



# Confidential Inspection Report

LOCATED AT:



San Carlos, Sonora 85506

PREPARED EXCLUSIVELY FOR:



INSPECTED ON:

Monday, January 16, 2023



Inspector, Vincent Phillips  
Punchlist Home Inspections

Monday, January 16, 2023


San Carlos, Sonora 85506

We have enclosed the report for the property inspection we conducted for you on Monday, January 16, 2023 at:

San Carlos, Sonora 85506

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Potentially serious issue that should be addressed.

 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Vincent Phillips  
Punchlist Home Inspections



## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## Introductory Notes

### ORIENTATION

1: For purposes of identification and reporting, the front of this building faces west.



### NOTES

- 2: Bedrooms: 2 bedrooms
- 3: Bathrooms: {2}
- 4: Square Footage: {1173}
- 5: Year Built: {2004}
- 6: Age: {19} years
- 7: Temperature: 60s to 70s
- 8: Weather: Sunny

## Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*



Living Room

BASIC INFORMATION

9: Manufacturer: Mirage 2 Ton Unit



LVR UNIT



LVR UNIT



LVR/Kitchen 2017 s/n ELC261D7111201809

- 10: Model: gxf121f
- 11: Type of system: Electric heat with air conditioning
- 12: Number of units: 1
- 13: Location of equipment: Split or remote system

**HVAC WIRING**

**14:** All accessible wiring appears in good condition.

**HVAC DISCONNECT**

**UPG 15:** The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing. None present except in main breaker panel. (Unmarked)

