

Property Inspection Report



Home Inspection

Inspector Information

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Property Address:

Client Information

Sample Report

Email:
Phone:
Date of Inspection:
Time:
Weather Conditions:

Attendance:
Buyer



**777 Landmark Lane
Landmark, CA 92591**

Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Report Summary

Site Grounds and Grading Summary:

Fences

Wrought Iron fencing at the north and east boundaries are not secured at the base and or not installed correctly. Recommend contacting a Fencing Contractor to make corrections.

Exterior and Structure Summary:

Exterior Wall Covering

The Air Conditioning condensate line needs to be sealed where it exits outside at the North gable end of the garage.

Roofing Components Summary:

Gutters and Downspouts

There are no gutters installed on the house. Recommend installing gutters to move water away from the siding and the foundation.

Plumbing Components Summary:

Water Heater

1. The cabinet base is too weak to carry the load weight of the hot water heater. 2. Observed water stains on the ceiling at the vent penetration. NOTE: The cause could possibly be from lack of proper ventilation through the doors that cover the compartment. Recommend adding vents to the doors or removing doors. 3. The water inlet copper fitting is leaking. Recommend contacting a Plumbing Contractor to make corrections.

Electrical Components Summary:

Main Panel

1. Breakers labeling is faded. Needs to be relabeled for breaker identification. 2. Observed 1-50 amp 2 pole breaker off for Air Conditioner. Turned on for testing purposes / Satisfactory. 3. Observed 1-30 amp 2 pole breaker off. 4. Observed 1 single pole breaker not in use in the off position. 5. Observed a 1/2" knock out missing at the base of the main panel.

Outlets, Fixtures, and Switches

Observed an electrical outlet inside the cabinet to the entertainment center in the living room that needs to be secured to electrical box and have a cover plate installed.

Smoke Detectors

All smoke detectors tested in good condition. 1. Several of the back up batteries were missing. Recommend replacing all back up batteries throughout the house.

Attic Summary:

Ceiling Frame

Observed debris on the attic floor that the heating system rest on. Recommend cleaning out debris and dust from around the heating system.

Interior Summary:

Entry Doors

The front main entrance door does not latch smoothly. Needs adjusting.

Other Entry Doors

The fixed door to the french door system at the south east corner of house needs locking hardware repaired.

Bathrooms Summary:

Toilets in Bathroom 1

The toilet is not secured to the floor securely. Recommend contacting a Plumbing Contractor to make corrections.

Shower Walls in Bathroom 1

There are several areas that the grout is cracking and needs to be re-grouted.

Toilets in Bathroom 2

The toilet is not secured to the floor securely. Recommend contacting a Plumbing Contractor to make corrections.

Bathtub in Bathroom 2

1. The diverter valve is corroded and is stuck in shower position. 2. The drain stop is missing.

Sinks in Bathroom 2

The right sink hot water L-Stop is frozen.

Toilets in Bathroom 3 (Immediate Attention Required)

The toilet is not secured to the floor securely and is leaking waste onto the floor behind toilet. Recommend contacting a Plumbing Contractor to make corrections.

Sinks in Bathroom 3

Missing drain stop.

Shower Walls in Bathroom 3

The shower door stop track is missing.

Toilets in Bathroom 4

The toilet is not secured to the floor securely. Recommend contacting a Plumbing Contractor to make corrections.

Kitchen Summary:

Ventilation in Kitchen 1

The exhaust hood fan does not operate. Recommend contacting an Appliance Contractor to make corrections.

Moisture and Mildew in Kitchen 1 (Immediate Attention Required)

1. Observed Mold and Mildew in the base cabinet under the sink and the cabinet to the left of sink. The Air Gap was clogged and leaking on top of the counter down inside of the cabinet when testing the dishwasher. This could have been the cause of the moisture that led to the presents of mold and mildew. Recommend contacting a Mold Inspection Laboratory for further recommendations.

Dishwasher in Kitchen 1

The Air Gap is clogged and draining water on top of the counter top and down inside the base cabinets. The disposal is not operating correctly and is clogged. Recommend contacting a Plumbing Contractor to make corrections.

