



(909) 732-4824

Inspector: **Frank Bua**

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## Summary

Client(s): **Marilyn Richmond**

Property address: **1685 S Belle Ave  
Corona CA 92882-4804**

Inspection date: **Wednesday, October 21, 2026**

This report published on Thursday, October 22, 2026 3:56:26 PM PDT

Authorization and Use of This Report: Acceptance and Use of this report belongs to the Client and represents authorization for the Inspector to perform a "Home Inspection" at the stated address. Present or absent, the client understands that the written report is only a summation of observations and is aware that the inspection is limited to accessible areas and is primarily visual. Its purpose is to provide the Client(s) with a more complete evaluation of the physical aspects of the property at the time of the inspection. The Inspector agrees to use his best efforts and abilities, consistent with 'Home Inspection Standards of Practice', and to provide me with his good-faith opinions of the condition of the premises. The Inspection Report does not represent a GUARANTEE OR WARRANTY and should not be relied on as such. There are some aspects that make up a home that are NOT covered, such as lead paint, asbestos, toxic or harmful materials. See also Standard Exclusions and Limitations which are enclosed as part of this report. This is a General & Limited inspection. CSI stands behind the accuracy of all the statements and observations made in this report, however, NO GUARANTEE OR WARRANTY is expressed or represented. CSI Inspection Services is not responsible or liable for problems which cannot reasonably be discovered in a General & Limited inspection.

Concerns are shown and sorted according to these types:

|                        |                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Safety</b>          | Poses a risk of Fire, Injury, or Loss of Life                                                           |
| <b>Needs Attention</b> | Condition identified that should be addressed.                                                          |
| <b>Repair</b>          | Repair needed to restore proper function. May lead to replacement.                                      |
| <b>Replace</b>         | Replacement Recommended or Required.                                                                    |
| <b>Install/Missing</b> | Item or device missing and requires re-installation.                                                    |
| <b>Maintain</b>        | Minor Repairs or Maintenance needed.                                                                    |
| <b>Cosmetic</b>        | Minor visual issue affecting appearance only.                                                           |
| <b>Serviceable</b>     | Operable and in acceptable condition at time of inspection with minimal defects or wear and tear        |
| <b>Comment</b>         | General information or observation only.                                                                |
| <b>Evaluate</b>        | Further assessment needed to determine condition or cause. Professional may be Required or recommended. |

## Plumbing

### 3) **Needs Attention, Repair** - Exterior Hose Faucet Supply Line-Leaking Connection

Concern: A minor drip/leak was noted at a PVC pipe connection supplying the added exterior Hose Faucet.

Repair the leaking connection as required.

Related Professional-Plumbing, Any Qualified

## Electric Service-Main & Sub-Panels

### 7) **Needs Attention, Repair, Install/Missing** - Electrical Panel-Incomplete Breaker Labeling/Damaged Cover Latch

Concerns:

(1) Breaker identification labeling was missing/incomplete. Identify and properly label all breakers as required.

(2) The Electrical Panel outer cover did not latch securely due to a missing latch tab. Repair or replace the latch mechanism as required.

Related Professional-Electrician, Any Qualified

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**8) Needs Attention, Install/Missing** - Electrical SubPanel-Missing Breaker Labeling

Concern: Breaker identification labeling was missing. Identify and properly label all breakers.

Note: The Panel was otherwise in good condition.

Related Professional-Electrician, Any Qualified

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**HVAC-Heating and Cooling**

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**9) Safety, Needs Attention, Repair** - Furnace Vent Pipe-Insufficient Clearance to Combustibles

Concern: The Furnace metal vent pipe was in contact with or too close to combustible roofing materials, including the wood shake shingles and roof boards. Proper clearance from combustible materials is required to reduce the risk of fire. Have the vent installation evaluated and corrected as required.

Related Professional-HVAC

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**10) Safety, Needs Attention, Repair** - Air Conditioner-Electrical Conduit-Loose/Unsecured

Concern: The Air Conditioner electrical conduit was not properly secured to the exterior wall near the disconnect box. Secure the conduit within 12 inches of the disconnect box as required.

Related Professional-Electrician, Any Qualified

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**11) Needs Attention, Repair, Replace, Maintain** - Furnace Air Filter-Dirty/Missing Retainer

Concerns:

(1) The Furnace air filter was dirty and needs to be replaced.

(2) The filter retainer was missing/not installed, allowing the filter to become displaced. Install a proper filter retainer as required.

Related Professional-HVAC, Any Qualified

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**12) Needs Attention, Repair, Install/Missing** - Air Conditioner-Refrigerant Line Set-Unprotected

Concern: The exterior Refrigerant Line Set was exposed and lacked adequate physical protection along the wall. Install a protective metal chase or channel to enclose and protect the lines from damage.

Related Professional-HVAC

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**13) Needs Attention, Repair** - Return Air Vent-Loose

Concern: The Return Air vent grille was loose and partially detached. Secure the grille as required.

Related Professional-HVAC, Any Qualified

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**Rooftop HVAC-Heating & Cooling**

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**15) Needs Attention, Replace, Maintain** - HVAC-Air Filter Dirty

Concern: The HVAC air filter was dirty and needs to be replaced. Evaluate and replace the filter as needed as part of routine maintenance.

Related Professional-Any Qualified

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**Exterior/Foundation**

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**18) Needs Attention, Repair, Evaluate** - Eaves-Wood Damage

Concern: Some visible and possible underlying wood damage in one or more location of the eaves was noted. Evaluate and Repair as needed.

Note: A Structural Pest Control inspection is recommended to evaluate for the presence of wood-destroying pests and/or wood damage and to recommend any necessary repairs or treatments. Refer to existing Structural Pest Control report, if available.

Related Professional-Structural Pest

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**19) Needs Attention, Repair** - Exterior Stucco-Peeling/Minor Deterioration-South Gable

Concern: Minor peeling and deterioration of the Stucco finish were noted at the second-floor South Gable. Patch and refinish as required.

Related Professional-Stucco, Any Qualified

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**Exterior/General**

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**21) Safety, Needs Attention, Repair** - Exterior Electrical Box-Loose-Rear Patio Door

Concern: The exterior Electrical Box adjacent to the rear Patio Door was loose and partially detached from the wall. Secure the box as required.

Related Professional-Electrician, Any Qualified

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**22) Safety, Needs Attention, Repair** - Exterior Electrical Outlet-Ungrounded

Concern: The exterior Electrical Outlet tested as ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified

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**23) Needs Attention, Repair** - Window Screens-Damaged-Rear

Concern: Two Window Screens at the rear of the home were damaged. Repair or replace as required.

Related Professional-Window & Glass, Any Qualified

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**24) Needs Attention, Replace** - Exterior Light Fixture-Deteriorated

Concern: The exterior Light Fixture was deteriorated and missing a bulb. Electrical power was verified at the fixture. Replacement of the Light Fixture is recommended.

Related Professional-Electrician, Any Qualified

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## Roof

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**25) Needs Attention, Replace, Evaluate** - Shingle Roof-Replacement Needed

Concern: Moderate to significant granule loss and deterioration were observed throughout much of the Shingle Roof. The roofing material is estimated to be 20-25+ or- years old and has reached or exceeded its useful service life. Roof replacement is recommended. Evaluation for replacement by a Roofing professional is needed.

Note: The existing Shingle Roof was installed over original wood shake roofing. When replaced, the existing roofing materials will need to be removed, and roof sheathing installed as required before installing new roofing materials.

Related Professional-Roofing

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## Attic & Roof Structure-1st Floor

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**27) Safety, Needs Attention, Repair** - Attic Electrical Wiring-Exposed Splices

Concern: Electrical wire splices were observed outside a covered junction box in the Attic. Install the splices in an approved, covered junction box as required.

Related Professional-Electrician

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**28) Needs Attention, Repair, Evaluate** - Attic Access Panel-Improper Installation

Concern: The Attic access panel consisted of a drywall cutout secured by a screw and metal bracket. Replace with a conventional, properly supported and secured Attic access panel or door as required.

Related Professional- Any Qualified

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**29) Needs Attention, Replace, Evaluate** - Attic Insulation-Deteriorated Paper Backing

Concern: The paper backing on the existing Attic insulation was deteriorated in several areas. Evaluate the insulation for removal or replacement as required.

Related Professional-Insulation, Any Qualified

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## Attic & Roof Structure-2nd Floor

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**30) Needs Attention, Install/Missing** - Attic Insulation-Incomplete Installation-Second Floor

Concern: Insulation was only partially installed in the second-floor Attic, leaving several areas without insulation. Complete the insulation installation as required.

Note: The Home may not have been originally insulated.

Related Professional-Insulation, Any Qualified

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## Garage

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**31) Safety, Needs Attention, Repair, Install/Missing** - Garage Entry Door-Missing Self-Closing Device/Seals  
Concern: The solid-core door between the Garage and living space lacked a self-closing device, weather-stripping, and bottom seal. Install the missing components as required.

Note: Proper door closure and sealing help reduce the entry of smoke, fumes, and carbon monoxide from the Garage into the home.

Related Professional-Door, Any Qualified

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**32) Safety, Needs Attention, Repair, Evaluate** - Electrical Outlet-Ungrounded

Concern: The Electrical Outlet on the side wall tested was ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified

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**33) Needs Attention, Maintain, Cosmetic** - Garage-General Cosmetic Conditions

Comment: General cosmetic wear, wall and ceiling damage, floor staining, and unfinished surfaces were noted throughout the Garage. Patch, repair, and refinish for improved appearance as needed.

Related Professional-Paint, Any Qualified

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**34) Needs Attention, Maintain, Cosmetic** - Laundry Area-General Cosmetic Conditions

Comment: General cosmetic wear, wall damage, and unfinished surfaces were noted throughout the Laundry Area. Patch, repair, and refinish for improved appearance as needed.

Related Professional-Paint, Any Qualified

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## Fireplace & Chimney

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**36) Safety, Needs Attention, Repair, Comment** - Fireplace Chimney-Damaged Spark Arrestor Screen

Concern: The spark arrestor screen within the chimney flue was damaged/collapsed. Repair or replace the screen, or install an approved chimney cap with a spark arrestor as an alternative.

Related Professional-Fireplace, Chimney

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**37) Safety, Needs Attention, Install/Missing, Maintain** - Fireplace-Missing Screen/Cleaning Needed

Concerns:

(1) A protective Fireplace screen was missing/not installed. Provide a suitable Fireplace screen as required.

(2) Ash and debris accumulation was noted within the Firebox. Have the Firebox and chimney cleaned and serviced, including inspection of the flue, prior to use.

Related Professional-Fireplace, Chimney

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**38) Needs Attention, Install/Missing** - Gas Valve Trim/Fireplace Gas Valve-Missing Trim Plate

Concern: The decorative trim plate at the Fireplace gas shutoff valve was missing/not installed. Install a suitable trim plate as required.

Related Professional-Fireplace, Any Qualified

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## Grounds/Yard Areas

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**39) Safety, Needs Attention, Repair** - Concrete Walkways-Front Yard

Concern: A trip hazard was found in the concrete at the main walkway leading to the porch. Grind, ramp, or otherwise correct the uneven surface to reduce trip hazards.

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**40) Needs Attention, Repair, Replace, Evaluate** - Driveway/Walkway-Concrete Cracking/Lifting

Concern: Cracking and lifting of the concrete Driveway and adjacent Walkway at the side gate were noted, likely due to nearby tree-root growth. The uneven surfaces present potential trip hazards. Evaluate the tree for possible removal or root remediation and repair or replace affected concrete sections as required.

Related Professional-Concrete, Tree Service

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**41) Needs Attention, Repair, Maintain** - Block Wall-Damaged Blocks/Mortar Joint Separation

Concern: Damaged/missing blocks and mortar joint separation were noted at sections of the Block Wall. Repair and repoint affected areas as required.

Related Professional-Masonry

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**42) Needs Attention, Repair, Evaluate** - Patio Concrete-Cracking/Lifting-South End

Concern: Cracking and minor lifting of the concrete were noted at the south end of the Patio. Repair or replace affected sections as required.

Related Professional-Concrete, Any Qualified

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**43) Needs Attention, Maintain** - Yard Areas-General Maintenance/Improvements

Comment: The front, rear, and side yard areas exhibited deferred maintenance, sparse landscaping, bare soil, and areas needing cleanup and improvements. General yard cleanup, landscaping, grading, and maintenance are recommended as needed.

Related Professional-Landscaping, Any Qualified

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## Interior/General

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**45) Safety, Needs Attention, Repair, Replace, Evaluate** - Stairway/Flooring-Damaged Treads/Loose Landing Concerns:

(1) Damage and separation of the laminate flooring were noted at several Stairway treads and the upper landing transition. Repair or replace affected flooring and secure loose edges as required.

(2) The lower Stairway landing was loose, creaked, and exhibited movement when walked on. Evaluate the underlying support and secure or repair as required.