**CONDENSING UNIT**

**16:** The condensing unit appears to be properly installed and in serviceable condition.

LVRM/Kitchen area Mirage 2 ton Split A/C Model #ELC261D

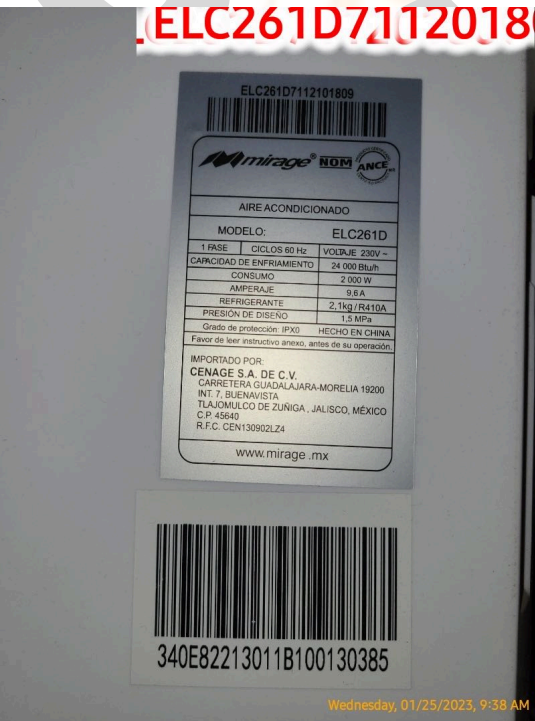
S/N ELC261D 7112101809

MSTR BDRM Mirage 1 ton split A/C Model # ELC121D

S/N ELC121D 7012100858

Front bdrm Mirage 1 ton split A/C Model #EXF121F

S/N ELC121D 7041504905

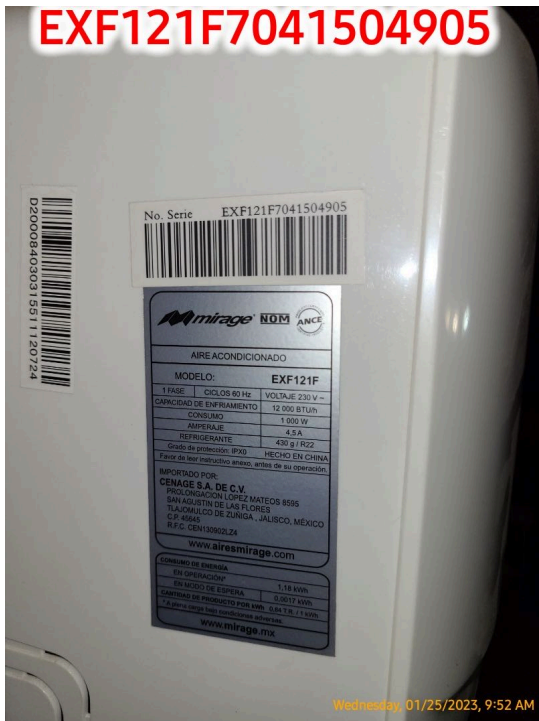


Living room unit 2 ton



MSTR BDRM





Front bdrn

## EVAPORATOR COIL

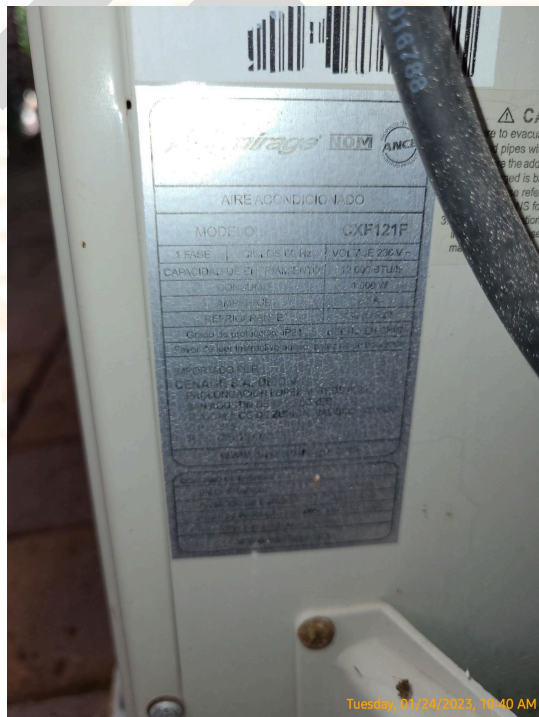
**17:** The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

## REFRIGERANT LINES

**UPG 18:** The accessible refrigerant lines appear to be in good condition except as noted below: Insulation of 2nd bdrm refrigerant line is incomplete.



front bedroom



serial # faded ext condensor



front bdrm missing insulation

#### GENERAL COMMENT

**19:** The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years.



Master

BASIC INFORMATION

UPG 20: Manufacturer: Mirage



- 21: Model: [Mirage CLC121D](#)  
S/N [CLC121D7012101946](#) [Recalled](#) [More Info](#)  
22: Type of system: Electric heat with air conditioning  
23: Number of units: 1  
24: Location of equipment: Split or remote system

## HVAC WIRING

**25:** All accessible wiring appears in good condition.

## HVAC DISCONNECT

**UPG 26:** The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing. There is not one located next to the unit which is normal for construction techniques in Mexico. Service may be disconnected at main breaker panel. (Unlabeled)

## CONDENSING UNIT

**27:** The condensing unit appears to be properly installed and in serviceable condition.

## EVAPORATOR COIL

**28:** The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

## REFRIGERANT LINES

**29:** The accessible refrigerant lines appear to be in good condition.

## GENERAL COMMENT

**UPG 30:** The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years. The condensation line should be extended so that any liquid is dispersed further from the exterior wall of home.

## 2nd Bdrm

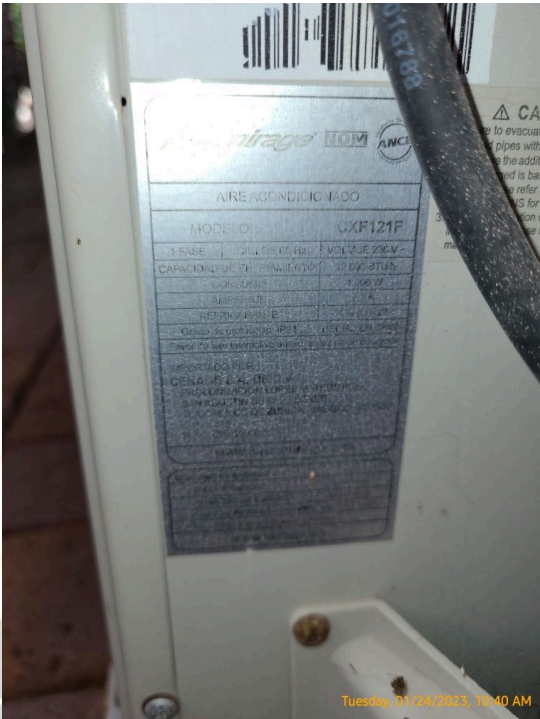
## BASIC INFORMATION

**31:** Manufacturer: Mirage 1 Ton



32: Model: CXF121F condenser s/n faded and unreadable

S/N for the exchanger  
EXF121F7041504905



33: Number of units: 1

34: Location of equipment: Split or remote system

35: Condenser location: Exterior

36: Electrical disconnect location: No disconnect installed. This is normal for construction methods in Sonora Mexico. Service may be disconnected at main breaker panel. (Unmarked)

## HVAC WIRING

**37:** All accessible wiring appears in good condition.

## HVAC DISCONNECT

**UPG 38:** The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing. There is no local service disconnect near the unit. This is normal construction practice for Sonora MX. Service may be disconnected at main breaker panel. (Unmarked)