Disposal in Kitchen 1

The disposal is jammed operating sporadically. Recommend contacting a Plumbing Contractor to make corrections.

Heating Components Summary:

Heating System in Heating System 1

1. There is excessive dust and debris outside and inside of the heating unit. Recommend contacting a Heating and Air Conditioning Contractor to clean and service unit. Manufacturer: Lennox Model # 80UHG4/5X-100A

Heating System in Heating System 2

1. There is excessive dust and debris outside and inside of the heating unit. Recommend contacting a Heating and Air Conditioning Contractor to clean and service unit. Manufacturer: Lennox Model # 80UHG3X-60A-3

Air Conditioning Summary:

AC Unit 1

Note: The 50 amp breaker was off at the time of the inspection. Turned on breaker for testing purposes. Turned breaker off after inspecting. Tested OK. Recommend monitoring breaker and Air Conditioning unit for an abnormal behavior on account of the breaker being in the off position before the inspection.

Electrical Disconnect 1

The inner disconnect cover is missing. Recommend contacting a Heating and Air Conditioning Contractor to make corrections.

Electrical Disconnect 2

The inner disconnect cover is missing. Recommend contacting a Heating and Air Conditioning Contractor to make corrections.

Garage and Carport Summary:

Door Opener

Vehicle garage door opener to the east garage has a bent tracking rod. Recommend contacting a Vehicle Door Company to replace tracking rod.

Site Grounds & Grading

Driveway

Type: Concrete

Condition: Satisfactory



Sidewalks/Walkways

Type: Concrete

Condition: Satisfactory



General Grading/Drainage

Condition: Satisfactory



Trees & Shrubs

Condition: Satisfactory

Grading At House Wall

Condition: Satisfactory



Patio/Terrace

Condition: Satisfactory

Type: Concrete

Location: East exterior side of house



Fences

Condition: Needs Maintenance

Type: Wrought Iron, Masonry

Comments:

Wrought Iron fencing at the north and east boundaries are not secured at the base and or not installed correctly.

Recommend contacting a Fencing Contractor to make corrections.



Exterior & Structure

Building Information

Year Constructed: 2000

Type: Single

Wall Structure

Condition: Satisfactory

Type: Wood Frame

Wall Covering

Condition: Needs Maintenance

Type: Stucco

Comments:

The Air Conditioning condensate line needs to be sealed where it exits outside at the North gable end of the garage.



Exterior Receptacles

Condition: Needs Maintenance

Type: GFCI

Comments:

The exterior light fixture at the south east corner of house is not secured.



Gas Meter & Piping

Condition: Satisfactory

Exterior Windows

Condition: Satisfactory



Exterior Doors

Condition: Satisfactory

Type: Combination

Foundation

Condition: Satisfactory

Type: Concrete, Not Visible



Trim

Condition: Satisfactory

Type: Vinyl

Eaves & Soffits

Condition: Satisfactory



Chimney(s)

Condition: Satisfactory

Type: In Chase

Location: Roof



Roofing Components

Roof Style

Type: Gable



Roof Covering

Layers: 1 Layer

Approximate Age: 9 years

Condition: Satisfactory



Roof Leaks

Leaks: None Observed

Viewed: Ladder, Not Fully Visible

Gutters & Downspouts

Type:

Condition: Not Satisfactory

Extensions: No Extensions

Comments:

**There are no gutters installed on the house.
Recommend installing gutters to move water
away from the siding and the foundation.**

Exposed Flashing

Type: Galvanized

Condition: Satisfactory



Vents / Protrusions

Condition: Satisfactory



Plumbing Systems

Fuel Service

Condition: Satisfactory

Type: Gas Meter

Meter Location: North exterior side of east garage

Shutoff Valve Location: At meter



Water Entrance

Service: Public

Type: Copper

Main Shutoff Valve Location: North exterior side of west garage

Size: 1 1/4"



Waste

Condition: Satisfactory

Type: Public

Pipes: Plastic

Fixtures

Condition: Satisfactory

Water Heater

Condition: Needs Maintenance

Fuel Type: Gas

Location: West Garage

Capacity: 75

Extension: Present

Relief Valve: Present

Seismic Restraint: Present

Gas Shutoff: Present

Venting (Air Supply): Present



Comments:

1. The cabinet base is too weak to carry the load weight of the hot water heater.
2. Observed water stains on the ceiling at the vent penetration. NOTE: The cause could possibly be from lack of proper ventilation through the doors that cover the compartment. Recommend adding vents to the doors or removing doors.
3. The water inlet copper fitting is leaking. Recommend contacting a Plumbing Contractor to make corrections.



