

DUO HOME INSPECTION

7161 East Ave, Apt 32
Rancho Cucamonga CA 91739-5917
Inspector: Michael Carrington
interNACHI member: NACHI#13070113



Property Inspection Report

Client(s): **Maira De La Torre**
Property address: **3844 Silver Tree Court**
Rialto CA.
Inspection date: **Tuesday, February 09, 2016**

This report published on Wednesday, February 10, 2016 4:44:32 PM PST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|---|------------------------|---|
|  | Safety | Poses a safety hazard |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |
|  | Minor Defect | Correction likely involves only a minor expense |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Comment | For your information |

General Information

Report number: 2016-9-2-91907
Time started: 1:30pm
Time finished: 4:00pm

Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), Sunny
Temperature during inspection: Warm
Inspection fee: \$300
Payment method: Check
Type of building: Single family, Multiplex
Buildings inspected: One house
Age of main building: 1993
Source for main building age: Realtor, Client
Front of building faces: Southeast
Main entrance faces: Southeast
Occupied: No

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

- 1)  One or more deck, patio and/or porch covers were deteriorated. Recommend that a qualified person repair or replace as necessary, and per standard building practices.
- 2)  Fungal rot was found in joists and/or lattice boards at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.
- 3)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

4)



Photo 4-1

Fence gate on right front is deteriorated and falling down. Recommend licensed contractor to repair



Photo 4-2

Patio cover in back yard is deteriorated and paint is peeling. There is many areas of dry rot . Recommend licensed contractor to repair.

**Photo 4-3**

Fence in back yard is deteriorated on both sides, many loose slates and supports. Recommend licensed contractor to repair.

5)

**Photo 5-1**

Gate support on left side of house is deteriorated and pulling away from house. Recommend licensed contractor to repair.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood fiber, Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete garage slab

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Concrete slab

6)  Fungal rot was found at one or more sections of siding or trim, window sills and/or window frames. Conductive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

7)  Many sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.

8)  This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>

<http://www.reporthost.com/?COMPSDNG>

9)



Photo 9-1
Window (front) frame and casing is dry rotted and house wall trim is deteriorated. Recommend licensed contractor to repair.



Photo 9-2
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-3
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-4
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-5
Garage door trim is deteriorated and paint is peeling at bottom of both doors. Recommend licensed contractor to repair.



Photo 9-6
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-7
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-8
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-9
House covering around entire house is deteriorated at bottom areas. Recommend licensed contractor to repair.



Photo 9-10
Front cover area support post in front of entrance is dry rotted at bottom. Recommend licensed contractor to repair.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed, Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Concrete tile

10)  One or more metal roof tiles were damaged. Leaks may occur as a result. Recommend that a qualified person repair as necessary.

Found many areas had chunks of tile off on corners and flat areas.

11)



Photo 11-1
Roof (fascia) trim is deteriorated on front of house in many places. Paint is peeling as well. Recommend licensed contractor to repair.



Photo 11-2
Roof area on entire roof has chunks of roofing tile material missing . Recommend licensed roofing contractor repairs.



Photo 11-3
Roof (fascia) trim is deteriorated on front of house in many places. Paint is peeling as well. Recommend licensed contractor to repair.



Photo 11-4
Roof (fascia) trim is deteriorated on front of house in many places. Paint is peeling as well. Recommend licensed contractor to repair.

**Photo 11-5**

Roof (fascia) trim is deteriorated on front of house in many places. Paint is peeling as well. Recommend licensed contractor to repair.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-30

Roof ventilation type: Box vents (roof jacks), Enclosed soffit vents

12)

**Photo 12-1**

Insulation in attic area is normal.
(estimated rating of r30 plus.)

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Roll

Number of vehicle doors: 1, 2

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

13)   The door between the garage and the house had a door stop or unapproved hardware installed on it. This is a potential safety hazard. Such doors should provide limited fire resistance to prevent fire from spreading from the garage to the house. Modifications with unapproved hardware may compromise the door's ability to perform as intended. Recommend that a qualified person remove the doorstop or unapproved hardware.

14)   Weatherstripping around or at the base of the door between the garage and the house was damaged. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.

15)   One or more automatic door openers were inoperable, noisy and/or malfunctioning. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.

16)



Photo 16-1

Garage door is damaged at right window on main door. Recommend licensed contractor to repair.



Photo 16-2

Fire door to garage is damaged at hinges and will not auto return. The door has been modified with a nonstandard return mechanism. Also the weatherstripping is deteriorated. This is a safety hazard and needs immediate attention. Recommend licensed contractor to repair.



Photo 16-3

Fire door to garage is damaged at hinges and will not auto return. The door has been modified with a nonstandard return mechanism. Also the weatherstripping is deteriorated. This is a safety hazard and needs immediate attention. Recommend licensed contractor to repair.