## CONDENSING UNIT

**39:** The condensing unit appears to be properly installed and in serviceable condition.

## EVAPORATOR COIL

**40:** The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

## REFRIGERANT LINES

**UPG 41:** Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

## GENERAL COMMENT

**42:** The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

## Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

## BASIC INFORMATION

**43:** Service entry into building: Underground service lateral

**44:** Branch circuit protection: Circuit breakers



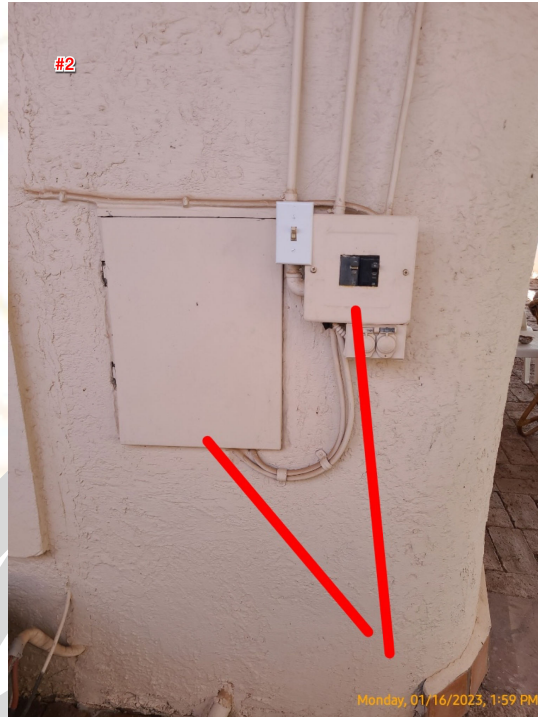
## METER & MAIN

**45:** The meter is located just inside the fence. There is a 50 amp breaker switch for the main power shutoff at the property electrical ingress pedestal. This is normal for construction and electricians methods in this area. The main electrical service panel is outside on the front northwest corner of the building.

\*\*\*\*\*Photo #4 Is Of Concern\*\*\*\*\*At the 50A breaker is an unknown electrical line buried in the ground. Its destination is unknown to the inspector. It is housed in a black poly line resembling .70 drip line commonly used for dripline watering systems INSTEAD of conduit suitable for underground. This should be reviewed by an electrician to determine both the destination & proper conduit suitability.



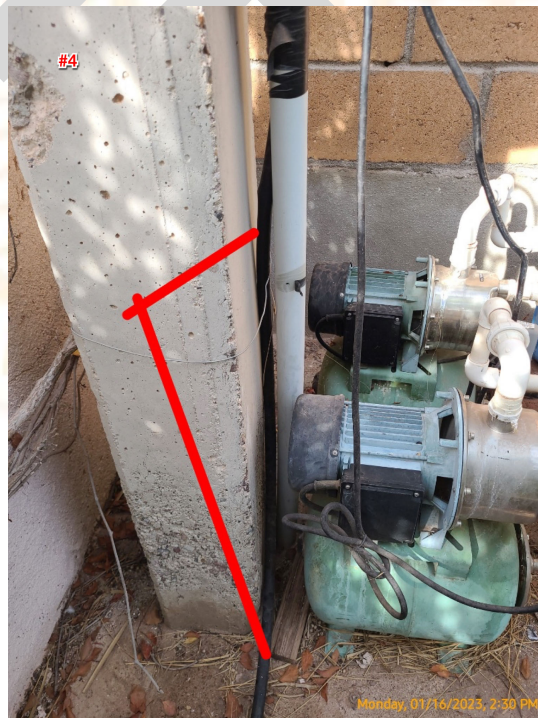
meter



service panel/ breakers exterior NE corner



Service drop pole breaker location



improper electrical line covering here!! Unknown destination!!



main service shutoff

**46:** The meter is located at the Northwest corner of the property. There is a 50A breaker for the main shutoff on the concrete pedestal. (Standard construction methods for area). The main electrical service panel is outside on the northwest corner of the home.

#### **ELECTRIC METER**

**47:** The electric meter is located on a utility pedestal in the yard.

#### **MAIN SERVICE**

**48:** The main electrical service panel is outside on the northwest corner of the building.

#### **MAIN DISCONNECT**

**49:** The main electrical service disconnect is outside the building in the rear.

**50:** The main electrical service disconnect is outside on the northwest corner of the building.

**51:** The main electrical service disconnect is located NW corner property on concrete pedestal.

#### **SERVICE DROP**

**52:** The service drop appears to be properly installed and in good condition.

#### **CB MAIN PANEL**

**UPG 53:** The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.

#### **FSE MAIN PANEL**

**54:** The main service panel is in serviceable condition with circuitry installed and fused correctly. The service panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.



## SERVICE CAPACITY

**55:** Our statement regarding service capacity is based upon the labeled rating of the main service panel.

## SERVICE GROUNDING

**56:** We were unable to visually confirm grounding of the electrical system. Confirmation will require further inspection and possible destructive testing.