Pipes

Condition: Satisfactory
Material: Copper, PVC, Plastic
Flow Rate: Satisfactory

Drains

Condition: Satisfactory
Type: Plastic

Vent Pipes

Condition: Satisfactory
Type: Plastic

Electrical Systems & Components

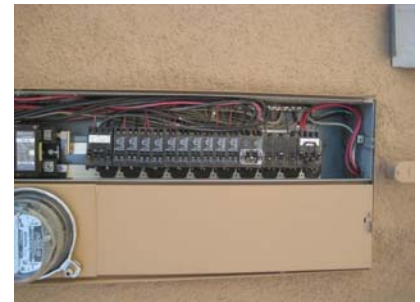
Service Line Entrance

Condition: Satisfactory
Type: Underground
Conductor: Copper
Location: North exterior side of east garage
Wiring: Romex (Encased in Plastic)
Volts: 240 - 120v
Capacity: 200



Main Panel

Condition: Needs Maintenance
Volts: 240-120v
Capacity:
Type of Overload Protection: Circuit Breakers
Bonding:
Grounding: Grounded
Location: North exterior side of east garage



Comments:

1. Breakers labeling is faded. Needs to be relabeled for breaker identification.
 2. Observed 1-50 amp 2 pole breaker off for Air Conditioner. Turned on for testing purposes / Satisfactory.
 3. Observed 1-30 amp 2 pole breaker off.
 4. Observed 1 single pole breaker not in use in the off position.
 5. Observed a 1/2" knock out missing at the base of the main panel.
- Recommend contacting an Electrical Contractor to make corrections.



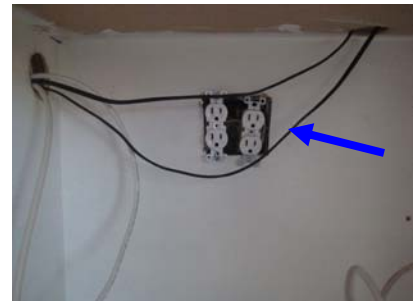
Circuits & Conductors

Condition: Satisfactory
Type of Wiring: Romex

Outlets	Number	GFCI
Exterior	3	Yes
Garage	4	Yes
Kitchen	6	Yes
Bathroom	6	Yes

Outlets, Fixtures, & Switches

Number Tested: Representative Number
Method of Testing: Probe Tester
Condition: Satisfactory
Outlet Testing:
Reverse Polarity: No
Non-GFCI: No
Ungrounded: No
Voltage Drop: No



Comments:

Observed an electrical outlet inside the cabinet to the entertainment center in the living room that needs to be secured to electrical box and have a cover plate installed.

Smoke Detectors

Condition: Needs Maintenance
Smoke Detectors: Tested

Comments:

**All smoke detectors tested in good condition.
1. Several of the back up batteries were missing.
Recommend replacing all back up batteries throughout the house.**



Attic

Attic Access

Access Type: Scuttle Hole

Attic Access Location: Master Bedroom Closet



Attic Ventilation

Condition: Satisfactory

Type: Gable Louvers, Soffit Vents, Roof Vents

Fan Type:



Roof Frame

Condition: Satisfactory

Type: Truss



Vent Pipes & Flashing

Condition: Satisfactory

Leaks Observed: No Leaks



Ceiling Frame

Condition: Needs Maintenance

Type of Framing: Truss

Comments:

Observed debris on the attic floor that the heating system rest on.

Recommend cleaning out debris and dust from around the heating system.