17)

**Photo 17-1**

Garage door opener on main door is inoperable. Recommend licensed contractor to repair.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

System ground: Concrete encased electrode

Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Garage

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes

18)   No smoke alarms were visible. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:

<http://www.reporhost.com/?SMKALRM>

19)   No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporhost.com/?COALRM>

20)   Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

21)



Photo 21-1
Electrical panel is located on left front side of garage.



Photo 21-2
Lighting wiring on back porch cover is substandard. Recommend licensed electrician to repair.



Photo 21-3
Wiring in electrical panel box is substandard and is missing insulators at bottom of panel. Recommend licensed electrician to repair.



Photo 21-4
Ceiling fans in many rooms are inoperable. Recommend licensed contractor to repair.



Photo 21-5
Smoke and carbon dioxide detectors are missing and inoperable. This is a safety hazard and needs immediate attention. Recommend licensed contractor to repair.

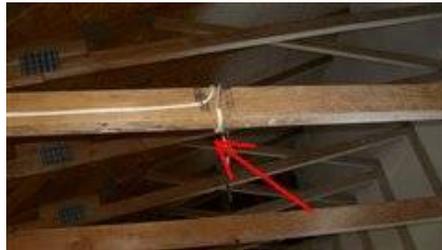


Photo 21-6
Wiring in garage ceiling area is substandard and open. This is a safety hazard and needs immediate attention. Recommend licensed electrical contractor to repair.

22)

**Photo 22-1**

Light assembly on garage fascia is damaged and wiring is substandard. Recommend licensed electrical contractor to repair.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Building exterior

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper, Galvanized steel

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Galvanized steel

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic, Galvanized steel

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic, Galvanized steel

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

23)  The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.

24)

**Photo 24-1**

Yard irrigation valving wiring is damaged and system is inoperable. Water , main diverter valve is inoperable (120psi) water pressure going into house. Recommend licensed contractor to repair.

**Photo 24-2**

Yard irrigation system valve wiring is damaged and system is inoperable. Recommend licensed contractor to repair.

25)

**Photo 25-1**

Water main diverter valve is inoperable (high pressure 120 psi) entering house. Recommend licensed plumber to repair.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 116'

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

26)



Photo 26-1

Water heater is located in the garage.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: unknown

Location of forced air furnace: Garage

Forced air system capacity in BTUs or kilowatts: unknown

Condition of furnace filters: Appeared serviceable, Required replacement

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Type: Packaged unit

Condition of controls: Appeared serviceable

27)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

28)

**Photo 28-1**

HVAC compressor/condenser unit needs servicing and cleaning. The refrigerant line thermo wrapping is missing. Recommend licensed HVAC contractor to repair.

**Photo 28-2**

HVAC furnace system is located in the garage, system needs a serviceing. Recommend licensed HVAC contractor to repair.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry, Stucco

29)    Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

30)  The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

31)

**Photo 31-1**

Fireplace is gas powered and was inoperable. The fireplace also needs cleaning. Recommend licensed chimney sweep to repair.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

- 32)  The dishwasher was inoperable. Recommend that a qualified specialist evaluate and repair or replace as necessary.
-
- 33)  The oven broil function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
-
- 34)  The microwave oven was malfunctioning. Recommend that a qualified person evaluate and repair or replace as necessary.
-
- 35)  One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.
-
- 36)  The under-sink food disposal was noisy or vibrated excessively. Recommend that a qualified contractor repair or replace as necessary.
-
- 37)  The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
-
- 38)  cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.
-
- 39)  One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.
-
- 40)  One or more control knobs for the range, cooktop or oven were deteriorated. Recommend replacing knobs as necessary.
-

41)

**Photo 41-1**

Kitchen sink plumbing is leaking. Recommend licensed plumbing contractor to repair.

**Photo 41-2**

Kitchen cabinets are deteriorated and needs cleaning. Many doors are loose and drawers are hard to open and close. Recommend licensed contractor to repair.

**Photo 41-3**

Kitchen appliance all are inoperable and at end of useful life. Recommend licensed contractor to repair.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Master bath

Location #B: Full bath

Location #C: Half bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: with individual ducts

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No



- 42)  The bathtub surround at location(s) #A was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor replace or repair the surround as necessary.
-
- 43)  One or more cabinets, drawers and/or cabinet doors at location(s) #A, B and C were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.
-
- 44)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or walls at location(s) #A, B and C. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.
-
- 45)  Tile and/or grout in the shower enclosure at location(s) #A, B and C were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.
-
- 46)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location (s) #A, B and C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.
-
- 47)  Cabinet hardware such as hinges, latches, closers, magnets or pulls at location(s) #A, B and C were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.
-
- 48)  The wall by the bathtub at location(s) #A was water-damaged. Recommend that a qualified person repair as necessary.
-
- 49)  Stains were found in the shelving or cabinets below the sink at location(s) #A, B and C. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.
-
- 50)  Countertops and/or backsplashes at location(s) #A, B and C were damaged or deteriorated. Recommend repairing or replacing as necessary.
-
- 51)  The sink at location(s) #A, B and C was worn, blemished or deteriorated.
-
- 52)  The bathtub at location(s) #A, B and C was worn, blemished or deteriorated.
-
- 53)