Related Professional-Flooring, General Contractor

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**46) Safety, Needs Attention, Install/Missing** - Smoke Detectors-Missing/Not Installed-Bedrooms

Concern: Smoke Detectors were missing/not installed in all Bedrooms, including the Office/Den (optional Bedroom 6).

Note: Install Smoke Detectors in all Bedrooms as required.

Comment: Smoke Detectors were otherwise installed in the bedroom hallways on both levels.

Related Professional-Any Qualified

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**47) Safety, Needs Attention, Install/Missing** - Carbon Monoxide Detectors-Missing/Not Installed

Concern: Carbon Monoxide Detectors were missing/not installed in the Bedroom Hallways on both levels. Install Carbon Monoxide Detectors on each level and outside the sleeping areas as required.

Related Professional-Any Qualified

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**48) Needs Attention, Repair, Replace, Evaluate** - Laminate Flooring-Damage/General Wear

Concerns:

(1) Localized damage to the Laminate Flooring was noted in the Great Room. Repair or replace affected sections as required.

(2) Edge lifting and separation/gapping were noted in various areas, more noticeably in the Dining Room. Repair or replace as required.

(3) General wear was noted in the Laminate Flooring throughout portions of the home. Evaluate the overall condition and repair or replace as needed.

Note: See also related Stair Section above.

Related Professional-Flooring, Any Qualified

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**49) Needs Attention, Repair** - Pocket Door-Difficult Operation

Concern: The Pocket Door was difficult to open and close when operated. Adjust or repair the door mechanism as required.

Related Professional-Door, Any Qualified

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**50) Needs Attention, Replace, Evaluate** - Carpeting-Deteriorated/Stained-Bdrs 1 & 2

Concern: Significant wear, deterioration, and staining were noted in the Bedroom carpeting. Replacement of the affected carpeting is recommended.

Related Professional-Flooring

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**51) Needs Attention, Maintain, Cosmetic, Comment** - Interior-General Cosmetic Conditions

Comment: General cosmetic wear, surface damage, unfinished patching, paint imperfections, and other minor cosmetic conditions were prevalent throughout the home. While some conditions are specifically identified elsewhere in this report, this comment addresses the overall cosmetic condition of the interior. Patch, repair, and refinish as needed.

Related Professional-Painter, Any Qualified

## Laundry Area

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**52) Safety, Needs Attention, Install/Missing** - Electrical Cover Plate-Missing

Concern: The electrical cover plate was missing/not installed. Install a cover plate as required.

Related Professional-Any Qualified

## Kitchen

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**54) Safety, Needs Attention, Repair** - Cooktop-Improper Electrical Connection

Concern: The Cooktop was powered by an extension cord connected to a remote Electrical Outlet. Install a properly located, permanent Electrical Outlet for the Cooktop and eliminate the extension cord connection.

Related Professional-Electrician

**55) Needs Attention, Repair, Replace, Evaluate** - Kitchen Sink-Surface Damage/Water Purification Faucet

Concern: Surface damage and deterioration were noted at the Kitchen Sink. Evaluate for refinishing or replacement as required.

Note: The Kitchen Sink Faucet and plumbing were otherwise operable when tested.

Comment: A separate drinking water faucet was installed, but no associated water purification system was present. Consult the seller regarding its purpose and operation.

Related Professional-Plumbing, Any Qualified

**56) Needs Attention, Repair, Replace, Evaluate** - Dishwasher-Control Panel Display Cover Missing

Concern: The Dishwasher control panel display window/cover was missing. Repair or replace the affected control panel components as required. Consider replacement of the Dishwasher if repairs are not practical.

Note: The Dishwasher drain hose was installed with a high loop. An existing countertop air gap device was present but not connected.

Note: The Dishwasher was otherwise operable when tested.

Related Professional-Appliance

**57) Needs Attention, Repair, Install/Missing, Cosmetic** - Kitchen Cabinets-Missing Doors/Unfinished Surfaces

Concerns:

(1) Several Kitchen Cabinet doors were missing/not installed. Install replacement doors as required.

(2) Unfinished or partially refinished surfaces were noted on a cabinet drawer front and door. Complete refinishing as required.

(3) One or more doors need adjustment.

Related Professional-Cabinetry, Any Qualified

**58) Needs Attention, Repair** - Oven-Control Knob Labeling Worn

Concern: The Oven control knob labeling was worn and illegible. Replacement of the affected knobs is recommended.

Note: The Oven was otherwise operable when tested.

Related Professional-Appliance, Any Qualified

## Primary Bath 1

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**63) Needs Attention, Repair, Install/Missing, Evaluate** - Shower-Pan Leakage Suspected/Missing Shower Head/Door Closure

Concerns:

(1) Cracking and separation were noted around the perimeter of the Shower Pan. Water entering the recessed perimeter area appeared to drain away through an undetermined path. Evaluate for possible leakage and repair or replace the Shower Pan as required.

(2) The Shower Head was missing/not installed. Install a suitable Shower Head as required.

(3) The Shower Door did not remain closed when tested. Adjust or repair the closure mechanism as required.

Note: Moisture testing at the adjacent Bedroom wall and floor area did not indicate elevated moisture levels at the time of inspection.

Related Professional-Plumbing, Shower/Tile, Any Qualified

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**64) Needs Attention, Repair, Cosmetic** - Bathroom Wall-Former Hardware Mounting Locations

Comment: Two former hardware mounting locations, possibly from a removed grab bar, were noted on the wall adjacent to the Toilet. Patch and refinish as needed.

Related Professional-Any Qualified

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**65) Needs Attention, Repair, Comment** - Vanity-Cabinet Door Catches Missing/Damaged

Concern: The cabinet door catch clips were missing or damaged at both sets of doors. Install replacement catches as required.

Note: The Vanity Sink and plumbing were otherwise operable when tested.

Related Professional-Any Qualified

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## Bath 2

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**68) Needs Attention, Repair, Install/Missing, Evaluate** - Tub/Shower-Missing Shower Head/Diverter Leakage

Concerns:

(1) The Shower Head was missing/not installed. Install a suitable Shower Head as required.

(2) Excessive water continued to flow from the Tub Spout when the diverter was activated for shower operation. Repair the diverter system as required.

Related Professional-Plumbing, Any Qualified

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**69) Needs Attention, Install/Missing** - Vanity-No Sink Stopper

Concern: No Sink Stopper or basket strainer was installed. Provide Sink Stopper or basket strainer as needed.

Comment: Plumbing fixtures were operated and flowed normally at the time of inspection.

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## Bath 3

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**72) Needs Attention, Repair, Evaluate** - Vanity Sinks-Drainage/Corrosion/Sealing/Cabinet Hardware

Concerns:

(1) The left Vanity Sink did not drain properly when filled and tested. Clear the drain obstruction as required.

(2) Rust and corrosion were noted on the underside of the left Vanity Sink and P-trap. Evaluate and repair or replace affected components as required.

(3) Both Vanity Sinks need to be resealed around their rims to prevent water intrusion beneath the countertop.

(4) The cabinet door catch clips were missing or damaged at both sets of doors. Install replacement catches as required.

Related Professional-Plumbing, Cabinetry, Any Qualified

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**73) Needs Attention, Repair, Evaluate** - Light Fixtures-Inoperable

Observation: One or more light bar bulbs were inoperable. Replace bulbs and evaluate further as required.

Related Professional-Any Qualified

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**74) Needs Attention, Repair** - Shower Door-Closure/Bottom Seal Missing

Concerns:

- (1) The Shower Door did not remain closed when operated. Adjust or repair the closure mechanism as required.
- (2) The Shower Door bottom seal was missing/not installed. Install a suitable bottom seal to prevent water leakage.

Note: The Shower plumbing was otherwise operable when tested.

Related Professional-Shower/Glass, Any Qualified

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**75) Needs Attention, Repair** - Bathroom Door-Reversed Latch

Concern: The Bathroom Door latch was installed backward. Reverse or reinstall the latch as required.

Related Professional-Door, Any Qualified

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## Primary Bedroom 1

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**78) Needs Attention, Repair** - Closet Doors-Difficult Operation

Concern: The closet doors were difficult to operate. Adjust and/or repair as needed.

Related Professional-Door, Any Qualified

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## Bedroom 2

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**80) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
- (2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified

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**81) Needs Attention, Repair, Cosmetic** - Interior Door-Binding Operation/Surface Patch

Concerns:

- (1) The room Door binds in the jamb when operated. Adjust or repair as needed.
- (2) An unfinished surface patch was noted on the hallway side of the Door. Patch and refinish as required.

Related Professional-Door, Any Qualified

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## Bedroom 3

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**83) Safety, Needs Attention, Repair** - Electrical Outlet/Cover Plate-Loose

Concern: The Electrical Outlet and cover plate were loose at the bottom. Secure both components as required.

Related Professional-Electrician, Any Qualified

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**84) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Sagging Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
- (2) The Closet shelf and hanging rod were sagging. Repair or reinforce the supports as required.

Related Professional-Door & trim, Any Qualified

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**85) Needs Attention, Repair, Evaluate** - Ceiling-Patching/Previous Repairs

Concern: Several areas of previous patching and unfinished repairs were noted at the Ceiling. The reason for these repairs was undetermined. Evaluate further for possible underlying conditions and complete patching and refinishing as required.

Related Professional-General Contractor, Any Qualified

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**86) Needs Attention, Install/Missing** - Interior Door-Strike Plate Missing

Concern: The Door strike plate was missing/not installed. Install a suitable strike plate as required.

Related Professional-Any Qualified

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## Bedroom 4

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**88) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified

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**89) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

(1) Closet doors were missing/not installed. Install doors as required.

(2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified

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**90) Needs Attention, Repair, Evaluate** - Window Trim-Wood Deterioration

Concern: Wood damage was noted along the interior Window trim, possibly associated with wood-destroying organisms. Have a Pest/Termite Professional evaluate the affected area and repair or replace damaged materials as required.

Related Professional-Pest/Termite, Door Trim

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## Bedroom 5

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**92) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified

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**93) Needs Attention, Repair** - Interior Door-Binding Operation

Concern: The room door binds in the jamb when operated. Adjust or repair as needed.

Related Professional-Door, Any Qualified

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**94) Needs Attention, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

(1) Closet doors were missing/not installed. Install doors as required.

(2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified

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## Den/Office/Alt Bdr 6

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**96) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified

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## Family Room/Great Room

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**98) Safety, Needs Attention, Repair, Evaluate** - Electrical Outlet-Ungrounded

Concern: The Electrical Outlet was ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified

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**99) Needs Attention, Repair, Replace** - Wall Switch-Missing Slider Control

Concern: The slider control was missing from a wall switch originally designed for a Ceiling Fan. Only a Light Fixture was installed at this location. Repair or replace the switch as required.

Related Professional-Electrician, Any Qualified

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**Ai** -Assisted | Enhanced Reporting

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## **Property Inspection Report Pre-Listing**

**Client(s): Marilyn Richmond**

**Property address: 1685 S Belle Ave  
Corona CA 92882-4804**

Inspection date: **Wednesday, October 21, 2026**

This report published on Thursday, October 22, 2026 3:56:26 PM PDT

Authorization and Use of This Report: This inspection and report were prepared for the exclusive use and benefit of the Client(s) identified in this report and are non-transferable. The report may not be transferred to or relied upon by any other person or party. The inspection is a general, limited, and primarily visual evaluation of readily accessible systems and components at the property at the time of inspection. The report represents the Inspector's observations and good-faith professional opinions consistent with applicable Home Inspection Standards of Practice. The inspection and report do not constitute a guarantee or warranty, expressed or implied. Conditions that are concealed, inaccessible, latent, or otherwise not reasonably discoverable during a general home inspection are outside the scope of the inspection. Certain systems, materials, environmental conditions, and other items are also excluded as described within this report.

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

|                        |                                                                                                         |
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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

## Standards

:: Please Read:

Your Home Inspection is an Invaluable Snapshot in Time:

A. A home inspection is an objective and primarily visual evaluation of the property's condition at the time of the inspection. The report identifies observed defects, safety concerns, maintenance conditions, and other information considered relevant to the Client's evaluation of the property. Cosmetic conditions may also be noted for informational purposes or as a courtesy.

Compliance with Home Inspection Standards and Practices:

B. The inspection and report are performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) and applicable provisions of the California Business and Professions

Code. The inspection is limited to systems and components that are readily accessible and observable without damaging the property or creating an unsafe condition.

Visible vs Latent Defects:

C. The inspection is intended to identify visible and reasonably observable defects. Concealed, latent, intermittent, or otherwise not reasonably discoverable conditions are outside the scope of a general home inspection. Additional evaluation by a specialist may be recommended when observed conditions warrant further investigation.