Moisture & Mildew

Condition: Satisfactory

Type: None

Attic Insulation

Condition: Satisfactory

Type: Poured

Location: In Rafters

Average Depth (Inches): 6



Attic Sheathing

Observed: Yes

Condition: Satisfactory



Interior Components

General Information

Number of Bathrooms: 4

Number of Bedrooms: 4

Floors

Condition: Satisfactory

Type of floor: Plywood, Carpet, Ceramic Tile, Vinyl

Walls

Condition: Satisfactory

Type: Drywall

Ceilings

Condition: Satisfactory

Type: Drywall

Entry Doors

Condition: Needs Maintenance

Material: Wood

Insulation: Insulated

Comments:

The front main entrance door does not latch smoothly. Needs adjusting.



Other Entry Doors

Condition: Needs Maintenance

Type of Door: French

Insulation: Insulated

Comments:

The fixed door to the french door system at the south east corner of house needs locking hardware repaired.



Stairs / Railings

Condition: Satisfactory



Windows

Condition: Satisfactory

Type: Sliding

Material: Vinyl

Glass: Insulated Glass

Storm Windows: No

Moisture and Mildew

Condition: Satisfactory

Degree of Damage: None

Fireplace

Condition: Satisfactory

Type: Prefab

Operational: No

Comments:

There are fire places on the 1st and 2nd levels.

Level 1 = Wood Burning

Level 2 = Gas Burning



Bathroom 1

Bathroom Location

Location: Master Bedroom

Toilets

Condition: Needs Maintenance

Comments:

The toilet is not secured to the floor securely. Recommend contacting a Plumbing Contractor to make corrections.



Ventilation

Condition: Satisfactory

Fan Vents To: Outside

Bathtub

Condition: Satisfactory

Type: Built-In



Shower Walls

Condition: Needs Maintenance

Type: Ceramic Tile, Fiber Glass

Comments:

There are several areas that the grout is cracking and needs to be re-grouted.



Floor

Condition: Satisfactory

Type: Vinyl (Linoleum), Carpet



Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Satisfactory



Bathroom 2

Bathroom Location

Location: 2nd level hallway

Toilets

Condition: Needs Maintenance

Comments:

The toilet is not secured to the floor securely. Recommend contacting a Plumbing Contractor to make corrections.



Ventilation

Condition: Satisfactory

Fan Vents To: Attic

Bathtub

Condition: Needs Maintenance

Type: Built-In

Comments:

- 1. The diverter valve is corroded and is stuck in shower position.**
- 2. The drain stop is missing.**



