

SUMMARY

1234 Main St. Hilmar CA 95324

Buyer Name
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David Alvares
InterNACHI NACHI08050707
Peace Of Mind Home Inspections
866-757-8480
info@pomteam.com



This is a summary of the report, review the entire report for additional information and observations to fully understand the scope of the inspection.

2.5.2 Roof / Ceiling Structure

TRUSS CUT/ALTERED

2ND FLOOR HATCH

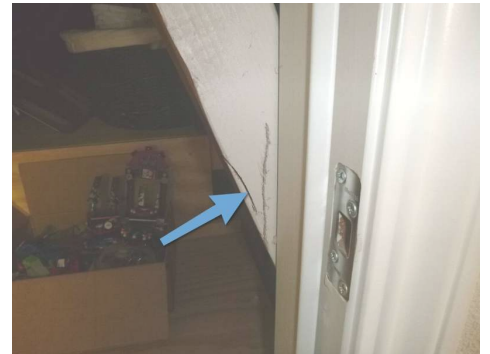
Roof truss has been slightly cut/altered, truss(es) should not be modified without special engineering of additional support.

Recommendation

Contact a qualified general contractor.



Recommend/Improve



3.1.1 Sloped Roof Covering

DEBRIS/VEGETATION - TILE ROOF

SKYLIGHT, VALLEYS

Leaves, vegetation or other debris were noted on the roof and should be removed to reduce the risk of leaking or damage to the roofing material. On a tile roof, this may entail the removal of roof tiles should be done by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



Prioritized Action



3.1.5 Sloped Roof Covering

TILE CRACKED/BROKEN

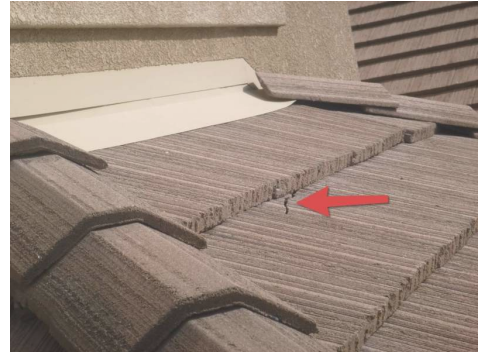
GARAGE

The roof tile(s) are cracked or broken. Recommend a qualified roof contractor to repair or replace roof tile(s).




Prioritized Action

Recommendation
Contact a qualified roofing professional.



3.2.1 Flashings
HOLES/GAPS/OPENING

 **Prioritized Action**

DINING ROOM ROOF TO WALL

The roof flashing was observed to have holes, gaps or openings.

Recommendation
Contact a qualified roofing professional.



4.4.2 Walkways & Driveways
WALKWAY TRIP HAZARD

 **Recommend/Improve**

NORTH MASTER BEDROOM

The walkway presents a trip hazard. A tripping hazard is considered to be an uneven surface or sudden or unexpected lip.

Recommendation
Contact a handyman or DIY project



4.5.1 Eaves, Soffits & Fascia
EAVES - WATER DAMAGE TERMITE REPORT


 **Prioritized Action**

The eaves, (fascia, sheathing and/or rafters) shows evidence of water damage/wood deterioration. The client should refer to the wood destroying pest and organism report (termite report) for all locations of wood deteriorations. The client should also contact a licensed roofing contractor further evaluate.

Recommendation
Contact a qualified pest control specialist.



4.5.2 Eaves, Soffits & Fascia
EAVES - WATER STAIN ROOFER RECOMMENDED

 **Prioritized Action**

1ST FLOOR SOUTH BEDROOM, NORTH GARAGE, DINING ROOM

Water staining was observed on the eave(s). This suggests that the roof may be leaking, the client should contact a licensed roofing contractor for further evaluation of the roofing material and repairs should be made as found needed.

Recommendation

Contact a qualified roofing professional.



4.8.1 Porch, Stairways & Railings

STAIRS/STEPS - NOT THE SAME SIZE

PORCH

The stairs/steps height or depth are not the same sizes which may pose a tripping hazard.

Recommendation

Contact a qualified general contractor.

Recommend/Improve



5.2.1 Walls, Ceiling and Fire Separation

FIREWALL BREACH LADDER

Fire separation between the garage and the residence has been breached with the installation of a non-fire rated pull-down ladder.

Recommendation

Contact a qualified drywall contractor.