Not Technically Exhaustive:

D. A home inspection is not technically exhaustive and does not include every system, component, condition, or area of the property. The inspection applies primarily to the main building and its associated primary parking structure and is limited to conditions that are safely accessible and observable at the time of inspection.

Cosmetic Conditions and Courtesy Observations:

E. The inspection is not intended to be a comprehensive evaluation of cosmetic conditions, including paint, finishes, flooring, cabinetry, and general appearance. Cosmetic conditions may be noted as a courtesy or for informational purposes. The inclusion of certain cosmetic observations does not imply that all cosmetic conditions have been identified or reported. The Client is encouraged to evaluate cosmetic conditions independently before completing the purchase.

AI Assistance:

F. This inspection report was prepared by CSI Inspection Services. Artificial intelligence tools may have been used to assist with drafting concern statements or providing background information. All findings, evaluations, and conclusions contained in this report were personally reviewed, verified, and approved by the Inspector. The Inspector remains solely responsible for the observations and professional judgments contained herein.

Related Professionals & Qualified Service Providers:

G. References to "Related Professional" identify the trade or service provider appropriate for further evaluation, repair, or replacement. "Any Qualified" refers to an individual with the necessary knowledge, skills, and experience to perform the work, including a handyman or general repair provider when appropriate. Work requiring specialized qualifications or licensing needs to be performed by an appropriately qualified or licensed professional as required.

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## General Property Information

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**Report number:** 1-20261021

**Time started:** 1030am

**Time finished:** 2pm

**Inspector:** Frank Bua

**Inspection fee:** \$450

**Payment method:** Check

**Present during inspection:** Owner, Listing Agent

**Authorization Signed:** Yes

**Client present for discussion at end of inspection:** Yes

**Weather conditions:** Cloudy

**Temperature:** Cool

**Ground condition:** Dry

**Type of building:** SFR

**Occupied:** No

**Year Built:** 1964

**Source:** Property listing

**Front of building faces:** West

**Foundation Type:** Slab

**Number of Stories:** 2

**Bedrooms:** 5+1 Alternate

**Bathrooms:** 3

**Garage or Parking Type:** Attached

**Room Addition:** Not Determined

**Modifications:** Yes

**Pool or Spa:** No

**Type of Sale:** Pre-Sale

---

**1) Comment** - Pre-Sale/Pre-Listing Home Inspection Terms and Conditions: The pre-sale/pre-listing home inspection is conducted solely for the benefit of the current property owner, hereinafter referred to as "Client," to provide a clear assessment of the property's condition prior to listing it for sale. This inspection report is intended to assist the Client in addressing any significant issues before presenting the property on the market, but it is not a guarantee of future conditions. The inspection and report are not transferable and are not intended to be used by any potential buyers as a substitute for their own inspection. The report reflects the condition of the property at the time of the inspection and is binding only to the Client who commissioned the service, not any subsequent buyers or third parties. Any future buyer should conduct their own inspection for an independent evaluation of the property, as the Client and the inspector are not liable for reliance on this report by any other party.

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**2) Comment** - Deferred Maintenance & General Wear Conditions

Moderate wear, deferred maintenance, and unaddressed repairs were noted in multiple areas throughout the exterior and interior of the home and property. The most visible and significant concerns have been identified; however, additional issues may become evident once repairs begin or concealed areas are opened.

Despite these limitations, the inspector has made every reasonable effort to provide a clear assessment of the visible and accessible components and to highlight observed deficiencies, safety concerns, and maintenance needs.

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## Plumbing

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**Water Service:** On

**Gas Service:** On

**Fire Sprinklers:** No

**Type of Waste System:** Public Sewer

**Water pressure (psi):** 80

**Water Service & Pressure:** Serviceable

**Location of main water shut-off valve:** Front middle of the Home

**Location of main water meter:** Parkway Middle

**Gas Meter-Location:** Gas Meter S side of the Home

**Water Service Type:** Public

**Service pipe material:** Copper

**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Not visible

**Excluded Items:** The following items are excluded and are not included in this inspection: Private wells; Private Septic and Sewage disposal systems, main, side and lateral sewer lines; gray water systems; Pressure boosting systems; Fire suppression sprinkler systems; Plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; overflow drains for tubs and sinks; Backflow prevention devices; Water softeners, conditioners or filtering system. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not operate shutoff valves, does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized. Any comments, references,

or inclusions made regarding these items are provided as a courtesy only.

---

**3) Needs Attention, Repair** - Exterior Hose Faucet Supply Line-Leaking Connection

Concern: A minor drip/leak was noted at a PVC pipe connection supplying the added exterior Hose Faucet. Repair the leaking connection as required.

Related Professional-Plumbing, Any Qualified



**Photo 3-1**

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**4) Serviceable** - Water House Service & Pressure=80



**Photo 4-1**



**Photo 4-2**

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**5) Serviceable** - Water Meter-No Movement at Rest

Comment: No movement was observed at the water meter when plumbing fixtures were at rest.



**Photo 5-1**



**Photo 5-2**

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**6) Serviceable** - Gas Meter

Comment: No dial or meter movement was observed while Gas Appliances were at rest



**Photo 6-1**

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## Electric Service-Main & Sub-Panels

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**Condition of Main Panel:** Needs Attention, Repair, Install/Missing

**Primary Service Types:** Underground

**Primary service overload protection type:** Circuit breakers

**Breaker Labeling:** Partial

**Service amperage (amps):** 100

**Service voltage (volts):** 120/240

**Location of Main Meter Panel:** S side of the Garage

**Location or Sub-Panel(s):** Garage

**Condition of Sub Panel(s):** Needs Attention, Install/Missing

**System ground:** Concrete encased electrode

**Branch circuit wiring type:** Copper

**Solid strand aluminum branch circuit wiring present:** No

**Excluded Items:** The following items are excluded and are not included in this inspection: Solar panel systems, Generator or backup energy systems, surge suppressors, inaccessible or concealed wiring; Underground utilities and systems; Low voltage lighting or lighting on timers or sensors. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The Inspector does not remove inside cover panels unless deemed necessary or on older panels where safe removal is a concern. The inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every outlet or wall switch. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**7) Needs Attention, Repair, Install/Missing** - Electrical Panel-Incomplete Breaker Labeling/Damaged Cover Latch

Concerns:

- (1) Breaker identification labeling was missing/incomplete. Identify and properly label all breakers as required.
- (2) The Electrical Panel outer cover did not latch securely due to a missing latch tab. Repair or replace the latch mechanism as required.

Related Professional-Electrician, Any Qualified



Photo 7-1

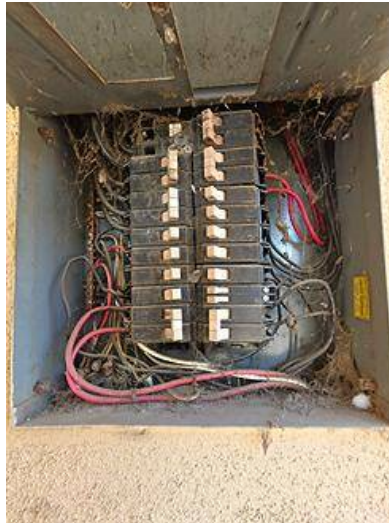


Photo 7-2



Photo 7-3



Photo 7-4

**8) Needs Attention, Install/Missing** - Electrical SubPanel-Missing Breaker Labeling  
Concern: Breaker identification labeling was missing. Identify and properly label all breakers.  
Note: The Panel was otherwise in good condition.  
Related Professional-Electrician, Any Qualified



Photo 8-1

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## HVAC-Heating and Cooling

---

**Manufacturer:** Coleman

**Year of Mfg:** 1997

**Location of the Unit:** E side of the Home

**Cooling Aprox. Tons:** 3 prox

**Condition of A/C Unit:** Serviceable

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** Split system

**Disconnect Box:** Serviceable

**Condition of Freon Lines:** Replace

**Furnace Manufacturer:** Coleman

**Yr. of Mfg:** 1997

**Location of the Unit:** Interior Closet

**Aprox. BTU:** 60000

**Condition of Furnace:** Serviceable

**Primary heating system energy source:** Natural gas

**Primary Heating System Type:** Forced air

**Condition of the Furnace Coil:** Serviceable

**Condition of Condensate Drain System:** Serviceable

**Distribution system:** Flexible ducts

**Condition of HVAC Ducting:** Serviceable

**Condition of Vent System:** Safety, Needs Attention, Repair

**Filter Condition:** Maintain

**Filter location:** At the base of the furnace

**Thermostat:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Thermostat or temperature control accuracy and timed functions; Heating components concealed within the building structure,

such as ducting or freon lines, in inaccessible areas. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not provide an estimate of remaining life on heating or cooling system components, and does not determine if systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace burner efficiency or that heat exchanger's are intact and free of leaks. Determination of whether older ducting systems contain asbestos is not included, and must be determined by a specialist. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

---

**9) Safety, Needs Attention, Repair - Furnace Vent Pipe-Insufficient Clearance to Combustibles**

Concern: The Furnace metal vent pipe was in contact with or too close to combustible roofing materials, including the wood shake shingles and roof boards. Proper clearance from combustible materials is required to reduce the risk of fire. Have the vent installation evaluated and corrected as required.

Related Professional-HVAC



**Photo 9-1**

---

**10) Safety, Needs Attention, Repair - Air Conditioner-Electrical Conduit-Loose/Unsecured**

Concern: The Air Conditioner electrical conduit was not properly secured to the exterior wall near the disconnect box. Secure the conduit within 12 inches of the disconnect box as required.

Related Professional-Electrician, Any Qualified



**Photo 10-1**

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**11) Needs Attention, Repair, Replace, Maintain - Furnace Air Filter-Dirty/Missing Retainer**

Concerns:

- (1) The Furnace air filter was dirty and needs to be replaced.
- (2) The filter retainer was missing/not installed, allowing the filter to become displaced. Install a proper filter retainer as required.

Related Professional-HVAC, Any Qualified

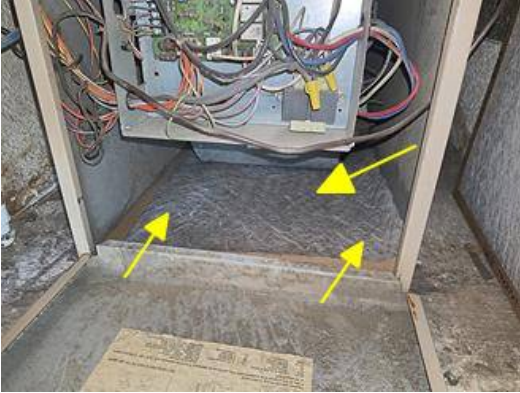


**Photo 11-1**

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**12) Needs Attention, Repair, Install/Missing - Air Conditioner-Refrigerant Line Set-Unprotected**

Concern: The exterior Refrigerant Line Set was exposed and lacked adequate physical protection along the wall. Install a protective metal chase or channel to enclose and protect the lines from damage.

Related Professional-HVAC



**Photo 12-1**

**13) Needs Attention, Repair** - Return Air Vent-Loose  
Concern: The Return Air vent grille was loose and partially detached. Secure the grille as required.  
Related Professional-HVAC, Any Qualified



**Photo 13-1**

**14) Maintain, Comment** - HVAC System-Heating & Cooling

Note: See above Concerns

Comment: The HVAC system was operable in both heating and cooling modes at the time of the Inspection. Have the system serviced annually or as required. Maintain refrigerant-line insulation as required. Check air handler filter(s) monthly and replace as necessary.

Note: Inspectors do not predict the life expectancy of HVAC Equipment. Operable condition is based on testing on the day of the Inspection. Upgrading older functional Equipment is at the discretion of the Buyer unless otherwise required.

