

Aztec Property Inspections
3655 Cowley Way
San Diego, CA 92117
(661) 858-4486

Client: Jan Jackson



1234 City St
Kern County, CA 93561

Aztec Property Inspections

Jan Jackson
Sample Report

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Definitions

NOTE: Definitions below refer to the property or item listed as inspected at the time of inspection

Acceptable	Functional with no obvious signs of defect. The item may show signs of normal wear and tear but is properly functional. Inexpensive repairs or issues deemed as typical and or normal may be labeled Acceptable.
Defective	The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.
Safety Upgrade	This item is a safety concern and or it may have been acceptable when it was built but it does not meet the current building standards. Recommend upgrades by a qualified licensed specialist for added safety. These comments can be labeled as Acceptable, Marginal or Defective depending on the severity of the issue.
Marginal	Item is not properly functional, may require further monitoring, shows abnormal wear, damaged, near the end of it's life span and or requires repair. Customer may want to seek further evaluation by a qualified licensed contractor. These items will be in BLUE.
Not Present	Item was not present or not found.
Not Inspected	Item was unable to be inspected. This may have been for safety reasons, due to lack of power, inaccessible, and or the item was disconnected at time of inspection.

General Information

This report is the exclusive property of Aztec Property Inspections and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agree upon as per the signed agreement/contract. Please note that home ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snap shot of the condition of the property at a specific time. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

Property Information

Property Address 1234 City St
City Kern County **State** CA **Zip** 93561

Client Information

Client Name Jan Jackson

Inspection Company

Inspector Name Justin Mills
Company Name Aztec Property Inspections
Company Address 3655 Cowley Way
City San Diego **State** CA **Zip** 92117
Phone (619)866-8775 **Fax**
E-Mail Justinspections@yahoo.com

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General Information (Continued)

File Number 16-345

Conditions

Others Present Buyer, Buyer's Agent **Property Occupied** No

Estimated Age 1987

Inspection Date 12/31/2016

Start Time 9:00am **End Time** 12:00pm

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 75

Weather Dry **Soil Conditions** Dry

Space Below Grade Crawl Space in some areas

Building Type Single family detached **Garage** Attached

Additions/Modifications No additions or alterations were noted to the footprint of the property but it is always encouraged to check with the building department to see if work completed has been permitted.

Roof

Notice: The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks.

Roof Surface

Method of Inspection: Walked on roof

Type: Gabled

Approximate Age: Unknown

Acceptable **Material:** (Asphalt composite shingle) Debris noted on roof. Removal is recommended.

Acceptable **Flashing:** Loose flashing was noted in one or more areas. Correction is recommended.



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Roof (Continued)

Marginal

Plumbing Vents: Mastic is needed around vent pipes to ensure the water tightness of the roofing system.



Acceptable

Downspouts: Add splash blocks for improved drainage. Rout away in one or more areas. Correction is recommended.

Marginal

Gutters: Recommend adding full gutters for improved drainage. Debris filled gutters were noted in one or more areas. Correction is recommended.



Chimney

Acceptable

Condition:

Acceptable

Flue/Flue Cap: The chimney crown does not slope outwards properly to shed water. Correction is recommended.



Acceptable

Chimney Flashing: Unable to view due to wood siding.

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Electrical

Determining if the circuits are overloaded is beyond the scope of this inspection.

Not Inspected **Service Feed:** (Underground)

Not Inspected **Conductor Type:**

Main Electric Panel

Maximum Capacity: (200 Amps)

Safety Upgrade, Marginal **Condition:** Open gaps and or knock outs were noted in one or more areas which are exposing hot wires. Recommend sealing these areas for added safety.

