Michael Sedillo Construction Consulting
Property Inspection Report



, Los Angeles, CA
Inspection prepared for: Sample New Home Inspection
Real Estate Agent: -

Date of Inspection: 9/9/2017
Age of Home: New Build Size: 1664 sqft

Inspector: Michael Sedillo
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Summary of Observations

Kitchen		
Page 2 Item: 1	Cabinets	• Left side of oven cabinet has a damaged finish. Shelf is missing from island cabinet. Left side of kitchen sink cabinet was damaged when running dishwasher plumbing.
Bathrooms		
Page 12 Item: 4	Wall condition	• There is an unpatched hole in the wall under the master bath sink.
Page 12 Item: 5	Doors	• First floor bathroom door is not under cut as recommended to allow HVAC air circulation.
Page 15 Item: 11	Plumbing	• Shower spout in second floor hall bathroom has poor water flow. Hot water valve handel is loose on master bath whirlpool tub.
Page 16 Item: 14	Bath Tubs	• Whirlpool tub jets do not work.
Laundry		
Page 21 Item: 7	Fixtures	• There is an unfinished drywall edge around the alcove for the dryer vent.
Heat/AC		
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Water Heater		
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Garage		
Page 27 Item: 9	Garage Opener Status	• Garage door opener was not functional.
Roof		
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Attic		
Page 31 Item: 8	Attic condition	• Have builder remove beer can from attic.
Exterior Areas		
Page 33 Item: 6	Exterior Paint	• Front porch ceiling needs touch-up where painter splashed paint.
Page 33 Item: 7	Wood trim	• Wood trim at post in back patio area needs repair where it sustained damage.
Page 34 Item: 8	Rain Gutters & Down Spouts	• It appears that the rain gutter sub-contractor is not finished installing rain gutter down spouts, many are missing.
Grounds		
Page 35 Item: 2	Vegetation Observations	• Have builder dig up and remove cable sticking out of ground in back yard.

Inspection Details

1. Attendance

In Attendance: Buyer present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

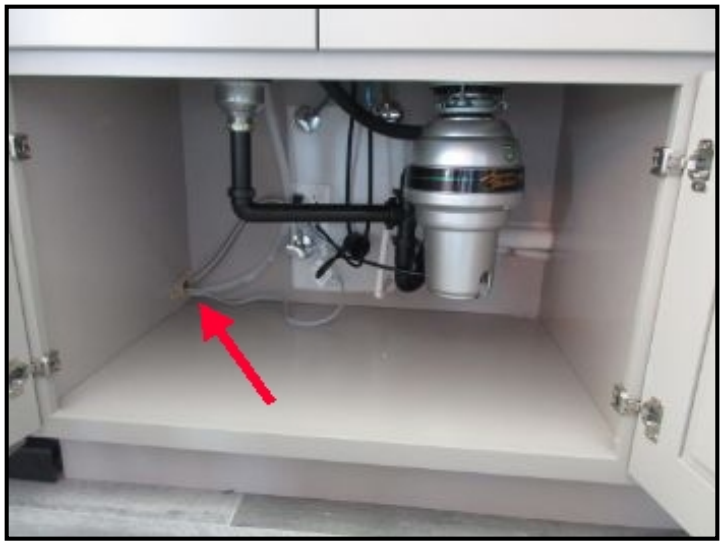
Observations:
• Left side of oven cabinet has a damaged finish.
Shelf is missing from island cabinet.
Left side of kitchen sink cabinet was damaged when running dishwasher plumbing.