Shower Walls

Condition: Satisfactory

Type: Fiber Glass



Floor

Condition: Satisfactory
Type: Vinyl (Linoleum), Carpet



Receptacles

Condition: Satisfactory
Type: GFCI

Moisture & Mildew

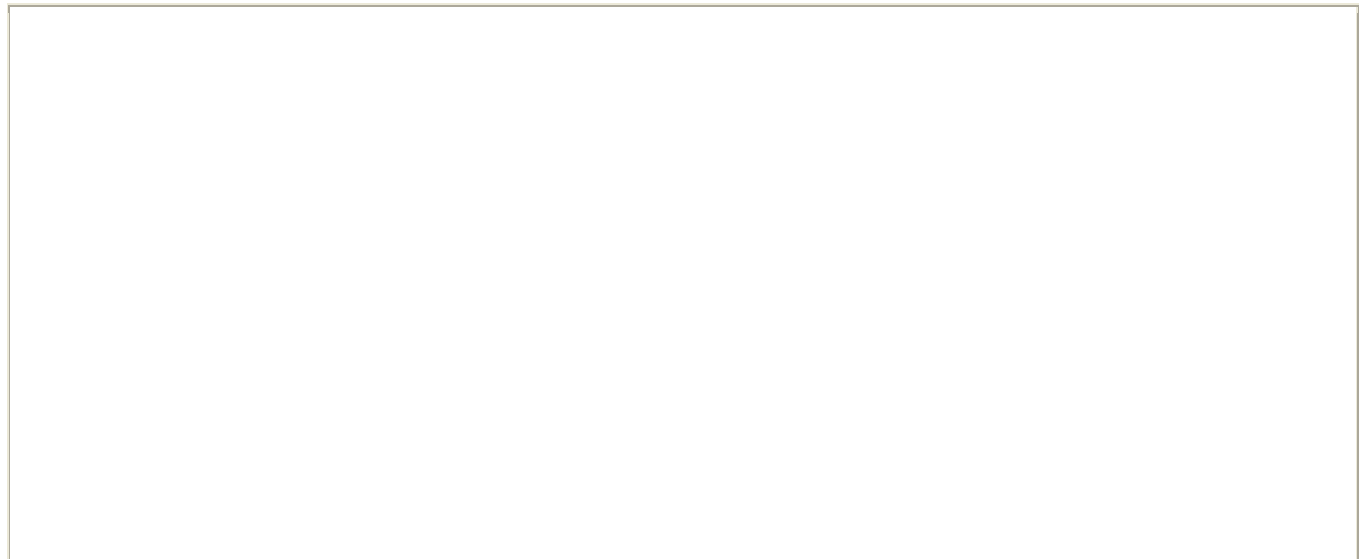
Condition: Satisfactory
Type: None

Sinks

Condition: Needs Maintenance

Comments:

The right sink hot water L-Stop is frozen.



Bathroom 3

Bathroom Location

Location: 1st level bedroom

Toilets

Condition: Needs Maintenance

Comments: (Immediate Attention Required)
The toilet is not secured to the floor securely and is leaking waste onto the floor behind toilet.
Recommend contacting a Plumbing Contractor to make corrections.



Ventilation

Condition: Satisfactory

Fan Vents To: Attic, Outside

Shower Walls

Condition: Needs Maintenance

Type: Ceramic Tile, Fiber Glass

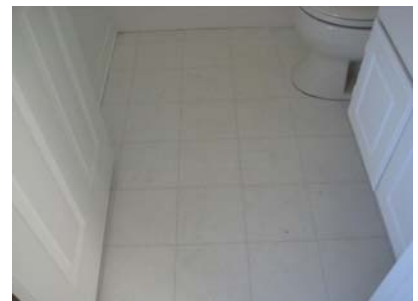
Comments:
The shower door stop track is missing.



Floor

Condition: Satisfactory

Type: Vinyl (Linoleum)



Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Needs Maintenance

Comments:

Missing drain stop.



Bathroom 4

Bathroom Location

Location: 1st level guest

Toilets

Condition: Needs Maintenance

Comments:

**The toilet is not secured to the floor securely.
Recommend contacting a Plumbing Contractor
to make corrections.**



Ventilation

Condition: Satisfactory

Fan Vents To: Attic

Floor

Condition: Satisfactory

Type: Ceramic Tile



Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Satisfactory



Kitchen

Cabinets

Condition: Satisfactory



Counters

Condition: Satisfactory

Counter Tops: Solid Surface



Dishwasher

Condition: Needs Maintenance

Operational: Operating

Make: Whirlpool

Model: GU940SCGB2

Comments:

The Air Gap is clogged and draining water on top of the counter top and down inside the base cabinets. The disposal is not operating correctly and is clogged.

Recommend contacting a Plumbing Contractor to make corrections.



Disposal

Condition: Needs Maintenance

Operational: Operating

Make: Badger

Model: 1/2 HP

Comments:

The disposal is jammed operating sporadically. Recommend contacting a Plumbing Contractor to make corrections.



Flooring

Condition: Satisfactory

Type: Tile

Microwave

Condition: Satisfactory

Operational: Operating

Make: GE

Model: JES2051DN1WW



Moisture and Mildew

Condition: Professional Consultation

Degree of Damage: Mold and Mildew

Comments: (Immediate Attention Required)

1. Observed Mold and Mildew in the base cabinet under the sink and the cabinet to the left of sink. The Air Gap was clogged and leaking on top of the counter down inside of the cabinet when testing the dishwasher. This could have been the cause of the moisture that led to the presents of mold and mildew.

Recommend contacting a Mold Inspection Laboratory for further recommendations.