Related Professional-HVAC



Photo 14-1



Photo 14-2



Photo 14-3

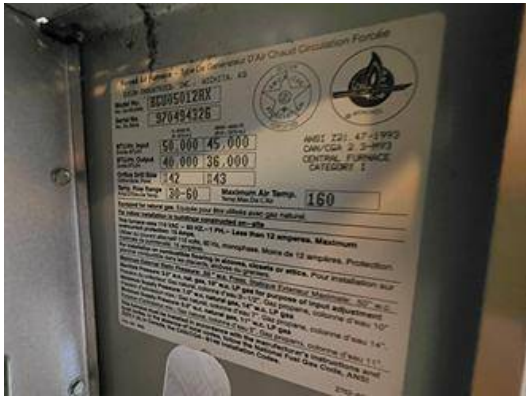


Photo 14-4

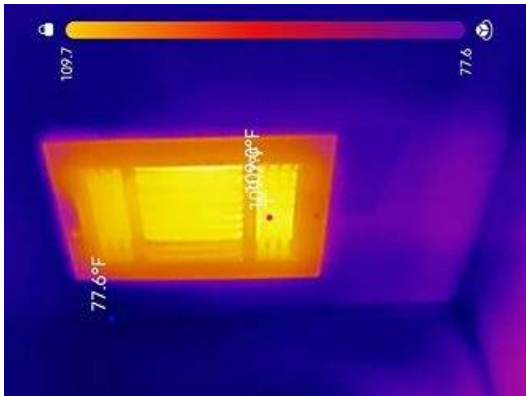


Photo 14-5

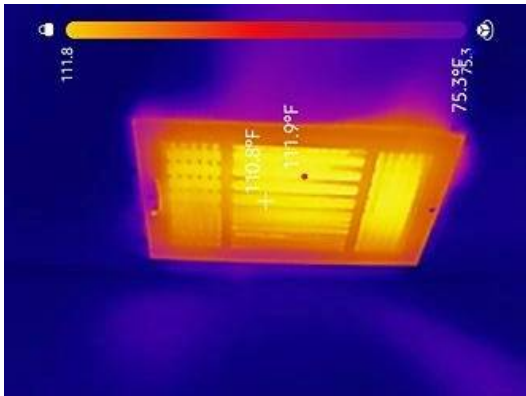


Photo 14-6

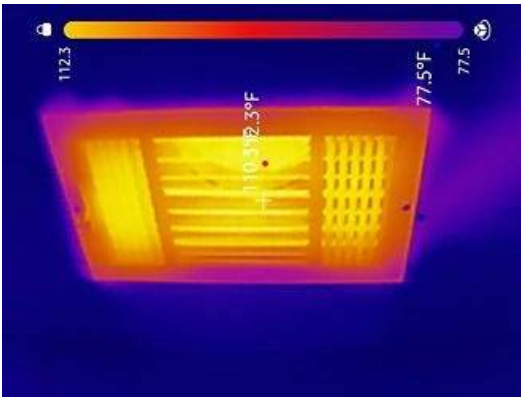


Photo 14-7

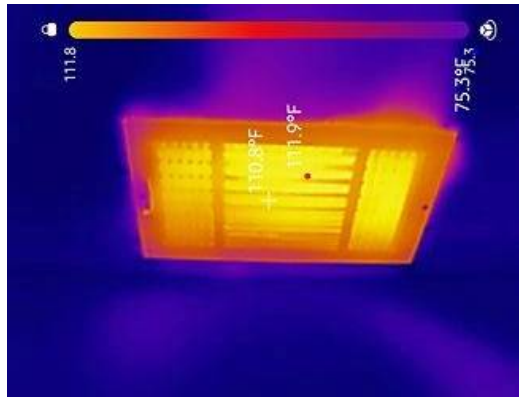


Photo 14-8

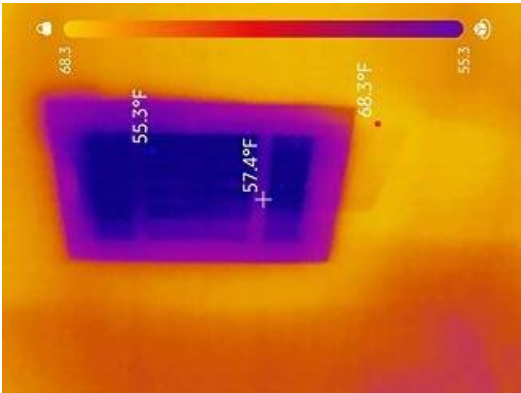


Photo 14-9

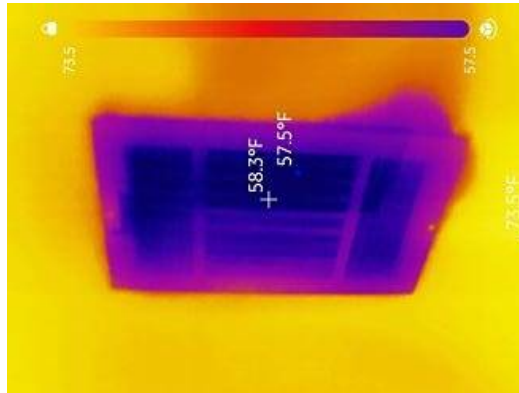


Photo 14-10

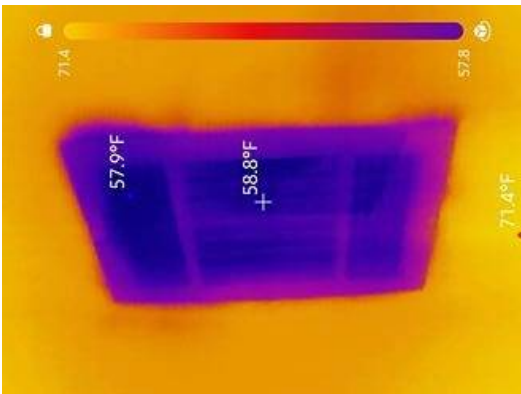


Photo 14-11

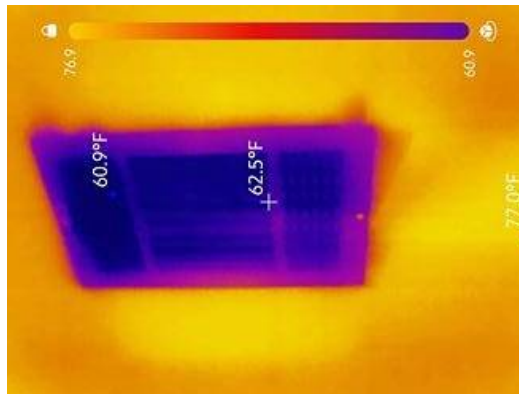


Photo 14-12

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## Rooftop HVAC-Heating & Cooling

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**HVAC Manufacturer:** Coleman

**Year of Mfg:** 1997

**Cooling Aprox. Tons:** 2-3 prox

**Heating Aprox. BTU:** 40-50000 prox

**Overall Condition of HVAC Unit:** Serviceable

**Primary HVAC type:** Split System

**Primary Cooling Energy Source:** Electric

**Condition of Cooling System:** Serviceable

**Primary Heat energy source:** Electric

**Condition of Heating System:** Serviceable

**Condition of Condensate Drain System:** Serviceable

**Disconnect Box:** Not Accessible

**Distribution system:** Flexible ducts

**Condition of HVAC Ducting:** Serviceable

**Filter Condition:** Maintain

**Thermostat:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Thermostat or temperature control accuracy and timed functions; Heating components concealed within the building structure, such as ducting or freon lines, in inaccessible areas. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not provide an estimate of remaining life on heating or cooling system components, and does not determine if systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace burner efficiency or that heat exchanger's are intact and free of leaks. Determination of whether older ducting systems contain asbestos is not included, and must be determined by a specialist. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

---

**15) Needs Attention, Replace, Maintain - HVAC-Air Filter Dirty**

Concern: The HVAC air filter was dirty and needs to be replaced. Evaluate and replace the filter as needed as part of routine maintenance.

Related Professional-Any Qualified



**Photo 15-1**

**16) Serviceable, Comment** - Rooftop HVAC Unit-Heating & Cooling

Comment: The HVAC systems operated in both the heating and cooling modes at the time of the inspection and appeared to function normally at the time of the inspection.

Note: Routine maintenance includes annual professional servicing, maintaining the refrigerant line insulation, and checking the air handler filter(s) monthly, replacing filters as necessary.

Note: Inspectors do not predict the remaining service life of HVAC equipment. Operable condition is based on testing performed on the day of the inspection. Repair or replacement of older but functional equipment is at the Buyer's discretion unless otherwise required.

Related Professional-HVAC



Photo 16-1



Photo 16-2

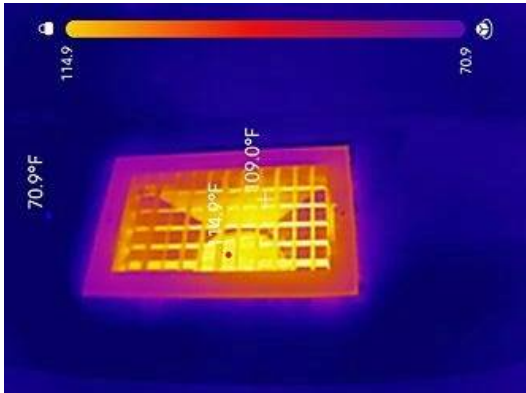


Photo 16-3

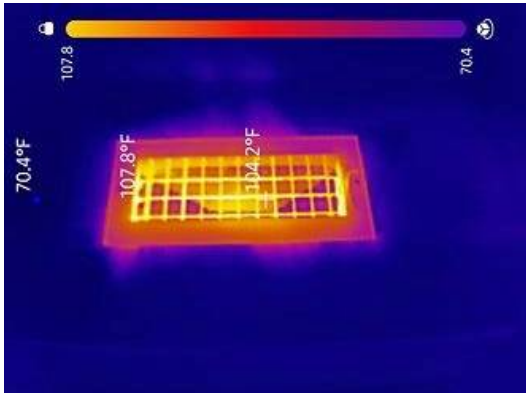


Photo 16-4

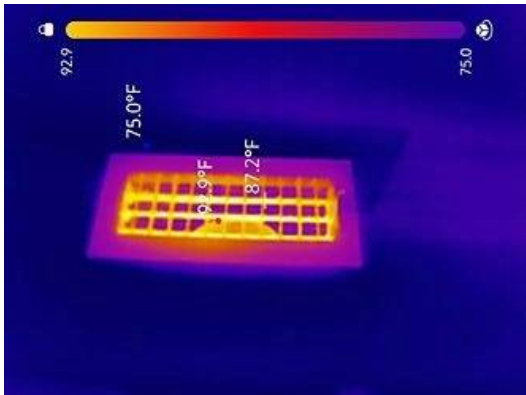


Photo 16-5

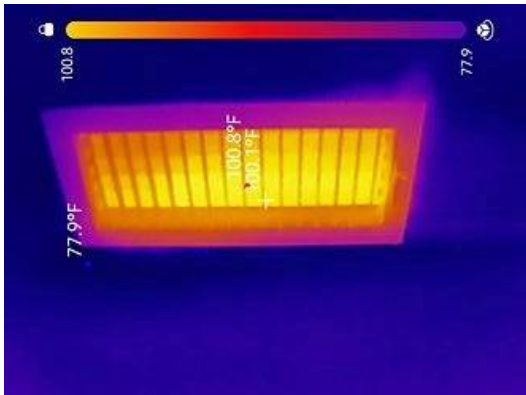


Photo 16-6

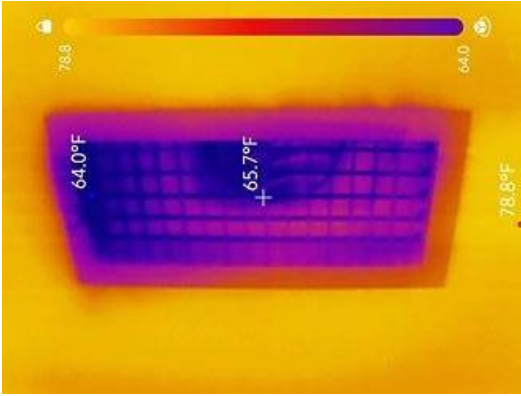


Photo 16-7

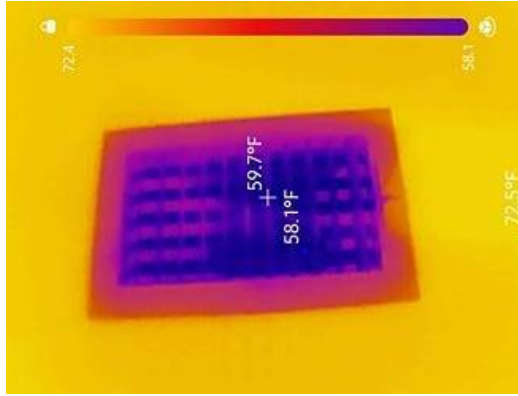


Photo 16-8

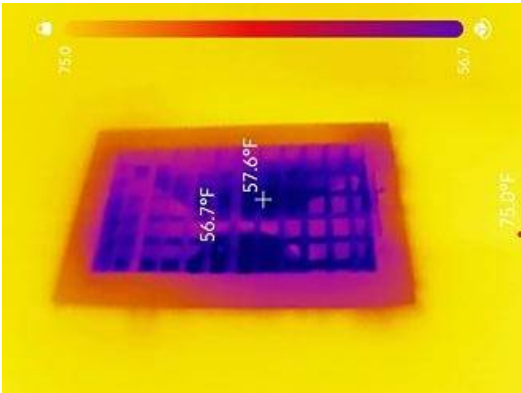


Photo 16-9

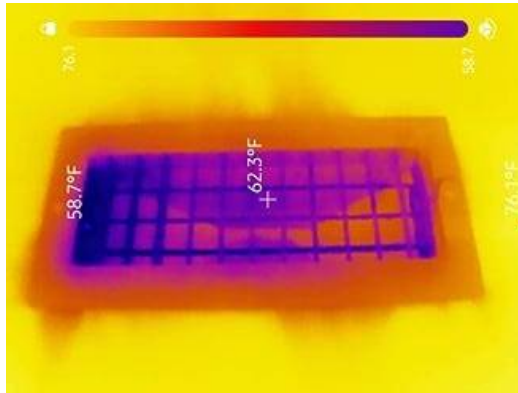


Photo 16-10

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## Water Heater

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**Manufacturer:** Bradford White

**Condition:** Serviceable

**Type:** Tank

**Energy Source:** Natural gas

**Capacity (Gal.):** 40

**Year of Mfg:** 2015

**Location of the WH:** Exterior Closet

**Water Temp.:** Normal

**Condition of Water Supply Lines:** Serviceable

**Earthquake Straps:** Serviceable

**Pressure Relief Valve and Drain Line:** Serviceable

**Condition of Burner Chamber:** Serviceable

**Condition of Vent System:** Serviceable

**Condition of Combustion Air:** Serviceable

**Circ Pump:** No

**Condition of the Enclosure:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Solar water heating systems or circulation systems. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or light pilots that are not already lit. Any comments, references, or

inclusions made regarding these items are provided as a courtesy only.