## BREAKER SUBPANEL

**57:** The subpanel was opened and the inspected circuitry was found to be installed and fused correctly.

## FUSES SUBPANEL

**58:** An additional distribution panel, or subpanel, is N/A

## BRANCH CIRCUITRY

**59:** The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

## CONDUCTOR MATERIAL

**60:** The accessible branch circuit wiring in this building is copper.

## RECEPTACLES: OVERALL

**UPG 61:** Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted here. The master bathroom top left electrical outlet is without power. Services of an electrician are recommended to remedy.



No power to this top left outlet:GFCI is functional

## SWITCHES: OVERALL

**62:** We checked a representative number of switches and found they were operating and in serviceable condition.

## Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

### SURFACES: OVERALL

**63:** The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear. Ceiling consists of bamboo type material which covers insulation of unknown material. Very temperate inside upon entry even though outside temp was approximately 50F last night.

### WALLS & CEILINGS

**64:** There are minor cracks in the walls. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

### WINDOWS: OVERALL

**UPG 65:** The windows tested appear to be properly installed and generally in serviceable condition, with exceptions noted below or elsewhere in this report.



living room window outside bottom



living room window #2 outside bottom

### DETECTORS: OVERALL

**WARN 66:** This building has no smoke detectors. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend their installation. Some jurisdictions require smoke detectors prior to sale and the close of escrow.



## FIRE EXTINGUISHER

**UPG 67:** There are no portable fire extinguishers installed in this building or outbuildings. We recommend portable extinguisher be installed the kitchen for use in an emergency.

## GENERAL COMMENT

**UPG 68:** The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above. With regards to up to date safety features I would recommend the installation of carbon monoxide detector. While it is not required, it is a great additional safety feature. It is possible to purchase a detector that has both smoke and carbon monoxide detection capabilities in one unit. I would consult professional as to proper placement in this home.

## Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

## ATTIC INSULATION

**69:** The attic was inaccessible and could not be inspected.

## GENERAL COMMENT

**70:** It is our opinion that this structure is well-insulated and energy efficient.

**71:** The insulation of both the strawbale and the ceiling seem to be greater than most homes especially in Sonora. The home was very temperate inside as compared to exterior temperature. However the composition of the insulation in the ceiling is unknown to the inspector. I am unable to witness the composition of insulation materials.

## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

## WATER SHUTOFF LOCATION

**72:** The domestic water supply main shut-off valve is outside at the front Northwest corner of the lot. There are also two in-ground water storage containers of approx. 1100 liters each.

### MAIN SUPPLY

73: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.



street

### WATER PRESSURE

74: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

### SEWER CLEANOUT

75: We were unable to locate the cleanout for the waste system.



**GAS PIPING**

**76:** The gas line at the LP gas tank has been installed in a substandard manner. We recommend it be repaired or replaced as it is subject to corrosion AND inadvertent damage by passersby. Consult a professional plumber



**77:** The exterior gas piping lacks proper protection where it is exposed and/or at the buried sections. We recommend that an approved coating or wrapping be installed.



Exposed gas line adjacent to front door



gas line visible in crack





Unprotected gas line



Unprotected gas line entering walkway below tank

#### GENERAL COMMENT

**WARN 78:** For attention to the condition(s) noted above, we recommend the advice and services of a licensed plumbing contractor.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Metal

#### BASIC INFORMATION

**79: Location:** Covers whole building

#### INSPECTION METHOD

**80:** We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.



## SURFACE

**UPG 81:** The metal roof is in serviceable condition with minor exceptions. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its expected useful life. Roof has been coated with what appears to be an elastomeric coating or white paint and has been done somewhat recently. There are areas at front porch and the rear porch where gaps are present when the sheet metal roofing comes into contact with main structure. In essence there are no flashings attached to main building and/or the sheet metal does not span entire gap. See pics.



front porch north edge does not cover metal frame



paint appears unblistered w/minimal rust



front porch no drip edge



roof line elevation change at weld- non active dip  
in roof towards front corner





back porch no flashing/shorted



bottom view rear porch



back porch north end no flashing/shorted/top view



northeast corner: trees contact roof

## ANTENNAS

**UPG 82:** The TV antenna appears to be in serviceable condition but the guy wires are not anchored securely to the roof. A simple repair now will save a much more expensive replacement of a fallen antenna.



Guy wire not tight

## Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

## BASIC INFORMATION

**83:** Foundation type: Concrete

**84:** Slab material: Poured concrete

**85:** Exterior wall support: Inaccessible, materials cannot be identified. There is a 'truth' window visible in living room area showing walls consisting of straw bale construction covered with stucco materials.

## Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and*



connection.