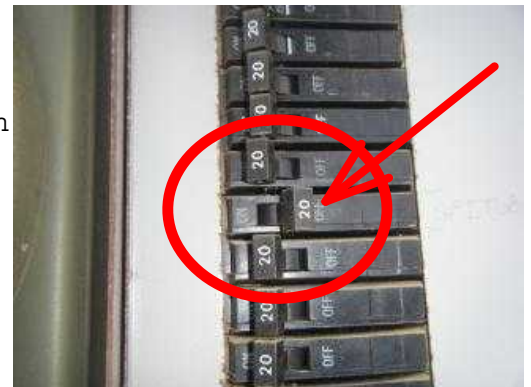


Acceptable

Main Breaker Size: (200 Amps)

Acceptable

Breakers: (Copper) One or more breakers were not labeled. Correction is recommended. One or more breakers were off at the time of the inspection. Inquire with the seller as to why.



Not Present

AFCI:

Not Present

GFCI:

Acceptable

Ground: Not fully visible.

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Exterior Surface and Components

Exterior Surface

Marginal

Exterior Walls: Gaps or holes not properly sealed at several areas. This can lead to moisture penetration and damage. This can also be used as a conduit for insects to enter the house. Common cracks noted in one or more areas. In some areas the wood siding does not have the proper distance to the patio, soil and or walkways. This could cause damaged wood and create a moisture intrusion problem. Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.



Acceptable

Fascia:

Acceptable

Soffits and or Eaves:

Acceptable

Exterior Lighting:

Acceptable

Exterior Electric Outlets: (120 GFCI)

Lots and Grounds

Please note that home ownership carries with it a certain amount of risk. Unforeseen costs and regular maintenance will arise. We recommend purchasing a home warranty to cover the appliances and major systems.

Acceptable

Walkways: A walk off or drop off hazard noted in one or more areas. Recommend installing guard rails for added safety.



Safety Upgrade, Marginal

Patio: Slats of the guardrail and or handrail have gaps that are too wide based on the current standards. This is designed to protect infants and small children from falling through. Correction is recommended for added safety.

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Lots and Grounds (Continued)

Marginal

Grading: The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible in one or more areas. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices. Soil in one or more areas was not supported. This may be acceptable if the soil/rock is deemed as stable enough by a licensed professional. Determining this is beyond the scope of this inspection. Further evaluation is recommended.



Not Inspected

Exterior Surface Drain: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Not Inspected

Lawn Sprinklers: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Marginal

Fences: Damage and deterioration was noted in one or more areas. Loose and or leaning fencing was noted in one or more areas. Unfinished wood was noted in one or more areas. Stain and or finish is recommended.



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Lots and Grounds (Continued)

Defective

Retaining Walls: Soil has given way and or eroded in one or more areas. Soil in one or more areas was not supported. This may be acceptable if the soil/rock is deemed as stable enough by a licensed professional. Determining this is beyond the scope of this inspection. Further evaluation by a licensed contractor is recommended.



Safety Upgrade, Marginal

Stairs and Railings: Loose handrails were noted in one or more areas. Handrails were improper in one or more areas. The current building practice is that they should tie back into the wall for added safety. Handrails and or guardrails do not appear to be tall enough to meet the current building standards in one or more areas. Loose boards were noted in one or more areas. This could be considered a trip hazard and correction is recommended for added safety.

Defective, Safety Upgrade

Deck: Framing straps were missing in one or more areas. Loose handrails and or guardrails were noted in one or more areas. A qualified contractor is recommended to evaluate and estimate repairs.



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Lots and Grounds (Continued)

Deck: (continued)



Heating System

Inspecting heat exchangers is beyond the scope of this inspection as per the CREIA Standards of Practice. It is recommended that all homes with fuel burning appliances have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the residence is not part of this inspection. Recalled equipment is beyond the scope of this inspection. Condensate pumps are beyond the scope of this inspection. Recommend adding carbon monoxide detectors to all units for added safety.

Attic Heating System

Type: Forced air **BTU's** 100,000

Fuel Type: Natural gas

Acceptable

Operation: The local utility company is recommended for a complimentary safety inspection before the close of the contingency period.