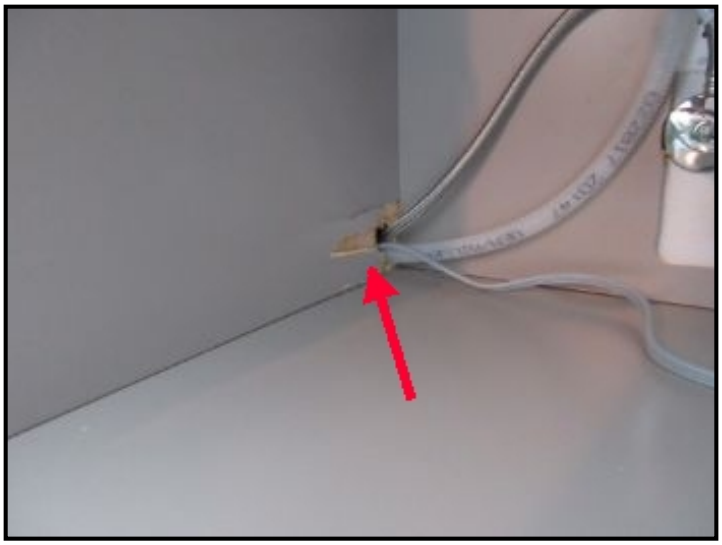
Cabinet finish is smeared with substance.



Missing shelf in island cabinet.



Sink cabinet was damaged.



Sink cabinet was damaged.

2. Counters

Good	Fair	Poor	N/A	None
X				





3. Wall Condition

Good	Fair	Poor	N/A	None
X				

4. Dishwasher

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

6. Microwave

Good	Fair	Poor	N/A	None
X				



7. Cook top condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• The gas service to the house was off, did not test the cook top.



Gas was off at time of inspection.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				



9. Sinks

Good	Fair	Poor	N/A	None
X				



10. Spray Wand

Good	Fair	Poor	N/A	None
X				

11. Vent Condition

Good	Fair	Poor	N/A	None
X				

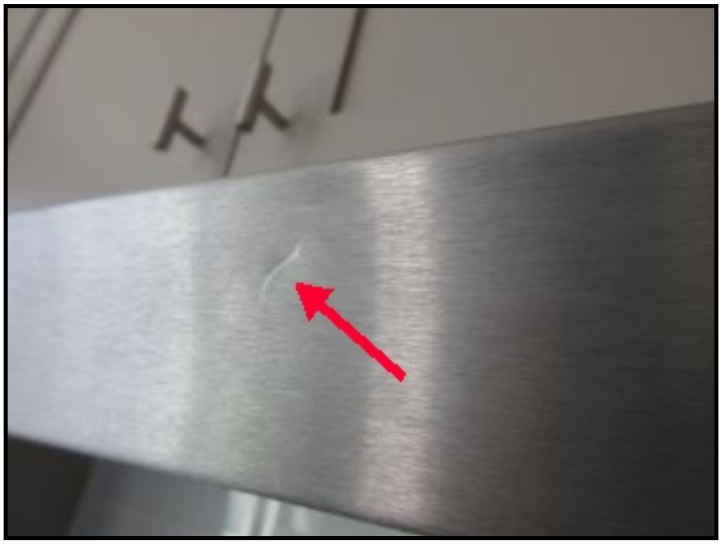
Exterior Vented



Good.



Stainless steel hood vent was damaged.



Stainless steel hood vent was damaged.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

13. Floor Condition

Good	Fair	Poor	N/A	None
X				



14. Plumbing

Good	Fair	Poor	N/A	None
X				

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				



16. Electrical

Good	Fair	Poor	N/A	None
X				



Exposed surface mounted wiring in island cabinet.

17. GFCI

Good	Fair	Poor	N/A	None
X				



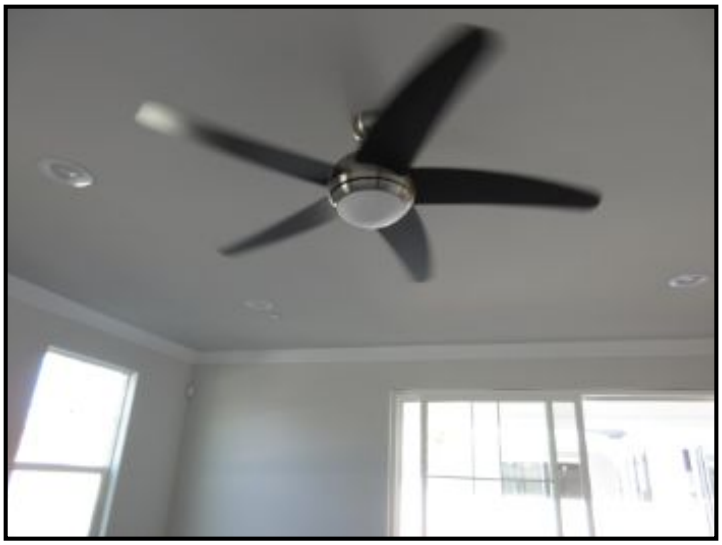
Interior Areas

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				



Family room.