### T/P RELEASE VALVE

**UPG 86:** The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location away from foundation. This is an optional improvement and was not required during original installation

### GENERAL COMMENT

**UPG 87:** The water heater was operating currently at a high level. However, we recommend your attention be directed to the items noted below. Water heater has been painted and is impossible to tell the age, make, model # of unit. It is also exposed to exterior weather conditions and subject to rusting because of location. I would recommend two things: 1) construction of a door to protect from sun and rain. 2) consult plumber for age, make and possible service life left for the water heater.



exposed no drain tube for valve

## Exterior/Site/Ground

### BASIC INFORMATION

**UPG 88:** Site grading: Sloped away from structure. However, I observed two areas on patio shows area of moisture accumulation during rainfall. Low spots are at a lower grade and are located away from exterior walls so as not to cause problems with the structure. See pics.



SW corner patio



SE corner patio

**89:** Driveway: Gravel





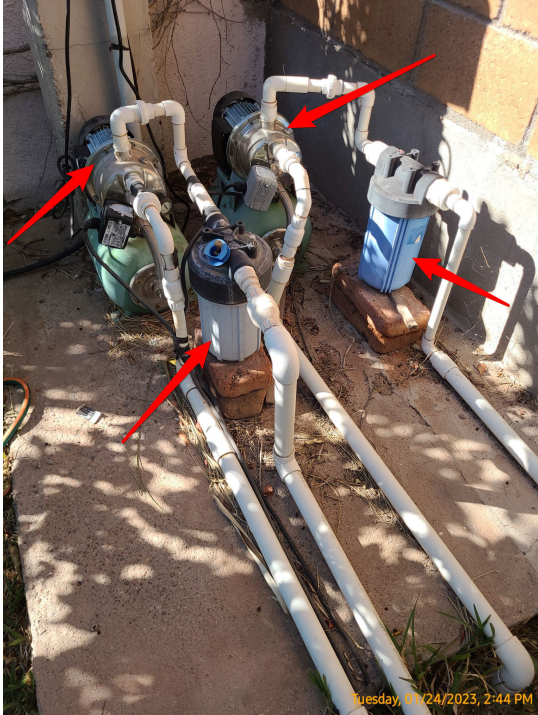
## EXTERIOR PLUMBING

90: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection. It should be noted that of the two external water storage (tinacos) tanks both contain water and each have a separate pump located in nw corner of the property. I was told by property owner that he would be replacing the pump diaphragm so I did not test exterior watering systems and drip watering lines as to condition. The tanks appear to be in good condition and of at least 1100 liters each.

Pump #1 (left) is @32psi

Pump #2(right)is @42psi

Manufacturer name on both pumps are DRUMMOND but no other identifying plates are present



pumps for tinacos w inline filters



pumps DRUMMOND



pump # 2 42psi



pump #1 32psi

### SERVICE DROP

**91:** The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.



### STUCCO

**92:** The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



## DRIVEWAY

**93:** The driveway appears to be properly installed and is generally in good condition. In driveway there is an area for an RV complete with 30A service and a 15A outlet as well. Water bib is present and one of two bibs present is functional but the other is not. System is weathered but appears to be in working order. Also present is a 3-4" sewer cap likely linked to septic system located in SE corner of property under shed outbuilding.



septic system?

## FENCING

**94:** The fences appear to be properly installed and generally in serviceable condition, with exceptions noted below.

Bougainvillea tree is overgrown and pushing down the fencing on the south fenceline adjacent to outbuilding near south east corner of lot.



behind shed



fencing no longer vertical



## VEGETATION

**95:** We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff. NE corner is only area observed to have contact with vegetation. Palm tree and citrus tree. See Pics



## MISCELLANEOUS

**96:** The accessory structures on this property, although looked at, were not fully inspected and are cursorily included in this report.

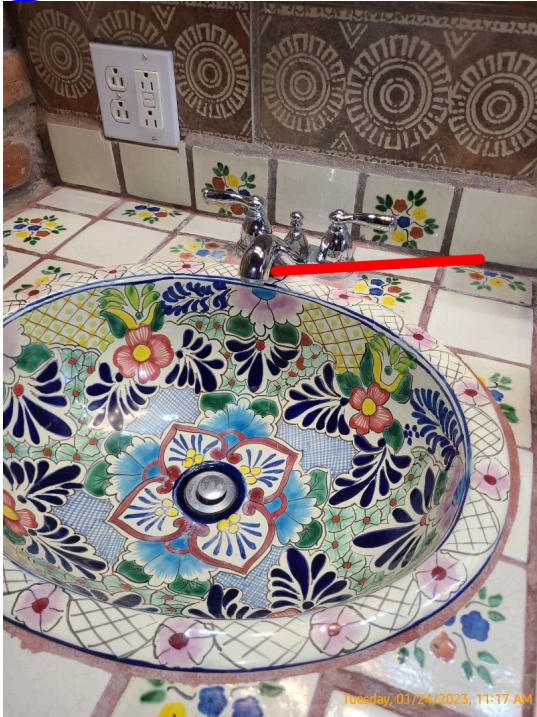
### Bathroom

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## Bedroom

### FIXTURES

**UPG 97:** The mstr bdrm faucet is dripping slowly. We recommend that it be repaired or replaced.



slow drip

### TOILET

**UPG 98:** Location: master bathroom. The toilet flapper slowly leaks water into the bowl. We recommend that it be repaired or replaced.