Range/Oven

Condition: Satisfactory
Fuel Type: Electric
Operational: Operating
Make: GE
Model: JTP45W0A3WW



Receptacles

Condition: Satisfactory
Type: GFCI

Gas Stove Top

Condition: Satisfactory
Operational: Operating
Make: GE
Model: JGP62WEV5WW



Sink

Condition: Satisfactory



Ventilation

Condition: Needs Maintenance
Fan Vents To: Exterior

Comments:

**The exhaust hood fan does not operate.
Recommend contacting an Appliance Contractor
to make corrections.**



Heating System 1

Heating System

Condition: Needs Maintenance

Type: Forced Air

Fuel: Natural Gas

Age: 9 years

Capacity: 100,000 BTU's

Heat System Location: Attic

Thermostat Location: 1st Level Hallway



Comments:

1. There is excessive dust and debris outside and inside of the heating unit.

Recommend contacting a Heating and Air Conditioning Contractor to clean and service unit.

Manufacturer: Lennox

Model # 80UHG4/5X-100A

Fuel Source

Condition: Satisfactory

Fuel Type: Natural Gas

Fuel Supply: Public Gas

Status: Turned On



Heat Exchanger

Condition: Satisfactory

Status: Tested

Visibility: Visible



Heat Distribution

Condition: Satisfactory

Type: Ductwork

Pipes:

Located in: Each Room

Unit Venting

Condition: Satisfactory



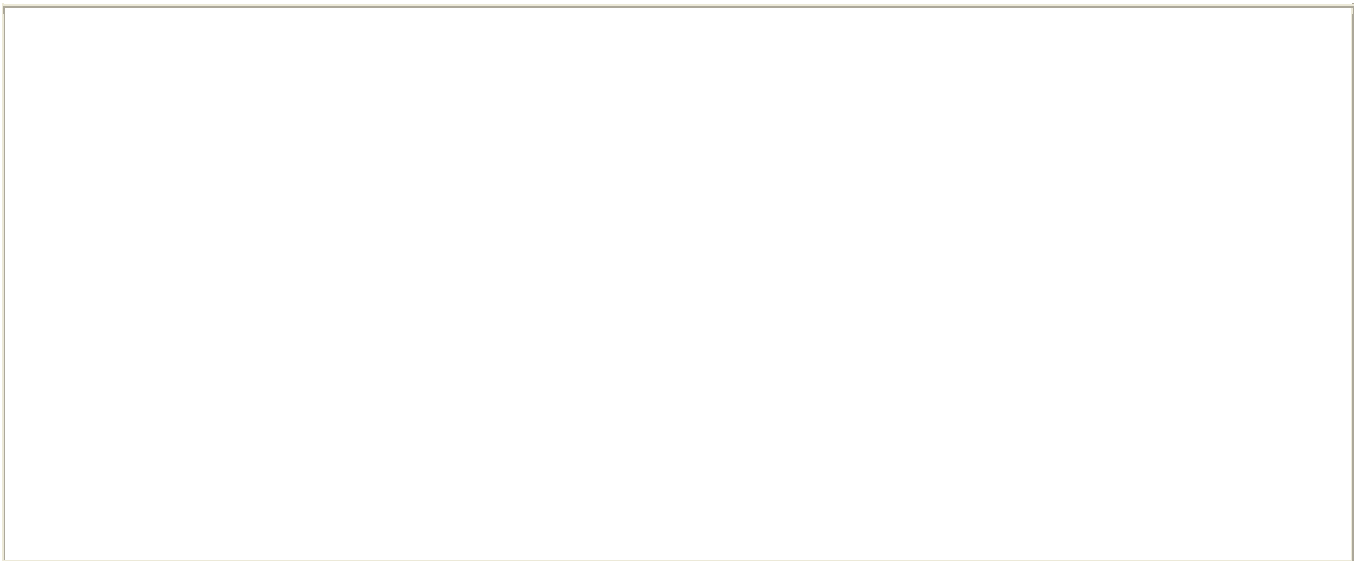
Combustion Air

Condition: Satisfactory

Air Filters

Condition: Satisfactory

Filter Type: Disposable



Heating System 2

Heating System

Condition: Needs Maintenance

Type: Forced Air

Fuel: Natural Gas

Age: 9 years

Capacity: 60,000 BTU's

Heat System Location: Attic

Thermostat Location: 2nd Level Hallway



Comments:

1. There is excessive dust and debris outside and inside of the heating unit.

Recommend contacting a Heating and Air Conditioning Contractor to clean and service unit.