Recommend/Improve



5.3.1 Occupant Fire Door (From garage to inside of home)

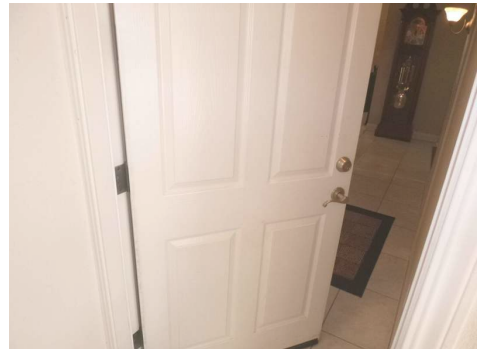
FIRE DOOR SELF CLOSER

The fire door between the garage and the interior of the house should be equipped with a functioning self-closer to prevent automobile fumes from entering the house and for the door to function as a fire rated door.

Recommendation

Contact a qualified door repair/installation contractor.

Recommend/Improve



6.3.1 GFCI & AFCI

GFCI INOPERATIVE

NORTH MASTER BEDROOM

Ground fault circuit interrupter (GFCI) outlet is inoperative. The outlet(s) and circuit(s) should be investigated.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Branch Wiring Circuits

WIRE SOIL CONTACT

CRAWLSPACE

The distribution wiring is in contact with the earth and should be properly secured to avoid any contact with the earth.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Lighting Fixtures, Switches & Outlets

COVER EXTERIOR PERMANENT

VARIOUS LOCATIONS

The exterior outlet should have a dome cover installed which allows permanent use. Covers should be installed to protect the outlet from the elements.

Recommendation

Contact a qualified electrical contractor.



6.5.2 Lighting Fixtures, Switches & Outlets

COVER FOR EXTERIOR USAGE

DINING ROOM

The exterior outlet or switch cover is missing or damaged. An exterior cover should be installed to protect the outlet or switch from the elements.

Recommendation

Contact a qualified electrical contractor.





6.5.3 Lighting Fixtures, Switches & Outlets

FAN NOISY

1ST FLOOR SOUTH BEDROOM

The ceiling fan is excessively noisy.

Recommendation

Recommend monitoring.



Recommend/Improve



6.5.7 Lighting Fixtures, Switches & Outlets

OUTLET REVERSED POLARITY

UTILITY ROOM

The outlet has reversed polarity (i.e. it is wired backward). This outlet(s) and the circuit(s) should be investigated and repaired by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Prioritized Action



6.5.8 Lighting Fixtures, Switches & Outlets

OUTLET UNGROUNDED

UTILITY ROOM

The outlet is ungrounded. The outlet(s) and circuit(s) should be investigated.

Recommendation

Contact a qualified electrical contractor.



Prioritized Action



6.6.1 Smoke and Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR MISSING

FRONT ENTRY

The carbon monoxide detector is missing or not installed. A carbon monoxide detector should be installed within 15' of every bedroom door.



Prioritized Action

Recommendation
Contact a handyman or DIY project

6.6.2 Smoke and Carbon Monoxide Detectors

SMOKE DETECTOR INOPERABLE

 **Prioritized Action**

1ST & 2ND HALLWAY, 1ST FLOOR BEDROOM, MASTER BEDROOM

The smoke detector is inoperative or did not make a loud audible noise.

Recommendation
Contact a handyman or DIY project



8.6.1 Sinks

SINK DRAIN LEAK

 **Recommend/Improve**

GARAGE

The sink was noted to be leaking at the drain or waste trap assembly.

Recommendation
Contact a qualified plumbing contractor.

8.6.3 Sinks

SINK FAUCET HANDLE

 **Recommend/Improve**

The sink faucet handle is missing, loose, or damaged.

Recommendation
Contact a qualified plumbing contractor.

8.6.4 Sinks

SINK FAUCET HANDLE

 **Recommend/Improve**

The sink faucet handle is missing, loose, or damaged.

Recommendation
Contact a qualified plumbing contractor.

8.6.5 Sinks

SINK FAUCET LEAK SPOUT

 **Prioritized Action**

LAUNDRY

The sink faucet spout is leaking.

Recommendation
Contact a qualified plumbing contractor.



11.8.1 Wine Refrigerator

DUCT CLEARANCE FROM EXHAUST FLUES

 **Prioritized Action**

UTILITY ROOM

The flexible ductwork has improper clearance from the furnace and exhaust flues which should melt the duct.

Recommendation

Contact a qualified heating and cooling contractor



13.2.1 Pool Safety Act (SB) 442

DOES NOT MEET POOL/SPA/HOT TUB SAFETY ACT

 **Recommend/Improve**

Effective January 1, 2018. Sacramento, CA Senate Bill SB442 requires a home inspector to specify if a residential pool/spa/hot tub does not have two of the seven safety devices specified in the bill installed, therefore not meeting the minimum requirement. The space cover locking cover is not properly installed.

Recommendation

Contact a qualified Swimming Pool Contractor