## BATHTUB

**UPG 99:** Jacuzzi bathtub in master bathroom is in working order. However, there is no access panel to get to the blower/motor for service or to ID model # info. Tub is manufactured by American standard and appears to be fiberglass in good order with no cracking.

## HYDROTHERAPY TUB

**UPG 100:** The hydrotherapy tub equipment was not accessible for review. We recommend it be reinstalled or made accessible in accordance with current building standards to permit inspection and servicing.

## Bedroom

### WINDOWS

**UPG 101:** Master bedroom Sliding door screen has a small hole. We recommend it be repaired or replaced.



Mstr bdrm screen

### SMOKE DETECTOR

**WARN 102:** There is no smoke detector in either bedroom. We recommend one be installed in each location.

## Kitchen

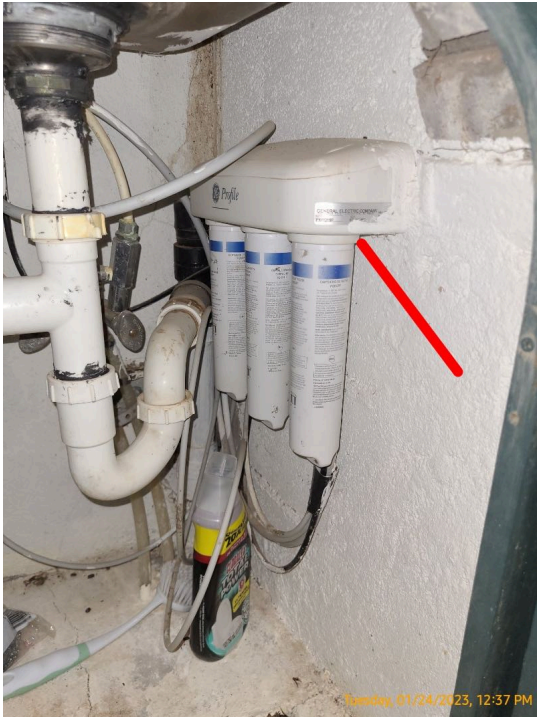
*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

## BASIC INFORMATION

**103:** Energy: Propane stove with electric hook-up receptacle. Stove is supplied with LP gas. Manual Electric ignition is incorporated into design of the stove and is operational Unable to determine status of unused 30A electric receptacle. .

## SINK

**104:** The sink is metal and is operable. Note: Underneath the sink is a reverse osmosis system that does not appear to be in use. Filters and holding tank do not appear to be connected.



GE Profile



PXRQ15F





## GAS SUPPLY

**105:** The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.



Lp tank





**106:** The gas connector is copper tubing. Copper is no longer approved for this use because it is prone to deterioration, which causes clogging of the control valve. We recommend it be replaced with an approved connector. The coil or tubing is exposed and not protected from collision or properly encased in an approved line with protective insulation for today's standards. Recommend qualified plumber to upgrade to safely protect



buried line. unprotected from corrosion



exposed line walkway

**107:** The gas connector is flexible and made of brass. This is not the most current design, but is serviceable. When the water heater is replaced, a connector meeting present standards should be installed.



**108:** The gas supply connection is rigid. When this gas appliance is replaced, we suggest the installation of a flexible supply connector as an upgrade to help limit damage in the event of a major earthquake.

## CABINETS

**109:** The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation. Cabinet opening(in kitchen area) under breakfast bar access need to be anchored on left side for continual operation



## COUNTERTOPS

**110:** The countertop is tile.

## DOORS

**111:** The latch on the sliding door closest to living room area is damaged or missing. We recommend this latch be restored to its proper function.

**112:** The kitchen sliding door door frame is not anchored properly. When door is locked the frame flexes with the attempted opening of slider. We recommend it be repaired or replaced.



S/N 1401L171056

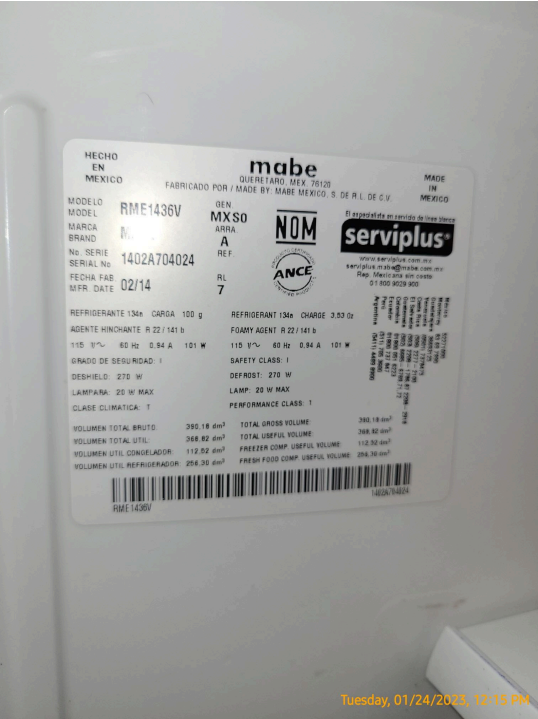
[illegible]