Manufacturer: Lennox

Model # 80UHG3X-60A-3

Fuel Source

Condition: Satisfactory

Fuel Type: Natural Gas

Fuel Supply: Public Gas

Status: Turned On

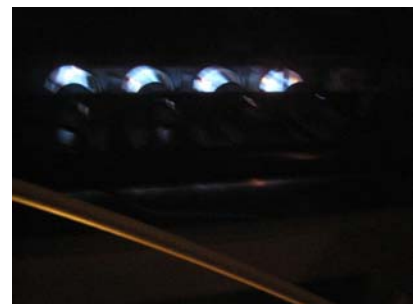


Heat Exchanger

Condition: Satisfactory

Status: Tested

Visibility: Visible



Heat Distribution

Condition: Satisfactory

Type: Ductwork

Pipes:

Located in: Each Room

Unit Venting

Condition: Satisfactory



Combustion Air

Condition: Satisfactory

Air Filters

Condition: Satisfactory

Filter Type: Disposable



Cooling System 1

Air Conditioning Unit

Condition: Satisfactory

Status: Tested

Age: 9

Capacity: 4 Tons

Location: East exterior side of north garage

Last Service Date: Unknown



Comments:

Note: The 50 amp breaker was off at the time of the inspection. Turned on breaker for testing purposes. Turned breaker off after inspecting. Tested OK. Recommend monitoring breaker and Air Conditioning unit for an abnormal behavior on account of the breaker being in the off position before the inspection.

Air Conditioning Type

Condition: Satisfactory

Type: Central Air

Fuel: Turned On

Electrical Disconnect

Condition: Needs Maintenance

Location: Mounted on house wall ext to AC unit

Comments:

The inner disconnect cover is missing. Recommend contacting a Heating and Air Conditioning Contractor to make corrections.



Air Distribution

Condition: Satisfactory

Type: Ductwork

Located in: Each Room

Cooling System 2

Air Conditioning Unit

Condition: Satisfactory

Status: Tested

Age: 9

Capacity: 3 Tons

Location: East exterior wall of east garage

Last Service Date: Unknown



Air Conditioning Type

Condition: Satisfactory

Type: Central Air

Fuel: Turned On

Electrical Disconnect

Condition: Needs Maintenance

Location: Mounted on wall next to AC unit.

Comments:

**The inner disconnect cover is missing.
Recommend contacting a Heating and
Air Conditioning Contractor to make corrections.**



Air Distribution

Condition: Satisfactory

Type: Ductwork

Located in: Each Room

Garage / Carport

Garage Description

Condition: Satisfactory

Type: Attached Garage



Door Opener

Condition: Needs Maintenance

Comments:

Vehicle garage door opener to the east garage has a bent tracking rod.

Recommend contacting a Vehicle Door Company to replace tracking rod.



Flooring

Condition: Satisfactory

Floor Type: Concrete

Door to Living Space (Attached Garage)

Condition: Satisfactory

Door Type: Solid Wood

Fire Door Properties: Fire Resistant



Moisture & Mildew

Condition: Satisfactory

Type: None

Receptacles

Condition: Satisfactory Type: GFCI

Separation Wall (Attached Garage)

Condition: Satisfactory

Type: 5/8" Drywall

Vehicle Doors

Condition: Satisfactory

Status: Tested



Ventilation System

Condition: Satisfactory

Status: Observed

Walls/Windows/Ceiling

Condition: Satisfactory

Laundry Room

Laundry

Condition: Needs Maintenance

Moisture Damage: None

Ventilation: Satisfactory

Comments:

**The utility sink drain leaks.
Plumbed for gas dryer only.**