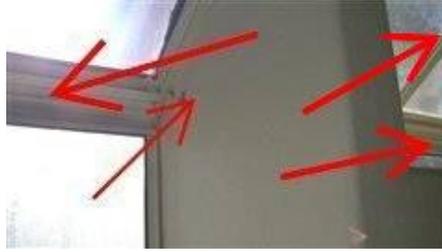
Photo 53-1
Master bathroom sink plumbing is leaking. Recommend licensed plumbing contractor to repair.



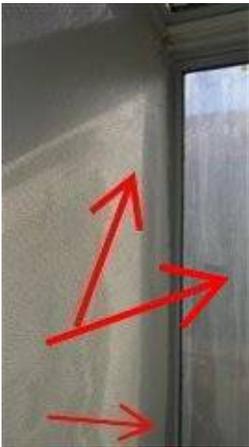
Photo 53-2
Master bathroom sink plumbing is leaking. Recommend licensed plumbing contractor to repair.

**Photo 53-3**

Walls in master bathroom by tub area are deteriorated and have sever water damage, high moister content was found by inspector and gauge assembly. Recommend licensed contractor to repair. All windows in master bathroom are deteriorated and leaking.

**Photo 53-4**

Walls in master bathroom by tub area are deteriorated and have sever water damage, high moister content was found by inspector and gauge assembly. Recommend licensed contractor to repair. All master bathroom windows are deteriorated and leaking.

**Photo 53-5**

Walls in master bathroom by tub area are deteriorated and have sever water damage, high moister content was found by inspector and gauge assembly. Recommend licensed contractor to repair.

**Photo 53-6**

Master bathroom shower floor area needs re-caulking and cleaned. Recommend licensed contractor to repair.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Multi-pane, Sliding

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum

54)  Carpeting in one or more areas was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

55)  Condensation or staining was visible between multi-pane glass in many windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

56)  One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

57)  Fixtures such as closet shelving, clothes hanger poles, door stops, towel hangers and/or toilet paper holders were loose, damaged and/or deteriorated. Recommend that a qualified person repair or replace as necessary.

58)  Vinyl, linoleum or marmoleum flooring in one or more areas was deteriorated. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

59)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

60)  Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

61)  Lock mechanisms on one or more windows were loose and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

62)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
<http://www.reporthost.com/?ECC>

63)  Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.

64)  One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.

65)  Screens were missing from many windows. These windows may not provide ventilation during months when insects are active.

66)



Photo 66-1
Sliding glass doors (all) are inoperable and fogging in glass. Recommend licensed contractor to repair.



Photo 66-2
Carpeting throughout house is damaged and deteriorated and many areas are a trip hazard. Recommend licensed contractor to repair.



Photo 66-3
Ceiling in den area (east wall side) has water stains which looks current. Recommend licensed contractor to repair.

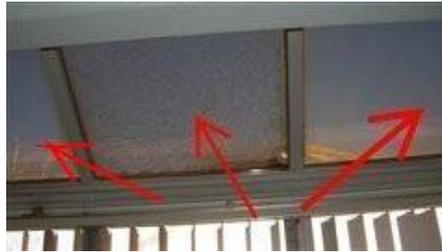


Photo 66-4
Windows in den and kitchen area are deteriorated and leaking, glass is fogging and loose and broken in many areas. Recommend licensed contractor to repair.



Photo 66-5
Front house arch windows are broken in many areas. Recommend licensed contractor to repair.

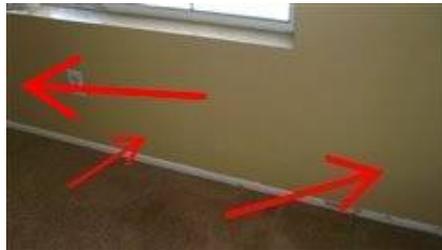


Photo 66-6
Front bottom wall , below main front window has severe water damage. Recommend licensed contractor to repair.



Photo 66-7
Ceiling on west wall side in master bedroom has been repaired and needs repainting. Recommend licensed contractor to repair.

Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;

Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);

Noise pollution or air quality in the area;

Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;

Engineering level evaluations on any topic;

Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);

Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;

Any repairs which relate to some standard of interior decorating;

Cracked heat exchangers or similar devices in furnaces;

Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;

Washers and dryers;

Circuit breaker operation;

Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;

Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;

Evaluations involving destructive testing;

Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;

Design problems and adequacy or operational capacity, quality or suitability;

Fireplace drafting;

To prevent damages to units, air conditioning when outside temperature below 65 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;

Any evaluation which would involve scraping paint or other wall coverings;

Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);

Legal description of property such as boundaries, egress/ingress, etc.;

Quality of materials;

Conformance with plan specifications or manufacturers specifications;

Flood conditions or plains;

Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for DUO HOME INSPECTION to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO DUO HOME INSPECTION.

DUO HOME INSPECTION

7161 East Ave, Apt 32
Rancho Cucamonga CA 91739-5917
Inspector: Michael Carrington
interNACHI member: NACHI#13070113



Summary

Client(s): **Maira De La Torre**
Property address: **3844 Silver Tree Court
Rialto CA.**
Inspection date: **Tuesday, February 09, 2016**

This report published on Wednesday, February 10, 2016 4:44:32 PM PST

This summary page is not the complete report. Clients should refer to the complete report for evaluating the subject property.

Concerns are shown and sorted according to these types:

| | | |
|---|------------------------|---|
|  | Safety | Poses a safety hazard |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |
|  | Minor Defect | Correction likely involves only a minor expense |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Comment | For your information |

Grounds

- 1  - One or more deck, patio and/or porch covers were deteriorated. Recommend that a qualified person repair or replace as necessary, and per standard building practices.
 - 2  - Fungal rot was found in joists and/or lattice boards at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.
-

Exterior and Foundation

- 6  - Fungal rot was found at one or more sections of siding or trim, window sills and/or window frames. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.
- 7  - Many sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.
- 8  - This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>
<http://www.reporthost.com/?COMPSDNG>

Roof

- 10  - One or more metal roof tiles were damaged. Leaks may occur as a result. Recommend that a qualified person repair as necessary.

Found many areas had chunks of tile off on corners and flat areas.

Garage or Carport

- 13   - The door between the garage and the house had a door stop or unapproved hardware installed on it. This is a potential safety hazard. Such doors should provide limited fire resistance to prevent fire from spreading from the garage to the house. Modifications with unapproved hardware may compromise the door's ability to perform as intended. Recommend that a qualified person remove the doorstop or unapproved hardware.
 - 14   - Weatherstripping around or at the base of the door between the garage and the house was damaged. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.
 - 15   - One or more automatic door openers were inoperable, noisy and/or malfunctioning. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.
-

Electric

- 18**  - No smoke alarms were visible. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:
<http://www.reporthost.com/?SMKALRM>
- 19**  - No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:
<http://www.reporthost.com/?COALRM>
- 20**  - Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

- 23**  - The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.

Heating, Ventilation and Air Condition (HVAC)

- 27**  - Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

Fireplaces, Stoves, Chimneys and Flues

- 29**  - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Kitchen

- 32**  - The dishwasher was inoperable. Recommend that a qualified specialist evaluate and repair or replace as necessary.
- 33**  - The oven broil function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
- 34**  - The microwave oven was malfunctioning. Recommend that a qualified person evaluate and repair or replace as necessary.
- 35**  - One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.
- 36**  - The under-sink food disposal was noisy or vibrated excessively. Recommend that a qualified contractor repair or replace as necessary.
- 37**  - The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
- 38**  - cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.
- 39**  - One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.
- 40**  - One or more control knobs for the range, cooktop or oven were deteriorated. Recommend replacing knobs as necessary.

Bathrooms, Laundry and Sinks

- 42  - The bathtub surround at location(s) #A was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor replace or repair the surround as necessary.
- 43  - One or more cabinets, drawers and/or cabinet doors at location(s) #A, B and C were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.
- 44  - Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or walls at location(s) #A, B and C. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.
- 45  - Tile and/or grout in the shower enclosure at location(s) #A, B and C were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.
- 46  - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location (s) #A, B and C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.
- 47  - Cabinet hardware such as hinges, latches, closers, magnets or pulls at location(s) #A, B and C were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.
- 48  - The wall by the bathtub at location(s) #A was water-damaged. Recommend that a qualified person repair as necessary.

Interior, Doors and Windows

- 54   - Carpeting in one or more areas was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.
- 55   - Condensation or staining was visible between multi-pane glass in many windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

- 56  - One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.
- 57  - Fixtures such as closet shelving, clothes hanger poles, door stops, towel hangers and/or toilet paper holders were loose, damaged and/or deteriorated. Recommend that a qualified person repair or replace as necessary.
- 58  - Vinyl, linoleum or marmoleum flooring in one or more areas was deteriorated. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.
- 59  - Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.
- 60  - Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.
- 61  - Lock mechanisms on one or more windows were loose and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.
- 62  - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
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- 63  - Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.