding material for this region. Recommend checking on an annual basis and sealing any areas larger than an eighth inch.

#### 8.1 Doors (Exterior)

**Maintenance**

The front door chime does not operate. Recommend repair for proper function.

#### 8.2 Windows

**Functional**

#### 8.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

**Functional**

#### 8.4 Eaves, Soffits and Fascias

**Functional**

#### 8.5 Water faucets (hose bibs)

**Functional**

#### 8.6 Light fixtures and electrical outlets (exterior)

**Functional**

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.

## 9. Patios and Decking

### Items

#### 9.0 Surfaces

##### Maintenance

There are several cracked tiles on the Patio, Recommend repair for desired service.

#### 9.1 Concrete Slab

##### Maintenance

The Patio decks have cracking and decayed areas. Recommend further evaluation and repair for proper function.

#### 9.2 Natural Gas Service

##### Maintenance

The BBQ Igniter is not operational. Recommend repair for proper function.

#### 9.3 Covered Enclosure

##### Functional, Maintenance

The Patio Mister system was operational at the time of the inspection, however several heads were clogged. Recommend service at this time.

#### 9.4 Gates and Fences

##### Maintenance

The South gate does not open and close correctly. Recommend repair for proper function.



## 10. Kitchen Components and Appliances

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.

### Styles & Materials

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

VIKING

**Range/Oven:**

VIKING

**Built in Microwave:**

Viking

**Cabinetry:**

Laminate

**Refrigerator:**

SUB ZERO

### Items

**10.0 Ceiling**

Functional

**10.1 Walls**

Functional

**10.2 Floors**

Functional

**10.3 Doors**

Functional

**10.4 Windows**

Maintenance

The Kitchen nook sliding glass door is difficult to open and close. Recommend repair for proper function.

**10.5 Counters and Cabinets (representative number)**

Functional

**10.6 Plumbing Drain, Waste and Vent Systems**

Functional

**10.7 Plumbing Water Supply, Distribution System and Fixtures**

Functional

**10.8 Outlets, Switches and Fixtures**

Functional

**10.9 Dishwasher**

Functional

**10.10 Ranges/Ovens/Cooktops**

Functional

**10.11 Range Hood (s)**

Functional

**10.12 Food Waste Disposer**

Maintenance

At the time of the inspection the left Disposal would not turn on. Recommend repair for proper function.

# EMH Home Inspections

## 10.13 Microwave Cooking Equipment

Functional

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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.

## 11. Bathroom and Components

### Items

#### 11.0 Ceiling

Functional

#### 11.1 Walls

Functional

#### 11.2 Floors

Functional

#### 11.3 Doors

Functional

#### 11.4 Windows

Functional

#### 11.5 Counters and Cabinets (representative number)

Functional

#### 11.6 Plumbing Drain, Waste and Vent Systems

Functional

#### 11.7 Plumbing Water Supply, Distribution System and Fixtures

Functional

#### 11.8 Outlets, Switches and Fixtures

Functional

#### 11.9 Exhaust fan

Functional

#### 11.10 Toilets

Functional, Maintenance

The Bathrooms Bidets appear operational. The Inspector does not test all the functions. Recommend asking the seller for more information.

#### 11.11 Fixtures

Functional

Not all bathroom fixtures are water efficient compliant.

#### 11.12 Tubs

Functional

#### 11.13 Caulking Structure

Maintenance

The caulking/grout in all the showers is worn. Recommend resealing these areas to prevent moisture penetration to the structure. Damage caused by moisture seepage cannot be determined by this non-invasive inspection.

#### 11.14 Water Resist Cover

Functional

## 12. Rooms

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.

### Styles & Materials

**Ceiling material:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet and tile

**Interior Doors:**

Wood

**Window Types:**

Double-hung

### Items

#### 12.0 Ceilings

**Maintenance**

There is a ceiling crack in the back left Guest bedroom. Recommend repair to bring up to industry standards.

#### 12.1 Walls

**Functional, Maintenance**

In the Master bedroom the Granite shelf next to the Fireplace is cracked.

#### 12.2 Floors

**Maintenance**

The bedroom entry doors have minor drag on the carpet.