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Door Bell

Good	Fair	Poor	N/A	None
X				



5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Smoke Detectors

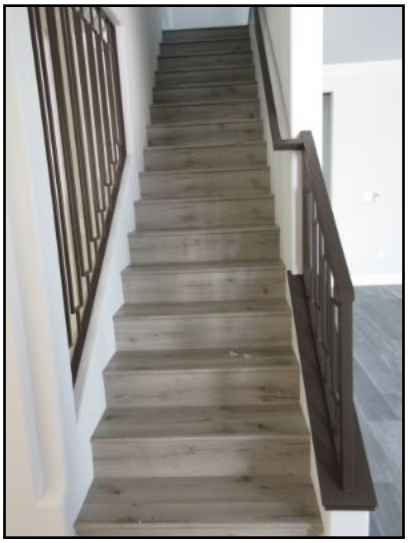
Good	Fair	Poor	N/A	None
			X	

Observations:
• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Smoke detectors are required in all rooms used for sleeping and in the hallways leading to such rooms.

Smoke detectors have been installed in hallways.

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				



9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

10. Window Condition

Good	Fair	Poor	N/A	None
X				

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

14. Fireplace

Good	Fair	Poor	N/A	None
X				



Decorative gas fireplace.

15. Carbon Monoxide Detector

Good	Fair	Poor	N/A	None
X				

16. Floor condition

Good	Fair	Poor	N/A	None
X				

17. Fixtures

Good	Fair	Poor	N/A	None
			X	



Security system is not part of this inspection.

Bathrooms

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Wall condition

Good	Fair	Poor	N/A	None
X				

• There is an unpatched hole in the wall under the master bath sink.



Hole in wall under left side master bath.



Hole in wall under left side master bath.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

• First floor bathroom door is not under cut as recommended to allow HVAC air circulation.



First floor bathroom door should be under cut for air circulation.



First floor bathroom door should be under cut for air circulation.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				



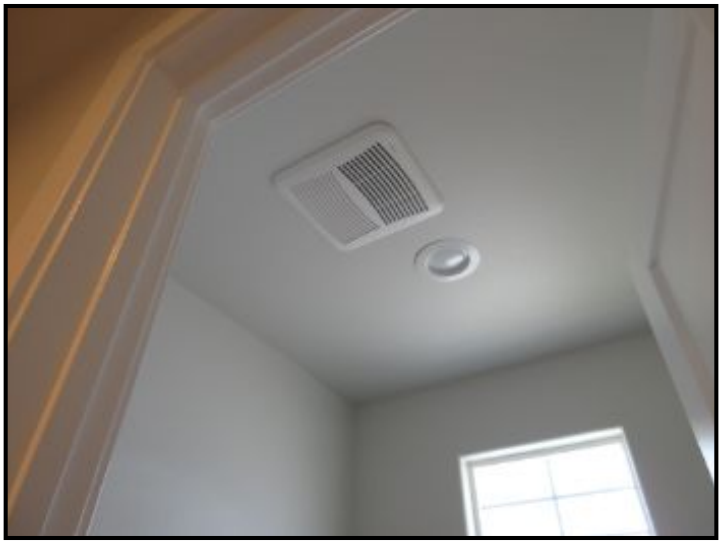




8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				









9. Floor Condition

Good	Fair	Poor	N/A	None
X				

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Shower spout in second floor hall bathroom has poor water flow.
Hot water valve handel is loose on master bath whirlpool tub.



Shower head emitted very little water in upstairs hall bathroom.



Shower head emitted very little water in upstairs hall bathroom.



Handle for master bath tub is loose.

12. Shower/Bath Tile Grout

Good	Fair	Poor	N/A	None
X				

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

14. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

Observations:
• Whirlpool tub jets do not work.



Whirlpool jets would not turn on. GFCI tripped when tried.



Whirlpool jets would not turn on. GFCI tripped when tried.