Marginal

Air Filter: Dirty filters were noted at one or more locations. Cleaning and or changing is recommended.

Acceptable

Distribution:

Acceptable

Thermostat:

Acceptable

Vent Pipe: Not fully visible.

Garage Heating System

Type: Wall Unit **BTU's** Unknown

Fuel Type: Natural gas

Not Inspected

Operation: The local utility company is recommended for a complimentary safety inspection before the close of the contingency period. The pilot was not lit and or the gas was off to the unit. Unable to inspect.

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Heating System (Continued)

Operation: (continued)



Air Conditioning

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Condensate pumps are beyond the scope of this inspection.

AC System

Not Present

Operation: No air conditioning has been installed.

Plumbing

Notice : Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Water filtration systems and/or water softening systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Solar systems are beyond the scope of this inspection. Circulation pumps and expansion tanks are beyond the scope of this inspection. Fire sprinkler systems are beyond the scope of this inspection. Further evaluation is recommended on all cast iron over 35 years old by a licensed plumber.

Acceptable

Water Main Shutoff: (Front of house) A gate valve was noted. These are known to fail. Recommend upgrade. The shut off handle was in the soil at the street utility box. Correction is recommended.

Acceptable

Water Main Size: (1" Copper)

Acceptable

Water Pressure: (60 PSI)

Acceptable

Water Lines: (Copper) Not fully visible.

Acceptable

Waste Lines (ABS) Not fully visible. We recommend having a qualified licensed professional come out and scope (run a camera in the waste lines). This is always recommended due to the cost of the "scoping" being minimal in relation to any needed repair work.

Acceptable

Vent Pipes: Not fully visible.

Acceptable

Hose Bibs: One or more outside faucets are missing back flow prevention devices. Recommend installing back flow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.

Acceptable

Gas Meter:

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Plumbing (Continued)

Acceptable **Gas Service Lines:** Not fully visible.

Not Inspected **Septic System:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

Laundry Water Heater

Type: Natural gas **Capacity:** Unknown

Acceptable **Operation:** The local utility company is recommended for a complimentary safety inspection. The estimated useful life for most water heaters is 8 to 12 years. The inspector was unable to determine the age of the water heater. The clients should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age, and budgeting for a replacement if necessary.

Acceptable **Flue Pipe:** Not fully visible. The draft diverter was not properly secured. Correction is recommended.

Acceptable **Water Supply:**

Acceptable, Safety Upgrade **TPR Valve and Drain :** Improper material noted (flexible). The slope was improper at one or more areas. Correction is recommended.



Acceptable **Seismic Straps:**

Structure

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Acceptable **Structure Type:** (Wood frame)

Marginal **Floor/Slab:** Slab was not visible due to carpet and/or floor covering. The exterior portion of the slab has been painted and or covered with stucco and was not fully visible. Cracks were seen in the slab. Home inspectors are generalists and as so, it is beyond the expertise of the inspector to determine the significance of these items. The client may wish to consult with a civil engineer to determine the significance of the cracks.

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Structure (Continued)

Floor/Slab: (continued)



Not Inspected **Anchor Bolts:** Unable to view.

Kitchen

Only the appliances listed were inspected. All others are beyond the scope of this inspection. Please note that this is not a warranty of any kind. This is a snap shot of the condition of the property and it's components at the time of the inspection. A home warranty is highly recommended. Self- and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances such as refrigerators, freezers and built-in ice makers are not part of this inspection and inspector does not move appliances.

Kitchen

Acceptable
Acceptable
Defective

Cooking Appliances: (Gas)

Cooktop (Gas)

Ventilator: The vent was disconnected and was blowing air into the cabinet. A qualified contractor is recommended to evaluate and estimate repairs.



Acceptable
Acceptable

Disposal:

Dishwasher: Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Air Gap Present? Yes

Acceptable

Microwave:

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Kitchen (Continued)

Marginal

Sink: Damage noted to the sink (island sink). Correction is recommended.