**17) Serviceable, Comment** - Water Heater – Location as Observed

Comment: The Water Heater was operable at the time of the inspection.

Note: Inspectors do not predict the life expectancy of water heaters. Operable condition is based on function on the day of the inspection. Upgrading of older but functional equipment is at the discretion of the Buyer.



Photo 17-1



Photo 17-2

## Exterior/Foundation

**Wall Surfaces condition:** Cosmetic, Maintain

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco

**Eaves, Siding, & Trim Condition:** Needs Attention, Evaluate

**Condition of foundation and footings:** Serviceable

**Foundation type:** Slab

**Foundation material:** Concrete

**Footing material:** Concrete

**Excluded items:** The following items are excluded from this inspection: Below-grade Foundation walls and footings; Foundation and exterior components obscured by vegetation, stored items, debris, or other obstructions; and wall structures concealed by siding, trim, or other coverings. Some exterior components, including siding, trim, soffits, vents, and windows, may be viewed from the ground, a ladder, or with binoculars when roof access or proximity is not practical. Any comments regarding these items are based on visible conditions only.

**Limitations:** Minor shrinkage cracking in stucco, concrete slabs, and Foundation walls is common and, by itself, is not necessarily indicative of structural distress. This inspection does not determine the adequacy of structural or seismic reinforcement. Observations are limited to visible and reasonably accessible conditions at the time of the inspection.

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**18) Needs Attention, Repair, Evaluate** - Eaves-Wood Damage

Concern: Some visible and possible underlying wood damage in one or more location of the eaves was noted. Evaluate and Repair as needed.

Note: A Structural Pest Control inspection is recommended to evaluate for the presence of wood-destroying pests and/or wood damage and to recommend any necessary repairs or treatments. Refer to existing Structural Pest Control report, if available.

Related Professional-Structural Pest



**Photo 18-1**



**Photo 18-2**

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**19) Needs Attention, Repair** - Exterior Stucco-Peeling/Minor Deterioration-South Gable

Concern: Minor peeling and deterioration of the Stucco finish were noted at the second-floor South Gable. Patch and refinish as required.

Related Professional-Stucco, Any Qualified

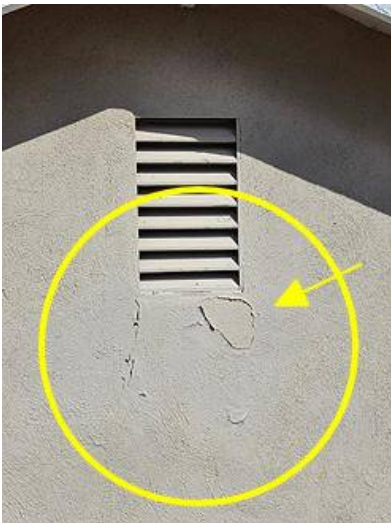


**Photo 19-1**

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**20) Comment - Exterior Views**

Comment: See above Concerns

**Photo 20-1****Photo 20-2****Photo 20-3****Photo 20-4****Photo 20-5****Photo 20-6**

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**Exterior/General**

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**Condition of Exterior Doors:** Serviceable**Condition of Patio Doors:** Serviceable**Patio Door Type:** Vinyl, Multi-Pane**Type(s) of windows:** Vinyl, Multi-pane, Sliding, Single-hung**Condition of Windows:** Serviceable**Condition of Screens:** Needs Attention, Repair**Receptacles Condition:** Safety, Needs Attention, Repair

**GFI Installed or Protected:** No

**Lighting Condition:** Needs Attention, Replace

**Condition of Electrical Cover Plates:** Serviceable

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**21) Safety, Needs Attention, Repair** - Exterior Electrical Box-Loose-Rear Patio Door

Concern: The exterior Electrical Box adjacent to the rear Patio Door was loose and partially detached from the wall. Secure the box as required.

Related Professional-Electrician, Any Qualified



**Photo 21-1**

**22) Safety, Needs Attention, Repair** - Exterior Electrical Outlet-Ungrounded

Concern: The exterior Electrical Outlet tested as ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified



**Photo 22-1**

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**23) Needs Attention, Repair** - Window Screens-Damaged-Rear

Concern: Two Window Screens at the rear of the home were damaged. Repair or replace as required.

Related Professional-Window & Glass, Any Qualified



**Photo 23-1**

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**24) Needs Attention, Replace** - Exterior Light Fixture-Deteriorated

Concern: The exterior Light Fixture was deteriorated and missing a bulb. Electrical power was verified at the fixture. Replacement of the Light Fixture is recommended.

Related Professional-Electrician, Any Qualified



**Photo 24-1**

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## Roof

**Roof type:** Gable

**Aprox. age of Roof surface(s):** 20-25yrs

**Condition of shingled surface materials:** Needs Attention, Replace, Evaluate

**Roof Surface Material Type:** Dimensional Fiberglass Shingles

**Excluded Items:** The following items are excluded and are not included in this inspection: Areas that could not be traversed or viewed clearly, limited access, height, risk of damage to materials, as in concrete tile, or the Safety of the Inspector. Solar roofing components are also Excluded. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The Inspector does not climb or walk on Concrete, Clay, Metal Tile or 2nd story or more Roofs. These roofs will be viewed from eaves, the ground with binoculars, or from from windows. The Inspector does not provide a precise estimate of remaining life on the Roof surface material, or guarantee that leaks have not

or will not occur. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The Inspector does NOT guarantee or warranty that leaks will not occur in the future. Owners should monitor the condition of roofing materials in the future. For older Roofs, recommend that a professional inspect the roof surface, flashings, skylights etc., annually, and maintain/repair as required. Regarding the Roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**25) Needs Attention, Replace, Evaluate** - Shingle Roof-Replacement Needed

Concern: Moderate to significant granule loss and deterioration were observed throughout much of the Shingle Roof. The roofing material is estimated to be 20-25+ or- years old and has reached or exceeded its useful service life. Roof replacement is recommended. Evaluation for replacement by a Roofing professional is needed.

Note: The existing Shingle Roof was installed over original wood shake roofing. When replaced, the existing roofing materials will need to be removed, and roof sheathing installed as required before installing new roofing materials.

Related Professional-Roofing



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5



Photo 25-6



Photo 25-7



Photo 25-8



Photo 25-9



Photo 25-10



Photo 25-11



Photo 25-12

**26) Comment - Original Wood Shake Roofing-Present**

Comment: Original wood shake roofing and spaced roof boards were visible from the attic. The existing composition Shingle Roof was installed over this original roofing material.

Note: See related Shingle Roof replacement concern regarding removal of existing roofing materials and installation of roof sheathing when the Roof is replaced.

**Photo 26-1****Photo 26-2****Photo 26-3****Photo 26-4**

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## Attic & Roof Structure-1st Floor

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**Inspection method:** Viewed from hatch

**Condition of Attic:** Needs Attention, Repair

**Condition of Roof Structure:** Serviceable

**Roof structure type:** Rafters & Joists (Cut & Stack)

**Condition of Insulation:** Needs Attention, Repair, Replace

**Insulation material:** Fiberglass roll or batt

**Insulation depth:** 6"

**Attic Hatch:** Needs Attention, Repair

**Location:** Hallway

**Condition of Wiring:** Safety, Needs Attention, Repair

**Excluded Items:**

**Limitations:** The inspector does not determine the adequacy of the attic ventilation system. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**27) Safety, Needs Attention, Repair - Attic Electrical Wiring-Exposed Splices**

Concern: Electrical wire splices were observed outside a covered junction box in the Attic. Install the splices in an approved, covered junction box as required.

Related Professional-Electrician

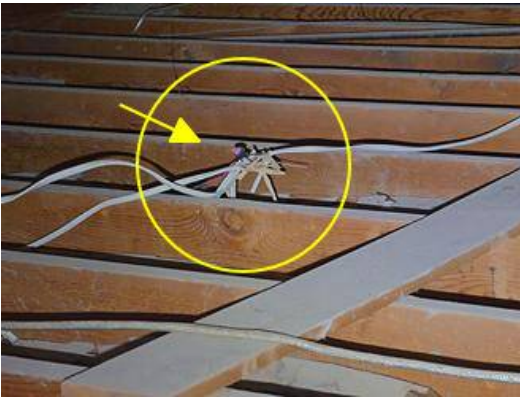


**Photo 27-1**

**28) Needs Attention, Repair, Evaluate - Attic Access Panel-Improper Installation**

Concern: The Attic access panel consisted of a drywall cutout secured by a screw and metal bracket. Replace with a conventional, properly supported and secured Attic access panel or door as required.

Related Professional- Any Qualified

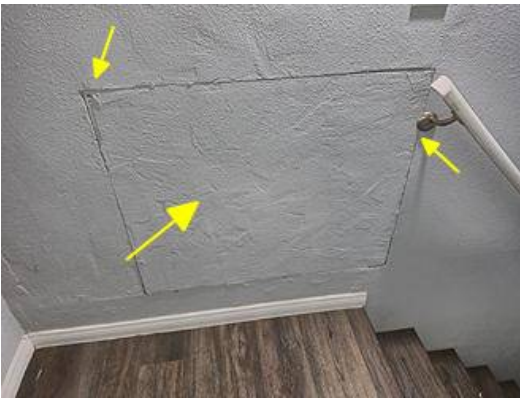


**Photo 28-1**



**Photo 28-2**

**29) Needs Attention, Replace, Evaluate - Attic Insulation-Deteriorated Paper Backing**

Concern: The paper backing on the existing Attic insulation was deteriorated in several areas. Evaluate the insulation for removal or replacement as required.

Related Professional-Insulation, Any Qualified



**Photo 29-1**



**Photo 29-2**

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## Attic & Roof Structure-2nd Floor

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**Inspection method:** Viewed from hatch

**Condition of Attic:** Needs Attention, Install/Missing

**Condition of Roof Structure:** Serviceable

**Roof structure type:** Rafters & Joists (Cut & Stack)

**Condition of Insulation:** Needs Attention, Install/Missing

**Insulation material:** Fiberglass roll or batt

**Insulation depth:** 6"

**Attic Hatch:** Serviceable

**Location:** Hallway

**Excluded Items:** The following items are excluded and are not included in this inspection: Areas that could not be Safely traversed or viewed clearly due to lack of access or risk of damage, areas and components obscured by insulation. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not determine the adequacy of the attic ventilation system. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

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### 30) *Needs Attention, Install/Missing* - Attic Insulation-Incomplete Installation-Second Floor

Concern: Insulation was only partially installed in the second-floor Attic, leaving several areas without insulation. Complete the insulation installation as required.

Note: The Home may not have been originally insulated.

Related Professional-Insulation, Any Qualified



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4

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## Garage

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**Type:** Attached

**Condition of Firedoor:** Safety, Needs Attention, Repair, Install/Missing

**Type of door:** Solid Core

**Condition of Exterior Door:** Serviceable

**Type of door:** Metal

**Condition of Garage Vehicle Door(s):** Serviceable

**Garage Vehicle Door Type:** Sectional

**Number of Vehicle Doors:** 1

**Condition of Automatic Opener(s):** Serviceable

**Number of Garage Door Openers:** 1

**Wall type or covering:** Drywall

**Condition of walls:** Needs Attention, Maintain, Cosmetic

**Ceiling type or covering:** Open Frame

**Condition of ceilings:** Serviceable

**Condition of the Garage Floor:** Cosmetic

**Condition of Switches:** Serviceable

**Receptacles Condition:** Safety, Needs Attention, Repair

**GFI Installed or Protected:** No, As-Built

**Condition of Electrical Cover Plates:** Serviceable

**Lighting Condition:** Serviceable

**Excluded Items:** Excluded Items: The garage inspection is limited to readily visible and accessible components. Excluded from this inspection are concealed structural components, below-grade foundations and footings, hidden wall and ceiling assemblies, and areas obscured by stored items, shelving, cabinets, vehicles, debris, insulation, or finish materials. Conditions concealed behind wall coverings, ceiling finishes, floor coverings, or personal property are beyond the scope of this inspection. Appliances, refrigerators, freezers, water treatment equipment, workshop tools, low-voltage systems, central vacuum systems, and other personal property are not inspected. Any comments regarding excluded or partially visible items are provided as a courtesy only and do not constitute an inspection of concealed components.