Whirlpool jets would not turn on. GFCI tripped when tried.



Whirlpool jets would not turn on. GFCI tripped when tried.



Whirlpool jets would not turn on. GFCI tripped when tried.

15. Shower Enclosures

Good	Fair	Poor	N/A	None
X				

16. Sinks

Good	Fair	Poor	N/A	None
X				

17. Toilets

Good	Fair	Poor	N/A	None
			X	

Observations:
• Toilets were out of service at time of inspection.



Toilets had bowls covered.

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Bedrooms

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				



Master bedroom.

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

7. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:
• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

Smoke detectors have been installed.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Dryer Vent

Good	Fair	Poor	N/A	None
			X	



Dryer vent duct is oval, not round.

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

Observations:
• Gas was off at time of inspection.



6. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• We do not test washing machine plumbing fixtures including the hose bibs and drains as these components are usually hooked up to the appliances and we do not run the washer and dryer. We will visually inspect the area around these fixtures for evidence of leakage.



7. Fixtures

Good	Fair	Poor	N/A	None
			X	

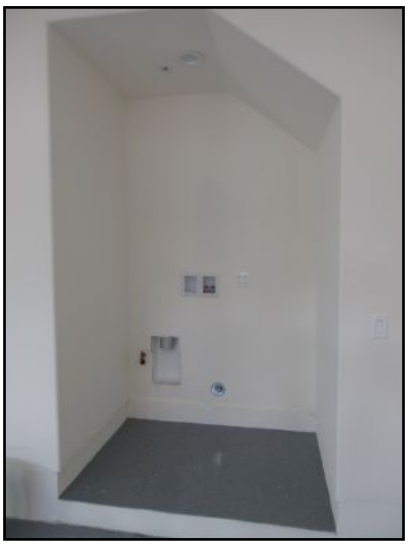
Observations:
• There is an unfinished drywall edge around the alcove for the dryer vent.



Opening in wall for dryer vent does not have finished edge at drywall.

8. Overview

Good	Fair	Poor	N/A	None
			X	



Heat/AC

The heating, ventilation, and air conditioning and cooling system, HVAC, is the climate control system for the structure. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• Check furnace for functionality after gas is turned on.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Venting

Good	Fair	Poor	N/A	None
X				

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Have builder repair bracket with sharp edge on compressor platform.



Good.



Condenser bracket has sharp edge that needs to be trimmed.



Condenser bracket has sharp edge that needs to be trimmed.

6. Air Supply

Good	Fair	Poor	N/A	None
X				

7. Registers

Good	Fair	Poor	N/A	None
X				

8. Filters

Good	Fair	Poor	N/A	None
X				

9. Thermostats

Good	Fair	Poor	N/A	None
X				



10. Air Conditioning

Good	Fair	Poor	N/A	None
X				



A/C reached 68 degrees.

Water Heater

1. Combusion

Good	Fair	Poor	N/A	None
			X	

Observations:
• Gas was off at time of inspection.

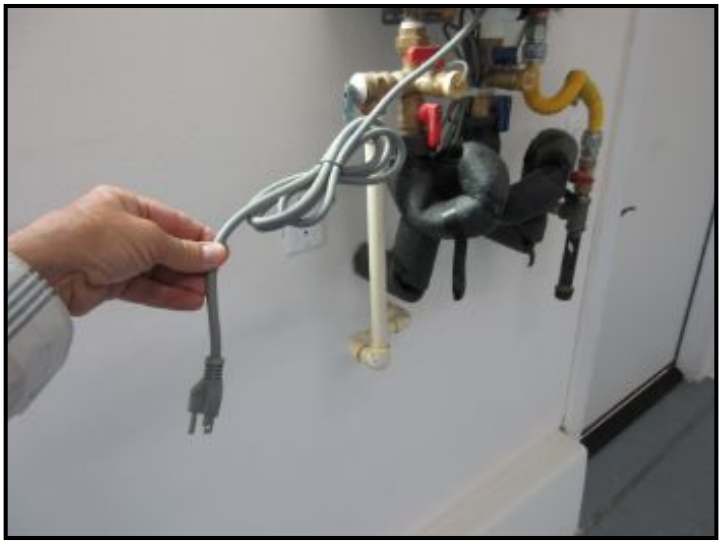
2. Water Heater Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• Check for hot water service after gas is turned on.