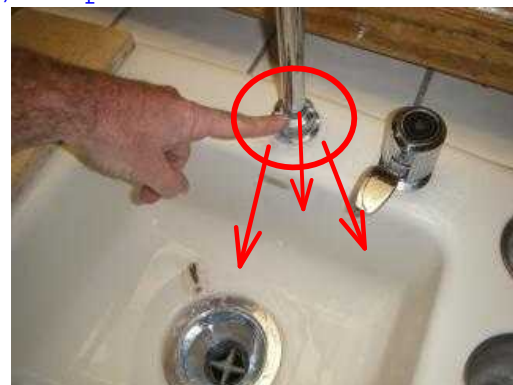
Safety Upgrade, Marginal

Electrical: Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety. No dedicated electrical outlet has been installed for the range. The under cabinet lights made an unusually loud buzzing noise. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Marginal

Plumbing/Fixtures: A slow drain was noted (island sink). A leak was noted from the fixture (island sink). Replacement is recommended.



Acceptable

Counter Tops: Wear and deterioration noted. Correction is recommended.

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Kitchen (Continued)

Safety Upgrade, Marginal **Cabinets:** Wear and deterioration noted. Moisture stains were noted under the sink. Recommend inquiring with seller for more information. No active leaks were noted during the inspection. Unidentified biological substance (possible mold or mildew) noted under the sink. This is a potential health risk and further evaluation is recommended by a licensed specialist.



Not Inspected **Refrigerator:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

Cooktop

Bathroom

Inspection is limited due to personal belongings. Wall coverings, rugs, and contents in drawers and cabinets were not moved and prevented a complete inspection. Determining if shower pans are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection.

Upper Hall Bathroom

Acceptable

Electrical: (120 GFCI)

Acceptable

Counter/Cabinet: Caulk is recommended at the back splash.



Acceptable

Sink/Basin:

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Bathroom (Continued)

Marginal

Faucets/Traps: Improper drain installation was noted. A licensed plumber is recommended to estimate repairs.



Marginal

Shower/Surround: Grout is cracked in one or more locations. Correction is recommended. Shower enclosure showed evidence of leakage and needs caulk and or weather strip in one or more areas.



Acceptable
Acceptable

Toilets:

Ventilation: (Window) We recommend adding a powered fan for improved ventilation.

Master Bathroom

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Electrical: (120 GFCI)

Counter/Cabinet: Caulk is recommended at the back splash.

Sink/Basin:

Faucets/Traps:

Tub/Surround:

Shower/Surround: Gaps were noted which need to be sealed around the fixtures. Caulking all penetrations is highly recommended.

Toilets:

Acceptable
Acceptable

Ventilation: (Window) We recommend adding a powered fan for improved ventilation.

Lower Bathroom

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Bathroom (Continued)

Acceptable

Electrical: (120 GFCI) Light covers were loose at one or more areas. Correction is recommended.



Acceptable
Acceptable
Defective

Counter/Cabinet:

Sink/Basin:

Faucets/Traps: The fixture can spray water outside the sink. A slow drain was noted. A leak was noted from the drain. A licensed plumber is recommended to estimate repairs.



Defective

Tub/Surround: Difficult to operate fixture noted (cartridge may need replacement). Tub diverter was not properly functional. The unit was stuck in one mode. Caulk is needed at the tub to wall connection. Evidence of moisture intrusion noted on the walls directly outside of the tub enclosure. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Bathroom (Continued)

Tub/Surround: (continued)



Acceptable, Safety Upgrade

Shower/Surround: Gaps were noted which need to be sealed around the fixtures. Caulking all penetrations is highly recommended. Shower enclosure doors were not on the bottom track. Correction is recommended for added safety.