#### 12.3 Doors (representative number)

**Maintenance**

The back left Guest bedroom closet doors are difficult to open and close. Recommend repair for proper function. The office pocket doors do not open and close smoothly. Recommend service for desired operation,

#### 12.4 Windows (representative number)

**Maintenance**

The East Living room remote shades do not open and close properly. The switch is working intermittently. Recommend repair.

#### 12.5 Outlets, Switches and Fixtures

**Functional**

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.

## 13. Fireplaces

### Items

#### 13.0 Gas/LP Firelogs and Fireplaces

Functional

#### 13.1 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Functional

#### 13.2 Flue Dampers

Functional

#### 13.3 Flue Condition

Functional

#### 13.4 Spark Arrestors

Functional

#### 13.5 Locations

Functional

Living room and Master bedroom

## 14. Laundry

### Items

#### 14.0 Location

Functional

Hallway

#### 14.1 Washer Hook Up

Functional

Laundry equipment appeared functional. This is an on and off check only. Laundry equipment is not in the scope of these inspection.

#### 14.2 Dryer Hook Ups

Functional

#### 14.3 Clothes Dryer Vent Piping

Functional

#### 14.4 Gas Service

Functional

#### 14.5 Dryer Electrical Service

Functional

#### 14.6 Drains

Functional

#### 14.7 Area Ventilation

Functional

#### 14.8 Storage

Functional

#### 14.9 Laundry Basin

Maintenance

There is leak in the laundry basin plumbing under the sink. Recommend repair to prevent moisture damage.

#### 14.10 Windows

Maintenance

The laundry window screen is missing.

## 15. Swimming Pools, Equipment and Safety

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. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**

### Styles & Materials

**Style:**

In ground

**Shape:**

Rectangle

**Wall Material:**

Gunite (concrete)

### Items

**15.0 Age of Installation**

Not Applicable

Unknown

**15.1 Type of Construction**

Functional

(1) Gunite-This is an above ground inspection only. The Inspector cannot detect leaks under ground.

(2) NOTE-Gunite-This is an above ground inspection only. The Inspector cannot detect leaks under ground. The Inspector is not able to determine if there are any underground leaks with this type of inspection.

**15.2 Plaster Coat**

Functional

Pebble Tec. Normal aging

**15.3 Tile in Water**

Functional

**15.4 Coping Seal**

Functional

**15.5 Tile at Decking**

Functional

**15.6 Decking Surface**

Maintenance

There is concrete cracking on the perimeter of the Pool and Spa. Recommend further evaluation

**15.7 All Plastics/Main Drains/Return Lines/Skimers**

Functional

**15.8 Underwater Lights**

Functional

**15.9 Area Lighting**

Functional

## EMH Home Inspections

### 15.10 Deck Drainage

Maintenance

The deck drains around the Pool and Patio areas appear to be clogged. Recommend further evaluation and repair.

### 15.11 Pool Area Fencing

Maintenance

The side gates need to be self closing and latching for Pool safety.

### 15.12 Alarm System

Not Present

The Pool is not supplied with a secondary safety system.

### 15.13 Pool Cover

Not Present

### 15.14 Heater

Functional

### 15.15 Control Location/Type

Functional

### 15.16 Timer Condition

Functional

### 15.17 Pump Type

Functional

### 15.18 Pump/Heater Pipe Materials

Functional

### 15.19 Visual Piping Condition

Maintenance

There is a leak at the Pool plumbing at the Salt turbo cell. Recommend repair for proper function.

### 15.20 Gauges

Functional

### 15.21 Filter Type

Functional

Cartridge

### 15.22 Auxillary Vacuum System

Not Present

### 15.23 Electrical Ground/Bond/GFCI

Functional

### 15.24 Salt System/Chlorine Generator

Functional, Maintenance

The Aqua-rite salt systems appear operational at the time of the inspection. Recommend asking the Service co. the last time the systems were serviced. Salt system Turbo cells should be inspected and serviced every six months.

### 15.25 Water Features

Functional

### 15.26 Automatic Fill Valve

Functional

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.