**Limitations:** The garage inspection is visual and limited to conditions observable at the time of inspection. Minor cracking, shrinkage cracking, surface imperfections, and minor settlement cracking are common characteristics of concrete garage floor slabs and are generally cosmetic in nature unless otherwise noted. The inspection does not determine the cause, structural significance, rate of movement, or future performance of such conditions. Permit status, code compliance, seismic design, engineering adequacy, and future reliability or life expectancy of components are beyond the scope of this inspection. Any comments, observations, or photographs regarding these conditions are provided as a courtesy only and should not be considered an engineering or structural evaluation. Visibility may be limited by stored items and additional conditions may become visible after the garage is emptied or altered.

**31) Safety, Needs Attention, Repair, Install/Missing** - Garage Entry Door-Missing Self-Closing Device/Seals  
Concern: The solid-core door between the Garage and living space lacked a self-closing device, weather-stripping, and bottom seal. Install the missing components as required.

Note: Proper door closure and sealing help reduce the entry of smoke, fumes, and carbon monoxide from the Garage into the home.

Related Professional-Door, Any Qualified



**Photo 31-1**

**32) Safety, Needs Attention, Repair, Evaluate** - Electrical Outlet-Ungrounded

Concern: The Electrical Outlet on the side wall tested was ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified



**Photo 32-1**

**33) Needs Attention, Maintain, Cosmetic** - Garage-General Cosmetic Conditions

Comment: General cosmetic wear, wall and ceiling damage, floor staining, and unfinished surfaces were noted throughout the Garage. Patch, repair, and refinish for improved appearance as needed.

Related Professional-Paint, Any Qualified



Photo 33-1



Photo 33-2

**34) Needs Attention, Maintain, Cosmetic** - Laundry Area-General Cosmetic Conditions

Comment: General cosmetic wear, wall damage, and unfinished surfaces were noted throughout the Laundry Area. Patch, repair, and refinish for improved appearance as needed.

Related Professional-Paint, Any Qualified



Photo 34-1



Photo 34-2

**35) Serviceable, Comment** - Garage Door & Opener:

Comment: The garage door and opener for the double door were tested and found to be operable at the time of inspection and appeared to be in serviceable condition.



Photo 35-1



Photo 35-2

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## Fireplace & Chimney

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**Condition of the Fireplace:** Safety, Needs Attention, Install/Missing, Maintain

**Condition of the Chimney:** Safety, Needs Attention, Repair, Comment

**Fireplace type:** Masonry

**Chimney type:** Masonry

**Fuel type:** Natural Gas or Wood

**Spark Arrestor:** No

**Condition of Fireplace Spark Arrestor Screen or Hood:** Safety, Needs Attention, Install/Missing

**Condition of Fireplace Chimney Damper:** Serviceable

**Damper Clamp:** Yes

**Condition of Log Grate:** Serviceable

**Condition of Hearth Screen:** Safety, Needs Attention, Install/Missing

**Excluded Items:** The following items are excluded and are not included in this inspection: Interior of chimney flues (except where visible). Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association recommends an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**36) Safety, Needs Attention, Repair, Comment** - Fireplace Chimney-Damaged Spark Arrestor Screen  
Concern: The spark arrestor screen within the chimney flue was damaged/collapsed. Repair or replace the screen, or install an approved chimney cap with a spark arrestor as an alternative.  
Related Professional-Fireplace, Chimney



Photo 36-1



Photo 36-2



Photo 36-3

**37) Safety, Needs Attention, Install/Missing, Maintain** - Fireplace-Missing Screen/Cleaning Needed

Concerns:

- (1) A protective Fireplace screen was missing/not installed. Provide a suitable Fireplace screen as required.
- (2) Ash and debris accumulation was noted within the Firebox. Have the Firebox and chimney cleaned and serviced, including inspection of the flue, prior to use.

Related Professional-Fireplace, Chimney



Photo 37-1

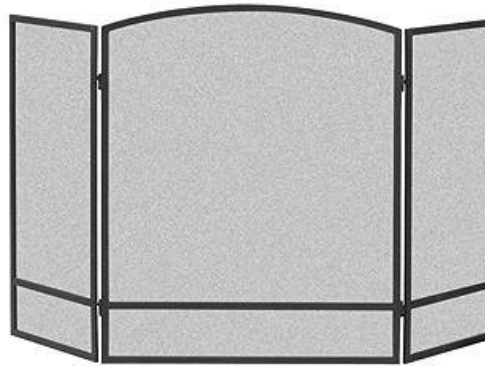


Photo 37-2



Photo 37-3

**38) Needs Attention, Install/Missing** - Gas Valve Trim/Fireplace Gas Valve-Missing Trim Plate

Concern: The decorative trim plate at the Fireplace gas shutoff valve was missing/not installed. Install a suitable trim plate as required.

Related Professional-Fireplace, Any Qualified



Photo 38-1



Photo 38-2

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## Grounds/Yard Areas

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**Condition of Fences and Gates:** Needs Attention, Repair, Evaluate

**Fence and Gate Material:** Block

**General Condition of Yard & Grade:** Maintain

**Condition of driveway:** Needs Attention, Repair, Evaluate

**Driveway material:** Concrete

**Condition of sidewalks and/or patios:** Safety, Needs Attention, Repair

**Sidewalk material:** Poured in place concrete

**Condition of Patio Covers:** Serviceable

**Type of Patio Cover:** Solid Cover (See also Roof Section)

**Type of Patio Cover Material:** Wood

**Excluded Items:** Excluded Items: The following items are excluded and are not included in this inspection:

Irrigation, landscaping, trees, underground drainage. BBQs & islands, Firepits, Outbuildings, sheds or free-standing structures; Above ground spas, hot tubs or saunas; Ponds, water features, sport courts, playground, recreation or leisure equipment; Invisible fencing, gates or retaining walls; Above ground yard or underground drainage systems, catch basins or concealed sump pumps; Properties of soil, soil stability, erosion and erosion control; Areas below the exterior structures with less than 3 feet of vertical clearance; Any comments or inclusions made or added to the report regarding these items are as a courtesy only.

**Limitations:** Some amount of cracking is normal/natural in concrete slabs, masonry walls due to shrinkage and drying. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** Limitations: Exterior concrete flatwork, masonry, and similar hardscape materials commonly develop cracking, settlement, displacement, and other age-related conditions over time. The inspection is not intended to determine the cause, extent, rate of movement, structural significance, or future performance of such conditions. Any comments, observations, or photographs included in the report regarding these items are provided as a courtesy only and should not be considered a structural, geotechnical, engineering, or soils evaluation.

**39) Safety, Needs Attention, Repair** - Concrete Walkways-Front Yard

Concern: A trip hazard was found in the concrete at the main walkway leading to the porch. Grind, ramp, or otherwise correct the uneven surface to reduce trip hazards.

**Photo 39-1****40) Needs Attention, Repair, Replace, Evaluate** - Driveway/Walkway-Concrete Cracking/Lifting

Concern: Cracking and lifting of the concrete Driveway and adjacent Walkway at the side gate were noted, likely due to nearby tree-root growth. The uneven surfaces present potential trip hazards. Evaluate the tree for possible removal or root remediation and repair or replace affected concrete sections as required.

Related Professional-Concrete, Tree Service

**Photo 40-1****Photo 40-2****Photo 40-3**

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**41) Needs Attention, Repair, Maintain** - Block Wall-Damaged Blocks/Mortar Joint Separation

Concern: Damaged/missing blocks and mortar joint separation were noted at sections of the Block Wall. Repair and repoint affected areas as required.

Related Professional-Masonry



**Photo 41-1**



**Photo 41-2**

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**42) Needs Attention, Repair, Evaluate** - Patio Concrete-Cracking/Lifting-South End

Concern: Cracking and minor lifting of the concrete were noted at the south end of the Patio. Repair or replace affected sections as required.

Related Professional-Concrete, Any Qualified



**Photo 42-1**

**43) Needs Attention, Maintain** - Yard Areas-General Maintenance/Improvements

Comment: The front, rear, and side yard areas exhibited deferred maintenance, sparse landscaping, bare soil, and areas needing cleanup and improvements. General yard cleanup, landscaping, grading, and maintenance are recommended as needed.

Related Professional-Landscaping, Any Qualified



Photo 43-1



Photo 43-2



Photo 43-3



Photo 43-4



Photo 43-5



Photo 43-6

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**44) Serviceable, Comment - Patio Cover**

Comment . The Patio Cover was in generally good condition.

Note: A Structural Pest Control inspection is recommended to evaluate for the presence of any possible wood-destroying pests and/or wood damage and to recommend any necessary repairs or treatments. Refer to existing Structural Pest Control report, if available.

Related Professional-Structural Pest



Photo 44-1

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## Interior/General

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**Condition of Interior Doors:** Varies per Section

**Type of Windows:** Vinyl, Multi-Pane, Sliding, Single Hung

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Serviceable, Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Carpet, Laminate

**Condition of flooring:** Needs Attention, Repair, Replace, Evaluate

**Condition of Stairs:** Safety, Needs Attention, Repair

**Condition of Ceiling Fans:** Serviceable

**Condition of Switches:** Serviceable

**Receptacles Condition:** Varies per Section

**Condition of Electrical Cover Plates:** Varies per Section

**Lighting Condition:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

**Condition of Carbon Monoxide Detectors:** Safety, Needs Attention, Install/Missing

**Excluded Items:** The following items are excluded and are not included in this inspection: Decorator items, such as drapes, blinds, wall coverings flooring (limited); Security, intercom and sound systems; Communications wiring; central vacuum systems; Elevators and stair lifts; sources of obnoxious odors; Cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; Low voltage and gas lighting systems. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. Window coverings may limit evaluation. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor

defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**45) Safety, Needs Attention, Repair, Replace, Evaluate** - Stairway/Flooring-Damaged Treads/Loose Landing Concerns:

(1) Damage and separation of the laminate flooring were noted at several Stairway treads and the upper landing transition. Repair or replace affected flooring and secure loose edges as required.

(2) The lower Stairway landing was loose, creaked, and exhibited movement when walked on. Evaluate the underlying support and secure or repair as required.

Related Professional-Flooring, General Contractor



Photo 45-1



Photo 45-2



Photo 45-3



Photo 45-4



Photo 45-5

**46) Safety, Needs Attention, Install/Missing** - Smoke Detectors-Missing/Not Installed-Bedrooms  
Concern: Smoke Detectors were missing/not installed in all Bedrooms, including the Office/Den (optional Bedroom 6).

Note: Install Smoke Detectors in all Bedrooms as required.

Comment: Smoke Detectors were otherwise installed in the bedroom hallways on both levels.

Related Professional-Any Qualified



Photo 46-1



Photo 46-2



Photo 46-3



Photo 46-4



Photo 46-5



Photo 46-6



Photo 46-7



Photo 46-8



Photo 46-9

**47) Safety, Needs Attention, Install/Missing** - Carbon Monoxide Detectors-Missing/Not Installed

Concern: Carbon Monoxide Detectors were missing/not installed in the Bedroom Hallways on both levels. Install Carbon Monoxide Detectors on each level and outside the sleeping areas as required.

Related Professional-Any Qualified



Photo 47-1



Photo 47-2



Photo 47-3

**48) Needs Attention, Repair, Replace, Evaluate** - Laminate Flooring-Damage/General Wear

Concerns:

- (1) Localized damage to the Laminate Flooring was noted in the Great Room. Repair or replace affected sections as required.
- (2) Edge lifting and separation/gapping were noted in various areas, more noticeably in the Dining Room. Repair or replace as required.
- (3) General wear was noted in the Laminate Flooring throughout portions of the home. Evaluate the overall condition and repair or replace as needed.

Note: See also related Stair Section above.

Related Professional-Flooring, Any Qualified



**Photo 48-1**



**Photo 48-2**



**Photo 48-3**



**Photo 48-4**

**49) Needs Attention, Repair** - Pocket Door-Difficult Operation

Concern: The Pocket Door was difficult to open and close when operated. Adjust or repair the door mechanism as required.

Related Professional-Door, Any Qualified



**Photo 49-1**

**50) Needs Attention, Replace, Evaluate** - Carpeting-Deteriorated/Stained-Bdrs 1 & 2

Concern: Significant wear, deterioration, and staining were noted in the Bedroom carpeting. Replacement of the affected carpeting is recommended.