A white and brown gas cooktop with six burners and an oven below it, set against a tiled wall. The cooktop has a white control panel with six knobs and a white handle. The oven door is brown with a white handle. The wall behind the cooktop is covered in square tiles with a green and white floral pattern. The floor is made of reddish-brown tiles.



**UPG 118:** Model: RME1436V  
S/N 1402A704024  
Date of Manufacture February 2014

Refrigerator is missing of the adjustable feet on the front left location. It is currently on a wood block.



adjusting leg missing/inoperable

## Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

### FIXTURES

**UPG 119:** **\*\*Note\*\*:** There is no hot water available in the detached laundry room.\*\* The utility sink shutoff is leaking slowly. See pic. We recommend it be repaired or replaced.





## DRAIN TRAP

**120:** The drain trap is non existent. The drain is PVC plastic with no venting.



**121:** There is no drain trap for the utility sink.

## LIGHTS

**122:** The ceiling fan/light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.



## DOORS

**123:** Door frame has stucco missing at top edge.



## DRYER VENT

**124:** Portions of the dryer vent were inaccessible, as is common, and were not inspected.

## WASHER/DRYER

**125:** The hookups for the washer and dryer were inaccessible and not inspected. However, observations are as follows: Washer only has cold water option. No hot water in area. Drain for washing machine: no trap installed. Dryer functions properly but observed no venting of exhaust. Didn't move dryer so as not to dislodge possible venting.



## Living Room

### DOORS

**126:** The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.



latch and mechanism doesn't match up

**127:** The latch on the sliding door is damaged or missing. We recommend this latch be restored to its proper function.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

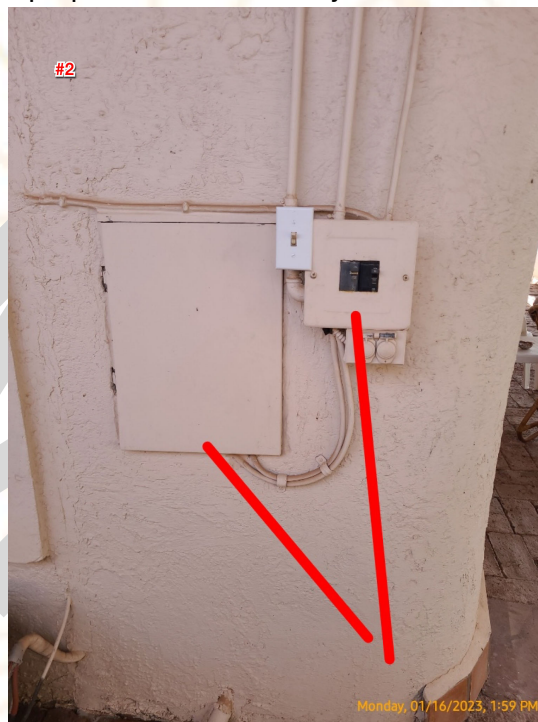
### METER & MAIN

#### ELECTRICAL SYSTEM

**1:** The meter is located just inside the fence. There is a 50 amp breaker switch for the main power shutoff at the property electrical ingress pedestal. This is normal for construction and electricians methods in this area. The main electrical service panel is outside on the front northwest corner of the building. \*\*\*\*\*Photo #4 Is Of Concern\*\*\*\*\*At the 50A breaker is an unknown electrical line buried in the ground. Its destination is unknown to the inspector. It is housed in a black poly line resembling .70 drip line commonly used for dripline watering systems INSTEAD of conduit suitable for underground. This should be reviewed by an electrician to determine both the destination & proper conduit suitability.



meter

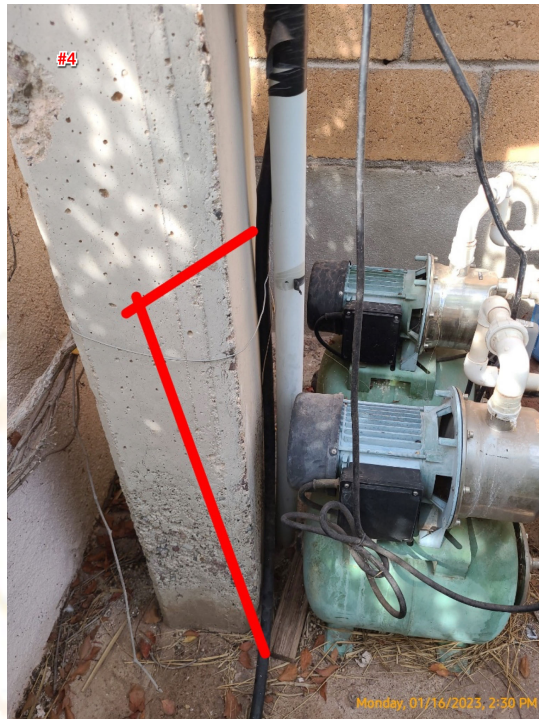


service panel/ breakers exterior NE corner





Service drop pole breaker location



improper electrical line covering here!! Unknown destination!!