Acceptable
Acceptable

Toilets:

Ventilation: (Electric ventilation fan and window)

Interior Rooms

Several components of the home show signs of wear that is consistent with the age of the structure. Wall insulation type and value is not verified. Lead paint, asbestos and mold testing is beyond the scope of this inspection. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Inspection does not cover any damage or components concealed by rugs, carpeting, wall paneling, furniture or stored items. Uncommon cracking and or deterioration will be mentioned in this report.

Living Space

Marginal

Door Bell: Inoperative at the time of the inspection. Correction is recommended.

Acceptable

Entry Door: Latching hardware is not properly operational at one or more locations. Correction is recommended.

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Interior Rooms (Continued)

Marginal

Exterior Door(s): One or more sidelights were stuck in the closed position. Correction is recommended.



Acceptable

Closets:

Safety Upgrade, Marginal

Ceiling: Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos.

Marginal

Walls: "Running" was noted to the paint in one or more areas (family room near fireplace, master bedroom near window). This is typically due to moisture. No moisture was noted during the inspection. Further evaluation may be desired.



Acceptable

Floor: Floor squeaks were noted in one or more areas. Correction is recommended.

Marginal

Doors: Locking hardware was not properly operational at one or more locations. Difficult to operate doors were noted in one or more areas. Missing closet doors were noted at one or more locations. Latching hardware was not properly operational at one or more locations. Closet doors were not on a bottom track at one or more locations. Paint deterioration was noted. Doors rub in the jamb at one or more locations. A qualified contractor is recommended to evaluate and estimate repairs.

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Interior Rooms (Continued)

Defective

Windows: Moisture and or discoloration was noted to one or more windows between the glass panes. This is usually due to a damaged seal. Broken and or damaged glass noted in one or more areas (master bathroom). Further evaluation is recommended by a licensed specialist.



Acceptable

Window Screens: One or more screens appears to be damaged. Replacement is recommended.

Safety Upgrade, Marginal

Electrical: Improper floor outlet was noted at one or more locations. Damaged outlet noted at one or more locations. Replacement is recommended. Three outlets were wired to the switch in the upper and lower bedrooms. Unable to verify switch able light source in one or more rooms (master bedroom). A qualified licensed contractor is recommended to evaluate and estimate repairs.



Safety Upgrade, Marginal

Smoke Detector(s): (All) No detectors were found at one or more locations. Correction is recommended for added safety. Photoelectric smoke detectors are highly recommended in combination with Ionization detectors. Determining the type that were installed is beyond the scope of this inspection. Effective July 1, 2015 - California Senate Bill No. 745 requires that smoke alarms shall display the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery with a minimum 10-year life that is capable of powering the smoke alarm for a minimum of 10 years. Recommend replacement or installation of these types of smoke alarms. Recommend installing smoke alarms so a functioning one exists on each level, in each hallway leading to bedrooms and in each bedroom.

Safety Upgrade, Marginal

Carbon Monoxide Detector(s): (All)

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Interior Rooms (Continued)

Safety Upgrade, Marginal

Stairs and Railings: Loose guardrails were noted in one or more areas. Handrails were improper in one or more areas. The current building practice is that they should tie back into the wall for added safety. Slats of the guardrail and or handrail have gaps that are too wide based on the current standards. This is designed to protect infants and small children from falling through. Correction is recommended for added safety.



Fireplace/Wood Stove

Family Room Fireplace

Not Inspected

Fireplace Construction: (Metal Free Standing)
The pilot was not lit and or the gas was off to the unit. Unable to inspect.



Laundry Room/Area

Notice: Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

Laundry Room/Area

Acceptable

Water Supply

Acceptable

Washer and Dryer Electrical: (120 VAC)

Safety Upgrade, Marginal

Dryer Vent: Cleaning is recommended. The small animal cover/flap was stuck in the open position. Correction is recommended.

Acceptable

Dryer Gas Line: Recommend capping when not in use.