Related Professional-Flooring



**Photo 50-1**



**Photo 50-2**

**51) Needs Attention, Maintain, Cosmetic, Comment** - Interior-General Cosmetic Conditions

Comment: General cosmetic wear, surface damage, unfinished patching, paint imperfections, and other minor cosmetic conditions were prevalent throughout the home. While some conditions are specifically identified elsewhere in this report, this comment addresses the overall cosmetic condition of the interior. Patch, repair, and refinish as needed.

Related Professional-Painter, Any Qualified



Photo 51-1



Photo 51-2



Photo 51-3



Photo 51-4



Photo 51-5



Photo 51-6

**Photo 51-7**

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## Laundry Area

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**Location of the Laundry Area:** Garage

**Condition of laundry facilities:** Needs Attention, Maintain

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** No

**Dryer Duct & Hood:** Needs Attention, Evaluate

**Condition of Water Supply Valves:** Needs Attention, Repair

**Receptacles Condition:** Serviceable

**Condition of Electrical Cover Plates:** Safety, Needs Attention, Install/Missing

**Lighting Condition:** Serviceable

**Flooring type or covering:** Concrete

**Condition of flooring:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Needs Attention, Repair

**Ceiling type or covering:** Wood

**Condition of ceilings:** Serviceable

**Excluded Items:** The following items are excluded from this inspection: Operation of Clothes Washers and Clothes Dryers, and areas inaccessible or concealed behind laundry appliances. Any comments or observations regarding these items are provided as a courtesy only.

**Limitations:** The inspection does not determine the adequacy or performance of clothes washer drain piping, washer drain pans, or clothes dryer exhaust ducts. Clothes washers and dryers are not operated as part of this inspection. Water supply valves, shut-off valves, and gas shut-off valves serving laundry appliances are not operated due to the possibility of leakage, breakage, or other damage. The inspection does not determine the completeness, condition, or operability of gas piping serving laundry appliances. Any comments regarding these systems are provided as a courtesy based on visible and readily accessible conditions only.

**52) Safety, Needs Attention, Install/Missing** - Electrical Cover Plate-Missing

Concern: The electrical cover plate was missing/not installed. Install a cover plate as required.

Related Professional-Any Qualified



**Photo 52-1**

**53) Serviceable, Comment** - Laundry Plumbing-Leaking Faucet/Drywall Openings

Concerns:

(1) The cold-water Laundry Faucet was dripping/leaking. A temporary cap was installed during the Inspection to stop the leakage. Repair or replace the Faucet as required.

(2) Unfinished drywall openings and patching were noted around the Laundry plumbing connections and drain pipe. Patch and finish as required.

Related Professional-Plumbing, Any Qualified



**Photo 53-1**



**Photo 53-2**

## Kitchen

**Condition of Sinks and related Plumbing:** Needs Attention, Repair, Replace, Evaluate

**Condition of Counters:** Serviceable

**Condition of Cabinets:** Needs Attention, Repair, Evaluate

**Condition of Garbage Disposal:** Serviceable

**Condition of the Dishwasher:** Needs Attention, Repair, Replace, Evaluate

**Condition of Cooktop:** Serviceable, Comment

**Type:** Natural gas

**Condition of Oven:** Needs Attention, Repair

**Type:** Electric

**Condition of Ventilation System:** Serviceable

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**GFI Installed or Protected:** No, As-Built

**Lighting Condition:** Serviceable

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Serviceable

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Laminate

**Condition of flooring:** Serviceable

**Excluded Items:** The following items are not included in this inspection: Free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; Specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

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**54) Safety, Needs Attention, Repair - Cooktop-Improper Electrical Connection**

Concern: The Cooktop was powered by an extension cord connected to a remote Electrical Outlet. Install a properly located, permanent Electrical Outlet for the Cooktop and eliminate the extension cord connection. Related Professional-Electrician



**Photo 54-1**

**55) Needs Attention, Repair, Replace, Evaluate** - Kitchen Sink-Surface Damage/Water Purification Faucet  
Concern: Surface damage and deterioration were noted at the Kitchen Sink. Evaluate for refinishing or replacement as required.

Note: The Kitchen Sink Faucet and plumbing were otherwise operable when tested.

Comment: A separate drinking water faucet was installed, but no associated water purification system was present. Consult the seller regarding its purpose and operation.

Related Professional-Plumbing, Any Qualified



Photo 55-1



Photo 55-2

**56) Needs Attention, Repair, Replace, Evaluate** - Dishwasher-Control Panel Display Cover Missing  
Concern: The Dishwasher control panel display window/cover was missing. Repair or replace the affected control panel components as required. Consider replacement of the Dishwasher if repairs are not practical.

Note: The Dishwasher drain hose was installed with a high loop. An existing countertop air gap device was present but not connected.

Note: The Dishwasher was otherwise operable when tested.

Related Professional-Appliance



Photo 56-1



Photo 56-2

**57) Needs Attention, Repair, Install/Missing, Cosmetic** - Kitchen Cabinets-Missing Doors/Unfinished Surfaces

## Concerns:

- (1) Several Kitchen Cabinet doors were missing/not installed. Install replacement doors as required.
- (2) Unfinished or partially refinished surfaces were noted on a cabinet drawer front and door. Complete refinishing as required.
- (3) One or more doors need adjustment.

Related Professional-Cabinetry, Any Qualified



Photo 57-1



Photo 57-2



Photo 57-3



Photo 57-4

**58) Needs Attention, Repair** - Oven-Control Knob Labeling Worn

Concern: The Oven control knob labeling was worn and illegible. Replacement of the affected knobs is recommended.

Note: The Oven was otherwise operable when tested.

Related Professional-Appliance, Any Qualified



**Photo 58-1**



**Photo 58-2**



**Photo 58-3**

**59) Serviceable, Comment** - Kitchen Sink-Undersink Plumbing

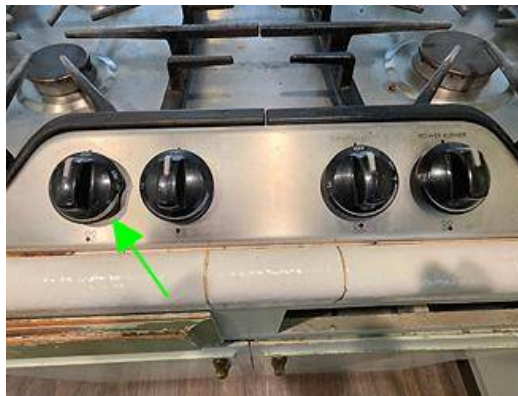
Comment: An unused 1/4-inch water supply valve and plastic tubing were noted beneath the Kitchen Sink. No leakage was observed. Noted for client awareness.

**Photo 59-1****Photo 59-2****60) Serviceable, Comment** - Cooktop-Control Knob Damaged

Concern: Minor damage was noted at the left Cooktop control knob. Replace the knob as desired.

Note: The Cooktop was otherwise operable when tested.

Related Professional-Any Qualified

**Photo 60-1****Photo 60-2**

**61) Serviceable** - Vent Hood-Operation

Comment: Vent hoods are tested using basic fan and light functions. The unit powered on and the fan operated during a limited test. This does not represent full ventilation performance or airflow effectiveness.

**Photo 61-1****62) Comment** - Kitchen View(s). See above Items or Concerns**Photo 62-1****Photo 62-2****Photo 62-3****Photo 62-4**

## Primary Bath 1

**Condition of Sinks and related Plumbing:** Serviceable

**Condition of Counters:** Serviceable

**Condition of Cabinets:** Needs Attention, Repair

**Condition of the Toilet:** Serviceable

**Condition of the Shower and Related Plumbing:** Needs Attention, Repair, Install/Missing, Evaluate

**Condition of Switches:** Serviceable  
**Receptacles Condition:** Serviceable  
**GFI Installed or Protected:** No, As-Built  
**Condition of Electrical Cover Plates:** Serviceable  
**Lighting Condition:** Serviceable  
**Condition of Interior Doors:** Serviceable  
**Type of Windows:** Vinyl, Multi-Pane, Single Hung  
**Condition of Windows:** Serviceable  
**Wall type or covering:** Drywall  
**Condition of walls:** Needs Attention, Repair  
**Ceiling type or covering:** Drywall  
**Condition of ceilings:** Serviceable  
**Flooring type or covering:** Tile  
**Condition of flooring:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**63) Needs Attention, Repair, Install/Missing, Evaluate** - Shower-Pan Leakage Suspected/Missing Shower Head/Door Closure

## Concerns:

(1) Cracking and separation were noted around the perimeter of the Shower Pan. Water entering the recessed perimeter area appeared to drain away through an undetermined path. Evaluate for possible leakage and repair or replace the Shower Pan as required.

(2) The Shower Head was missing/not installed. Install a suitable Shower Head as required.

(3) The Shower Door did not remain closed when tested. Adjust or repair the closure mechanism as required.  
Note: Moisture testing at the adjacent Bedroom wall and floor area did not indicate elevated moisture levels at the time of inspection.

Related Professional-Plumbing, Shower/Tile, Any Qualified

**Photo 63-1****Photo 63-2****Photo 63-3****Photo 63-4**



Photo 63-5



Photo 63-6

**64) Needs Attention, Repair, Cosmetic** - Bathroom Wall-Former Hardware Mounting Locations  
Comment: Two former hardware mounting locations, possibly from a removed grab bar, were noted on the wall adjacent to the Toilet. Patch and refinish as needed.  
Related Professional-Any Qualified



Photo 64-1

**65) Needs Attention, Repair, Comment** - Vanity-Cabinet Door Catches Missing/Damaged

Concern: The cabinet door catch clips were missing or damaged at both sets of doors. Install replacement catches as required.

Note: The Vanity Sink and plumbing were otherwise operable when tested.

Related Professional-Any Qualified



Photo 65-1



Photo 65-2



Photo 65-3



Photo 65-4

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**66) Serviceable** - Toilet

Comment: The toilet was operated and functioned normally at the time of inspection.



**Photo 66-1**

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**67) Comment** - Room View(s)

Comment: See above Items or Concerns.



**Photo 67-1**

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## Bath 2

**Condition of Sinks and related Plumbing:** Needs Attention, Install/Missing

**Condition of Counters:** Serviceable

**Condition of Cabinets:** Serviceable

**Condition of the Toilet:** Serviceable

**Condition of the Bathtub and Related Plumbing:** Needs Attention, Repair, Install/Missing, Evaluate

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**GFI Installed or Protected:** No, As-Built

**Condition of Electrical Cover Plates:** Serviceable

**Lighting Condition:** Serviceable

**Condition of Interior Doors:** Serviceable

**Type of Windows:** Vinyl, Multi-Pane, Single Hung

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Serviceable

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Tile

**Condition of flooring:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**68) Needs Attention, Repair, Install/Missing, Evaluate - Tub/Shower-Missing Shower Head/Diverter**

Leakage

Concerns:

- (1) The Shower Head was missing/not installed. Install a suitable Shower Head as required.
- (2) Excessive water continued to flow from the Tub Spout when the diverter was activated for shower operation.

Repair the diverter system as required.

Related Professional-Plumbing, Any Qualified

**Photo 68-1****Photo 68-2****Photo 68-3****Photo 68-4**

**69) Needs Attention, Install/Missing** - Vanity-No Sink Stopper

Concern: No Sink Stopper or basket strainer was installed. Provide Sink Stopper or basket strainer as needed.

Comment: Plumbing fixtures were operated and flowed normally at the time of inspection.



**Photo 69-1**



**Photo 69-2**



**Photo 69-3**

**70) Serviceable** - Toilet

Comment: The toilet was operated and functioned normally at the time of inspection.



**Photo 70-1**

**71) Comment - Room View(s)**

Comment: See above Items or Concerns.



Photo 71-1



Photo 71-2

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## Bath 3

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**Condition of Sinks and related Plumbing:** Needs Attention, Repair, Evaluate

**Condition of Counters:** Serviceable

**Condition of Cabinets:** Needs Attention, Repair

**Condition of the Toilet:** Serviceable

**Condition of the Shower and Related Plumbing:** Needs Attention, Repair

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**GFI Installed or Protected:** No, As-Built

**Condition of Electrical Cover Plates:** Serviceable

**Lighting Condition:** Needs Attention, Repair, Evaluate

**Condition of Interior Doors:** Needs Attention, Repair

**Type of Windows:** Vinyl, Multi-Pane, Single Hung

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Serviceable

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Tile

**Condition of flooring:** Serviceable

**Excluded Items:** The following items are excluded and are not included in this inspection: Overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**Limitations:** The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

**72) Needs Attention, Repair, Evaluate** - Vanity Sinks-Drainage/Corrosion/Sealing/Cabinet Hardware

Concerns:

- (1) The left Vanity Sink did not drain properly when filled and tested. Clear the drain obstruction as required.
- (2) Rust and corrosion were noted on the underside of the left Vanity Sink and P-trap. Evaluate and repair or replace affected components as required.
- (3) Both Vanity Sinks need to be resealed around their rims to prevent water intrusion beneath the countertop.
- (4) The cabinet door catch clips were missing or damaged at both sets of doors. Install replacement catches as required.