main service shutoff

**2:** The meter is located at the Northwest corner of the property. There is a 50A breaker for the main shutoff on the concrete pedestal. (Standard construction methods for area). The main electrical service panel is outside on the northwest corner of the home.

## **ELECTRIC METER ELECTRICAL SYSTEM**

**3:** The electric meter is located on a utility pedestal in the yard.

## **MAIN SERVICE**

### **ELECTRICAL SYSTEM**

4: The main electrical service panel is outside on the northwest corner of the building.

## **MAIN DISCONNECT**

### **ELECTRICAL SYSTEM**

5: The main electrical service disconnect is outside the building in the rear.

6: The main electrical service disconnect is outside on the northwest corner of the building.

7: The main electrical service disconnect is located NW corner property on concrete pedestal.

## **WATER SHUTOFF LOCATION**

### **PLUMBING**

8: The domestic water supply main shut-off valve is outside at the front Northwest corner of the lot. There are also two in-ground water storage containers of approx. 1100 liters each.

## **SEWER CLEANOUT**

### **PLUMBING**

9: We were unable to locate the cleanout for the waste system.

## **Environmental Concerns**

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

## **Conclusion**

## **COMMENTS**

This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### MASTER AIR CONDITIONING BASIC INFORMATION

**s-21:** Model: Mirage CLC121D

S/N CLC121D7012101946 **Recalled** [More Info](#)

### ELECTRICAL SYSTEM METER & MAIN

**s-45:** The meter is located just inside the fence. There is a 50 amp breaker switch for the main power shutoff at the property electrical ingress pedestal. This is normal for construction and electricians methods in this area. The main electrical service panel is outside on the front northwest corner of the building.

\*\*\*\*\*Photo #4 Is Of Concern\*\*\*\*\*At the 50A breaker is an unknown electrical line buried in the ground. Its destination is unknown to the inspector. It is housed in a black poly line resembling .70 drip line commonly used for dripline watering systems INSTEAD of conduit suitable for underground. This should be reviewed by an electrician to determine both the destination & proper conduit suitability.

### PLUMBING GAS PIPING

**s-76:** The gas line at the LP gas tank has been installed in a substandard manner. We recommend it be repaired or replaced as it is subject to corrosion AND inadvertent damage by passersby. Consult a professional plumber

### EXTERIOR/SITE/GROUND EXTERIOR PLUMBING

**s-90:** Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection. It should be noted that of the two external water storage (tinakos) tanks both contain water and each have a separate pump located in nw corner of the property. I was told by property owner that he would be replacing the pump diaphragm so I did not test exterior watering systems and drip watering lines as to condition. The tanks appear to be in good condition and of at least 1100 liters each.

Pump #1 (left) is @32psi

Pump #2(right)is @42psi

Manufacturer name on both pumps are DRUMMOND but no other identifying plates are present

### EXTERIOR/SITE/GROUND VEGETATION

**s-95:** We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff. NE corner is only area observed to have contact with vegetation. Palm tree and citrus tree. See Pics

## BEDROOM BATHROOM FIXTURES

**UPG s-97:** The mstr bdrm faucet is dripping slowly. We recommend that it be repaired or replaced.

## KITCHEN GAS SUPPLY

**s-106:** The gas connector is copper tubing. Copper is no longer approved for this use because it is prone to deterioration, which causes clogging of the control valve. We recommend it be replaced with an approved connector. The coil or tubing is exposed and not protected from collision or properly encased in an approved line with protective insulation for today's standards. Recommend qualified plumber to upgrade to safely protect

## KITCHEN CABINETS

**s-109:** The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation. Cabinet opening(in kitchen area) under breakfast bar access need to be anchored on left side for continual operation

## KITCHEN DOORS

**s-111:** The latch on the sliding door closest to living room area is damaged or missing. We recommend this latch be restored to its proper function.

**s-112:** The kitchen sliding door door frame is not anchored properly. When door is locked the frame flexes with the attempted opening of slider. We recommend it be repaired or replaced.

## LIVING ROOM DOORS

**s-126:** The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

**s-127:** The latch on the sliding door is damaged or missing. We recommend this latch be restored to its proper function.