Acceptable

Washer Drain:

Acceptable

Ventilation: (Window)

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Attic

Attic

Method of Inspection: Entered the attic

Acceptable **Access:** Hatch is damaged. Correction is recommended.

Acceptable **Roof Framing:**

Acceptable **Sheathing:**

Acceptable **Ventilation:**

Acceptable **Insulation:** (Blown in), (Batts)

Acceptable **Insulation Depth:** (8")

Acceptable **Wiring/Lighting:**

Acceptable **Moisture Penetration:**

Garage/Carport

Determining the rating of firewall is beyond the scope of this inspection. Framing, wiring, and piping covered with drywall or out of sight is beyond the scope of this inspection. The occupant's belongings are blocking the view of the entire garage. Inspector was unable to fully inspect. Recommend careful review prior to the close of the transaction

Garage

Type of Structure: Attached **Car Spaces:** 2

Marginal **Vehicle Door(s) and Operation:** Dents noted to door. Correction is recommended.



Defective

Electric Opener: Inoperative at time of inspection. Further evaluation is recommended by a licensed specialist.



Acceptable

Exterior Door:

Acceptable, Safety Upgrade **Door to Living Space** Adjustment is recommended so that the door latches automatically. Weather stripping is needed in one or more areas.

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Garage/Carport (Continued)

Safety Upgrade, Marginal **Ceiling:** Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos.

Acceptable **Walls:** Damage and deterioration noted in one or more areas. Moderate to common cracks were present. Correction is recommended.

Marginal **Floor/Foundation:** Moderate cracks were noted. Correction is recommended.



Safety Upgrade, Marginal **Electrical:** Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety. Cover plates were missing at one or more locations. Replacement is recommended.

Crawl Space

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Crawl Space

Method of Inspection: Entered the crawl space

Acceptable **Structure Type:** (Wood frame)

Acceptable **Access:**

Acceptable **Moisture Penetration:**

Acceptable **Foundation:** (Block)

Acceptable **Ventilation:**

Acceptable **Subfloor:**

Acceptable **Framing:**

Acceptable **Insulation:** (Blanket)

Acceptable **Anchor Bolts:** Not fully visible.

Defective Summary

This summary is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report and call Aztec immediately if something is not understood. Defective definition - The item is unable to adequately perform its intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. Items not functioning properly but believed to be relatively inexpensive repairs will not be labeled Defective.

Lots and Grounds

- 1. Retaining Walls:** Soil has given way and or eroded in one or more areas. Soil in one or more areas was not supported. This may be acceptable if the soil/rock is deemed as stable enough by a licensed professional. Determining this is beyond the scope of this inspection. Further evaluation by a licensed contractor is recommended.



- 2. Deck:** Framing straps were missing in one or more areas. Loose handrails and or guardrails were noted in one or more areas. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

Kitchen

3. **Kitchen Ventilator:** The vent was disconnected and was blowing air into the cabinet. A qualified contractor is recommended to evaluate and estimate repairs.



Bathroom

4. **Lower Bathroom Faucets/Traps:** The fixture can spray water outside the sink. A slow drain was noted. A leak was noted from the drain. A licensed plumber is recommended to estimate repairs.



5. **Lower Bathroom Tub/Surround:** Difficult to operate fixture noted (cartridge may need replacement). Tub diverter was not properly functional. The unit was stuck in one mode. Caulk is needed at the tub to wall connection. Evidence of moisture intrusion noted on the walls directly outside of the tub enclosure. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Bathroom (Continued)

Tub/Surround: (continued)



Interior Rooms

6. **Living Space Windows:** Moisture and or discoloration was noted to one or more windows between the glass panes. This is usually due to a damaged seal. Broken and or damaged glass noted in one or more areas (master bathroom). Further evaluation is recommended by a licensed specialist.



Garage/Carport

7. **Garage Electric Opener:** Inoperative at time of inspection. Further evaluation is recommended by a licensed specialist.