Gas is off and tankless water heater was not plugged in.



Gas is off and tankless water heater was not plugged in.



Gas is off and tankless water heater was not plugged in.

3. Number Of Gallons

Good	Fair	Poor	N/A	None
			X	

Observations:
• Tankless demand unit present.

4. Plumbing

Good	Fair	Poor	N/A	None
X				



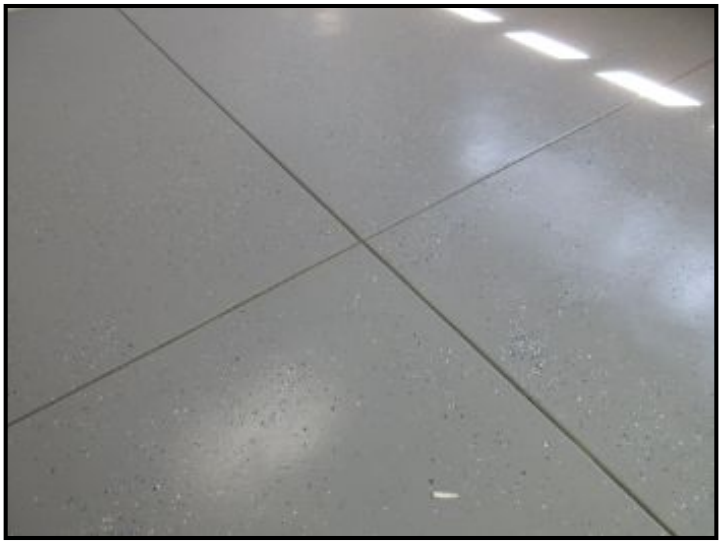
Garage

1. Walls

Good	Fair	Poor	N/A	None
X				

2. Floor Condition

Good	Fair	Poor	N/A	None
X				



3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
X				



6. Exterior Door

Good	Fair	Poor	N/A	None
X				

7. Fire Door

Good	Fair	Poor	N/A	None
X				



8. Garage Door Condition

Good	Fair	Poor	N/A	None
X				



9. Garage Opener Status

Good	Fair	Poor	N/A	None
			X	

Observations:
• Garage door opener was not functional.



Garage door opener would not function.

10. Garage Plumbing

Good	Fair	Poor	N/A	None
			X	

• The fire sprinkler system is installed in this home was not inspected. These systems are required to be inspected at least once every five years by a certified fire sprinkler technician.



Fire sprinkler plumbing.

11. Overview

Good	Fair	Poor	N/A	None
X				









Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
- 200 amp

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

- Have builder remove left over loose tile from roof.



Loose roof tile.



Loose roof tile.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Gutters

Good	Fair	Poor	N/A	None
X				

Attic

1. Access

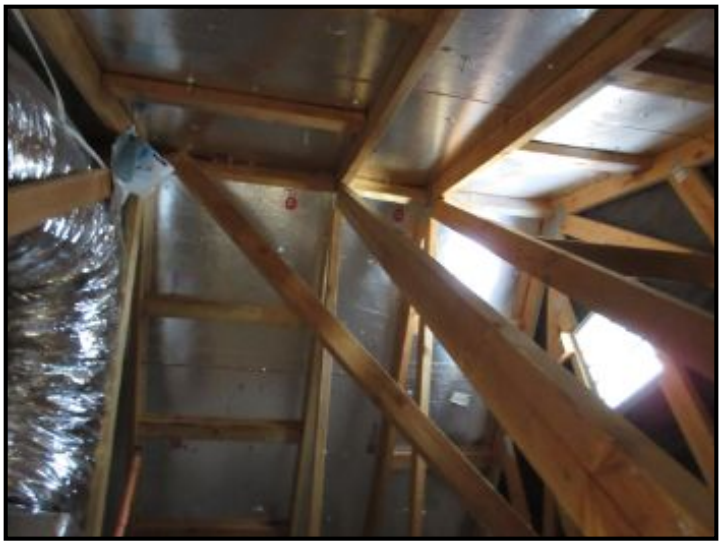
Good	Fair	Poor	N/A	None
X				



2. Structure

Good	Fair	Poor	N/A	None
X				





3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Duct Work

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Electrical components in the attic that were not accessible and exposed for inspection are not within scope of this report. Some of the components may be covered by insulation or obscured by inaccessible areas of the attic.

6. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Plumbing components in the attic that were not accessible and exposed for inspection are not within scope of this report. Some of the components may be covered by insulation or obscured by inaccessible areas of the attic.

7. Insulation Condition

Good	Fair	Poor	N/A	None
X				



8. Attic condition

Good	Fair	Poor	N/A	None
X				

• Have builder remove beer can from attic.



Beer can left in attic.



Beer can left in attic.

9. Furnace

Good	Fair	Poor	N/A	None
			X	

Observations:
• Gas was off at time of inspection.



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Screens

Good	Fair	Poor	N/A	None
X				

4. Siding Condition

Good	Fair	Poor	N/A	None
X				



5. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

6. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:
• Front porch ceiling needs touch-up where painter splashed paint.



Painters splashed paint on porch ceiling.



Painters splashed paint on porch ceiling.

7. Wood trim

Good	Fair	Poor	N/A	None
X				

Observations:
• Wood trim at post in back patio area needs repair where it sustained damage.



Damaged wood.



Damaged wood.

8. Rain Gutters & Down Spouts

Good	Fair	Poor	N/A	None
			X	

Observations:
• It appears that the rain gutter sub-contractor is not finished installing rain gutter down spouts, many are missing.



Rain gutters lack down spouts.



Rain gutters lack down spouts.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
• Concrete slab not fully visible due to floor coverings. I saw no evidence of defects at visible portions.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				



2. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
• Have builder dig up and remove cable sticking out of ground in back yard.



Buried cable sticking out through ground in back yard.



Buried cable sticking out through ground in back yard.

3. Gate Condition

Good	Fair	Poor	N/A	None
X				

4. Fence Condition

Good	Fair	Poor	N/A	None
X				







5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				



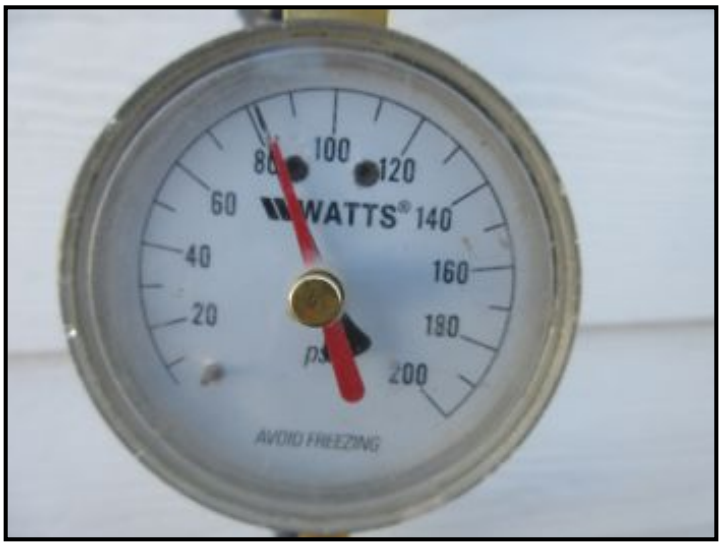
8. Plumbing

Good	Fair	Poor	N/A	None
X				

9. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• The recommended water pressure of 40-80 psi.



80 psi water pressure.

10. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

Observations:
• Pressure regulator noted.



Water pressure regulator.

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

12. Slab

Good	Fair	Poor	N/A	None
X				

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:
• Home is equipped with an underground sprinkler system. Valves appear to be operable but sprinkler valves and heads were not individually evaluated for efficiency and coverage. This inspection does not include any testing of sprinkler systems or timers.



14. Retaining Wall

Good	Fair	Poor	N/A	None
			X	

Observations:
• This inspection does not include any evaluation of geological integrity of slopes, subgrade foundation soil, or retaining walls which are the special province of general engineering contractors and civil engineers.

15. Surface Drainage.

Good	Fair	Poor	N/A	None
X				

Photos

