Related Professional-Plumbing, Cabinetry, Any Qualified



Photo 72-1



Photo 72-2



Photo 72-3



Photo 72-4



Photo 72-5



Photo 72-6



Photo 72-7



Photo 72-8



Photo 72-9

**73) Needs Attention, Repair, Evaluate** - Light Fixtures-Inoperable  
Observation: One or more light bar bulbs were inoperable. Replace bulbs and evaluate further as required.  
Related Professional-Any Qualified



Photo 73-1

**74) Needs Attention, Repair - Shower Door-Closure/Bottom Seal Missing**

Concerns:

- (1) The Shower Door did not remain closed when operated. Adjust or repair the closure mechanism as required.
- (2) The Shower Door bottom seal was missing/not installed. Install a suitable bottom seal to prevent water leakage.

Note: The Shower plumbing was otherwise operable when tested.

Related Professional-Shower/Glass, Any Qualified



**Photo 74-1**



**Photo 74-2**



**Photo 74-3**



**Photo 74-4**

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**75) Needs Attention, Repair** - Bathroom Door-Reversed Latch

Concern: The Bathroom Door latch was installed backward. Reverse or reinstall the latch as required.

Related Professional-Door, Any Qualified



**Photo 75-1**

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**76) Serviceable** - Toilet

Comment: The toilet was operated and functioned normally at the time of inspection.



**Photo 76-1**

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**77) Comment - Room View(s)**

Comment: See above Items or Concerns.



Photo 77-1

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## Primary Bedroom 1

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**Condition of Interior Doors:** Serviceable

**Condition of Closet Doors & Shelf & Pole:** Needs Attention, Repair

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Carpet

**Condition of flooring:** Needs Attention, Evaluate, See Interior/General Section

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**Condition of Electrical Cover Plates:** Serviceable

**Lighting Condition:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

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**78) Needs Attention, Repair** - Closet Doors-Difficult Operation

Concern: The closet doors were difficult to operate. Adjust and/or repair as needed.

Related Professional-Door, Any Qualified



**Photo 78-1**

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**79) Comment** - Room View(s)

Comment: See above Concern(s)



**Photo 79-1**



**Photo 79-2**

---

## Bedroom 2

**Condition of Interior Doors:** Needs Attention, Repair, Cosmetic, Evaluate

**Condition of Closet Doors:** Needs Attention, Install/Missing

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Carpet

**Condition of flooring:** Needs Attention, Evaluate, See Interior/General Section

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**Condition of Electrical Cover Plates:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

---

**80) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
- (2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified



**Photo 80-1**

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**81) Needs Attention, Repair, Cosmetic** - Interior Door-Binding Operation/Surface Patch

Concerns:

- (1) The room Door binds in the jamb when operated. Adjust or repair as needed.
- (2) An unfinished surface patch was noted on the hallway side of the Door. Patch and refinish as required.

Related Professional-Door, Any Qualified



**Photo 81-1**



**Photo 81-2**

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**82) Comment** - Room View(s)  
Comment: See above Concern(s)



Photo 82-1



Photo 82-2

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## Bedroom 3

**Condition of Interior Doors:** Needs Attention, Repair, Install/Missing  
**Condition of Closet Doors & Shelf & Pole:** Needs Attention, Repair, Install/Missing  
**Type of Windows:** Vinyl, Multi-Pane, Sliding  
**Condition of Windows:** Serviceable  
**Wall type or covering:** Drywall  
**Condition of walls:** Cosmetic  
**Ceiling type or covering:** Drywall  
**Condition of ceilings:** Needs Attention, Repair, Evaluate  
**Flooring type or covering:** Laminate  
**Condition of flooring:** Serviceable  
**Condition of Switches:** Serviceable  
**Receptacles Condition:** Safety, Needs Attention, Repair  
**Condition of Electrical Cover Plates:** Serviceable  
**Lighting Condition:** Serviceable  
**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

**83) Safety, Needs Attention, Repair** - Electrical Outlet/Cover Plate-Loose

Concern: The Electrical Outlet and cover plate were loose at the bottom. Secure both components as required.  
Related Professional-Electrician, Any Qualified

**Photo 83-1****84) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Sagging Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
  - (2) The Closet shelf and hanging rod were sagging. Repair or reinforce the supports as required.
- Related Professional-Door & trim, Any Qualified

**Photo 84-1****Photo 84-2**

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**85) Needs Attention, Repair, Evaluate** - Ceiling-Patching/Previous Repairs

Concern: Several areas of previous patching and unfinished repairs were noted at the Ceiling. The reason for these repairs was undetermined. Evaluate further for possible underlying conditions and complete patching and refinishing as required.

Related Professional-General Contractor, Any Qualified



**Photo 85-1**

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**86) Needs Attention, Install/Missing** - Interior Door-Strike Plate Missing

Concern: The Door strike plate was missing/not installed. Install a suitable strike plate as required.

Related Professional-Any Qualified



**Photo 86-1**

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**87) Comment** - Room View(s)  
Comment: See above Concern(s)



Photo 87-1



Photo 87-2

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## Bedroom 4

**Condition of Interior Doors:** Serviceable

**Condition of Closet Doors & Shelf & Pole:** Needs Attention, Repair, Install/Missing

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Needs Attention, Repair, Evaluate (Window Trim)

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Laminate

**Condition of flooring:** Needs Attention, Evaluate, See Interior/General Section

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**Condition of Electrical Cover Plates:** Safety, Needs Attention, Install/Missing

**Lighting Condition:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

**88) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified



Photo 88-1



Photo 88-2



Photo 88-3



Photo 88-4

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**89) Needs Attention, Repair, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
- (2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified



**Photo 89-1**

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**90) Needs Attention, Repair, Evaluate** - Window Trim-Wood Deterioration

Concern: Wood damage was noted along the interior Window trim, possibly associated with wood-destroying organisms. Have a Pest/Termite Professional evaluate the affected area and repair or replace damaged materials as required.

Related Professional-Pest/Termite, Door Trim



**Photo 90-1**

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**91) Comment** - Room View(s)  
Comment: See above Concern(s)



Photo 91-1



Photo 91-2

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## Bedroom 5

**Condition of Interior Doors:** Needs Attention, Repair

**Condition of Closet Doors & Shelf & Pole:** Needs Attention, Repair, Install/Missing

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Laminate

**Condition of flooring:** Needs Attention, Evaluate, See Interior/General Section

**Condition of Switches:** Serviceable

**Receptacles Condition:** Serviceable

**Condition of Electrical Cover Plates:** Safety, Needs Attention, Install/Missing

**Lighting Condition:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing

---

**92) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified



**Photo 92-1**



**Photo 92-2**

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**93) Needs Attention, Repair** - Interior Door-Binding Operation

Concern: The room door binds in the jamb when operated. Adjust or repair as needed.

Related Professional-Door, Any Qualified



**Photo 93-1**

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**94) Needs Attention, Install/Missing** - Closet-Missing Doors/Shelf and Rod

Concerns:

- (1) Closet doors were missing/not installed. Install doors as required.
- (2) The Closet shelf and hanging rod were missing/not installed. Install as required.

Related Professional-Door & Trim, Any Qualified



**Photo 94-1**

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**95) Comment** - Room View(s)

Comment: See above Concern(s)



**Photo 95-1**



**Photo 95-2**

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**Den/Office/Alt Bdr 6**

**Condition of Interior Doors:** Needs Attention, Cosmetic

**Type of Windows:** Vinyl, Multi-Pane, Sliding

**Condition of Windows:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Laminate

**Condition of flooring:** Needs Attention, Evaluate, See Interior/General Section

**Condition of Ceiling Fans:** Serviceable

**Condition of Switches:** Serviceable

**Receptacles Condition:** Safety, Needs Attention, Install/Missing

**Condition of Electrical Cover Plates:** Safety, Needs Attention, Install/Missing

**Lighting Condition:** Serviceable

**Condition of Smoke Detectors:** Safety, Needs Attention, Install/Missing**96) Safety, Needs Attention, Install/Missing** - Electrical Cover Plates - Missing

Concern: One or more electrical cover plates were missing/not installed. Provide and Install a cover plates as required.

Related Professional-Any Qualified



Photo 96-1



Photo 96-2

**97) Comment** - Room View(s)

Comment: See above Concern(s)



Photo 97-1



Photo 97-2

## Family Room/Great Room

**Exterior door material:** Vinyl, Patio Door

**Condition of Exterior Doors:** Serviceable

**Wall type or covering:** Drywall

**Condition of walls:** Cosmetic

**Ceiling type or covering:** Drywall

**Condition of ceilings:** Serviceable

**Flooring type or covering:** Laminate

**Condition of flooring:** See Interior/General Section-Needs Attention, Repair Replace, Evaluate

**Condition of Switches:** Needs Attention, Repair, Replace

**Receptacles Condition:** Safety, Needs Attention, Repair

**Condition of Electrical Cover Plates:** Serviceable

---

**98) Safety, Needs Attention, Repair, Evaluate** - Electrical Outlet-Ungrounded

Concern: The Electrical Outlet was ungrounded. Evaluate and correct the grounding as required.

Related Professional-Electrician, Any Qualified



**Photo 98-1**

**99) Needs Attention, Repair, Replace** - Wall Switch-Missing Slider Control

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Concern: The slider control was missing from a wall switch originally designed for a Ceiling Fan. Only a Light Fixture was installed at this location. Repair or replace the switch as required.

Related Professional-Electrician, Any Qualified



**Photo 99-1**

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**100) Comment - Room View(s)**

Comment: See Interior/General Section regarding Flooring condition

Comment: See above Concern(s)



Photo 100-1



Photo 100-2

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## Dining Room

**Type of Windows:** Vinyl, Multi-Pane, Sliding**Condition of Windows:** Serviceable**Wall type or covering:** Drywall**Condition of walls:** Cosmetic**Ceiling type or covering:** Drywall**Condition of ceilings:** Serviceable**Flooring type or covering:** Laminate**Condition of flooring:** See Interior/General Section-Needs Attention, Repair Replace, Evaluate**Condition of Ceiling Fans:** Serviceable**Condition of Switches:** Serviceable**Receptacles Condition:** Serviceable**Condition of Electrical Cover Plates:** Serviceable**Lighting Condition:** Serviceable

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**101) Comment - Room View(s)**

Comment: See Interior/General Section regarding Flooring condition



Photo 101-1

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## Inspection Limitations & Exclusions

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**102) - Generalist vs. Specialist:**

Property inspectors are generalists. The inspection is intended to identify visible and reasonably observable defects within the scope of a general home inspection. When conditions warrant additional investigation, evaluation by an appropriate specialist may be recommended.

**Representative Sampling:**

When multiple similar or identical components are present, such as windows, doors, receptacles, switches, or other repetitive components, representative samples may be inspected. Furniture, personal belongings, stored items, appliances, and other obstructions are not moved, and concealed or obstructed conditions may not be observed.

**Mold, Mildew, and Fungi:**

Testing or evaluation for mold, mildew, fungi, or other microbial conditions is not included in this inspection. Specialized evaluation and testing should be obtained when these conditions are a concern.

**Wood Destroying Organisms:**

Inspection for termites and other wood-destroying organisms is not included. Visible wood deterioration may be reported when observed; however, identification of the cause, extent, or presence of wood-destroying organisms requires evaluation by a qualified Structural Pest Control professional.

**Building Codes and Permits:**

This inspection does not determine compliance with current or previous building codes, permitting requirements, manufacturer installation specifications, or other regulatory requirements. Available permits, certificates, and related documentation should be reviewed as applicable.

**Hazardous Substances:**

Identification or testing for hazardous or environmental materials and conditions is outside the scope of this inspection. This includes, but is not limited to, asbestos, lead-based paint, formaldehyde, toxic chemicals, and other potentially hazardous substances.

**Inspection Limitations:**

The inspection is limited to visible and reasonably accessible systems, components, and conditions. Concealed, underground, inaccessible, or otherwise unobservable components and conditions are not included. Speciality inspections may be necessary to evaluate systems or conditions beyond the scope of a general home inspection.

**In Summary:**

The inspection is limited to visible and reasonably accessible systems, components, and conditions. Concealed, underground, inaccessible, or otherwise unobservable components and conditions are not included. Speciality inspections may be necessary to evaluate systems or conditions beyond the scope of a general home inspection.

Thank you for entrusting me with your Home Inspection.

Sincerely,  
Frank Bua  
CSI Inspection Services

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undefined