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Inspector: Jose Antonio Feo Natera

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15148 Carfax Ave

Client(s): Lacy Robertson

Property address: 15148 Carfax Ave
Bellflower CA 90706-4110

Inspection date: Friday, July 12, 2024

This report published on Monday, July 15, 2024 10:44:00 AM PDT

Dear customer:

Thank you for choosing New Beginning Home Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

All findings should be made to New Beginning Home Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information

contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, may hear squeaking on raised or second story floors, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the named client and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

LIMITED WARRANTY

This inspection report is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the subject property. It is not meant to be a demand for repairs by the owner of subject property and communicates a written report of the then existing conditions on the property at the time of the inspection.

During the inspection, our inspectors do not take apart equipment, structures, apply stress and/or perform destructive testing or move furniture and equipment to view areas. Any areas which are visually hidden or not readily accessible are not covered in this report.











Additionally, this report does not include and is not a substitute for a Real Estate Transfer Disclosure Statement, Form TDS-14, California Civil Code Section 1102.

This report does not cover the following items: Evaluate as to whether there are any city, county, or state code violations on the property.

- Evaluate the slopes, grading or credibility of any retaining walls or drainage on the property.
 - Perform termite inspections.
 - Test security devices.
 - Evaluated the presence or extent of insulation and vapor barriers in exterior walls and soffits.
 - Enter crawl areas where headroom is less than three feet or where other adverse conditions exist.
 - Walk on the roof where it could damage the roof materials or be unsafe for the inspector.
 - Enter attic spaces that are not readily accessible or where headroom above the access panel is less than three feet.
 - Inspect underground drainage pipes or internal rain gutters and downspouts.
 - Operate any main branch or fixture valves that are turned off.
 - Inspect any plumbing components that are not visible or readily accessible.
 - Inspect water quality, water conditioning equipment and solar water heating systems.
 - Evaluate the ability of the systems to comply with the current codes.
 - Inspect or activate interior fire sprinkler systems.
 - Activate or operate any system that has been shut down.
 - Evaluate the mounting of any kitchen cabinets.
 - Make repairs or give estimates. Inspect septic tanks.
 - Inspect septic tanks. Inspect or test electronic thermostats.
 - Turn on or off pool valves.
 - Guarantee any appliances and/or pool equipment
 - Determine or test for leaks in the roof.
 - Any damage done in the attic or under the house, including air ducts, if a termite inspection is made to the property after the completed inspection.
 - Damage caused by testing and/or termite inspection.
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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:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Serviceable	Item or component is in serviceable condition
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

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

General Information

Report number: 070/24

Time started: 1:00

Time finished: 3:00

Present during inspection: Client, Property owner, Realtor

Client present for discussion at end of inspection: Yes

Inspector: Jose antonio feo

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot

Ground condition: Dry

Recent weather: Dry (no rain)

Overnight temperature: Warm

Inspection fee: \$399.00

Payment method: Zelle

Type of building: Single family

Buildings inspected: One house

Age of main building: 1954

Occupied: Yes

Source for additions and modifications: Municipal records

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Required repairs, replacement and/or evaluation (see comments below)

Fence and gate material: Wood

Condition of retaining walls: Appeared serviceable

Retaining wall material: Masonry block

Site profile: Level

Condition of driveway: Required repair, replacement and/or evaluation (see comments below)

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete, Stones

Condition of deck, patio and/or porch covers: Required repairs, replacement and/or evaluation (see comments below)

Deck, patio, porch cover material and type: Covered (Refer to Roof section)


1)  One or more deck, patio and/or porch covers were unstable due to substandard bracing, lack of diagonal bracing, or lack of attachment to the main building. This is a safety hazard since severe movement may cause the cover to collapse. A qualified contractor should repair as necessary.



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7



Photo 1-8



Photo 1-9


2)  One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.



Photo 2-1



Photo 2-2


3)  One or more gates were damaged or deteriorated and need repair.



Photo 3-1

4) 🛠️ Cracks, holes, settlement, heaving and/or deterioration were found in porch and/or patios. Recommend that qualified contractor repair as necessary.



Photo 4-1

5) ⓘ Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 5-1



Photo 5-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete, Post and pier construction, no stem wall



- 6)   Evidence of active/past infestation of termites was found at location(s) # one or more wood areas in the form of galleries or holes in wood with visible wood damage. Recommend the following:
Correct any conducive conditions for wood-destroying organisms mentioned in this report.
Consult with the property owner about any history of infestation.
Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4


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- 7)  1) Significant amounts of debris, stored items and/or junk were found in the yard or around buildings.
- 2) Fungal rot was found at one or more window frames, soffits, fascia and/or one or more exterior wood areas . Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.
- 3) The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4




Photo 7-5



Photo 7-6



Photo 7-7

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- 8)  1) Foundation was in serviceable condition.
2) The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where

necessary using 1/8-inch to 1/4-inch wire mesh.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4

9) 🛠️💧 Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.



Photo 9-1



Photo 9-2



Photo 9-3

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Building exterior

Location of crawl space access point #B: Building exterior


Condition of floor substructure above crawl space: Appeared serviceable

Pier or support post material: Wood, Concrete

Beam material: Solid wood

Floor structure: Wood trusses

Condition of insulation underneath floor above: Not applicable, none installed

10)  Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.



Photo 10-1



Photo 10-2

11) ✓ Crawl space was in serviceable condition.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



Photo 11-5

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. 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 warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. 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 performed adequately or were leak-free.


12)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4



Photo 12-5



Photo 12-6



Photo 12-7

13)  At the time of the inspection, the property had solar panels installed at the roof surface. This system and panels were not inspected. There are excluded from this inspection.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5



Photo 13-6



Photo 13-7



Photo 13-8

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. 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.


Attic inspection method: Viewed from hatch(es)

Location of attic access point #A: Hallway

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Ceiling beams

14)  1) Attic was in serviceable condition.

2) The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current

standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.



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- 15)   1) Garage should be converted as original .
 - 2) Garage had subpanel and wall air conditioning in serviceable and good condition.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8



Photo 15-9



Photo 15-10



Photo 15-11



Photo 15-12



Photo 15-13



Photo 15-14

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable
Primary service type: Underground
Service voltage (volts): 120-240
Primary service overload protection type: Circuit breakers
Main disconnect rating (amps): 200
System ground: Ground rod(s) in soil, Cold water supply pipes
Condition of main service panel: Appeared serviceable
Condition of sub: Appeared serviceable
Location of main service panel #A: Garage
Condition of branch circuit wiring: Serviceable
Smoke alarms installed: Yes,ok
Carbon monoxide alarms installed: Yes,ok



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- 16)   1) The electric system was in serviceable and good condition. Electric panel, most of the lights, switches and outlets were in serviceable working condition.
2) A qualified person should evaluate the solar panel system and repair if it is necessary.



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

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector 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, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Location of main water meter: By street

Location of main water shut-off: Building exterior

Water service: Public

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: At gas meter

17) ✓ Plumbing system was in serviceable condition. There was hot water and no active leaks were found.



Photo 17-1



Photo 17-2



Photo 17-3



Photo 17-4



Photo 17-5



Photo 17-6



Photo 17-7



Photo 17-8



Photo 17-9

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Location of water heater: Exterior closet

Condition of burners: Appeared serviceable

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- 18) 🚧👍 1) The water heater's earthquake straps or struts were substandard. For example, they may allow significant movement or use substandard fasteners. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person repair or replace existing earthquake reinforcement per standard building practices.
- 2) The exterior door was damaged and should be repair as necessary.
- 3) The water heater was in serviceable and good working condition.



Photo 18-1



Photo 18-2



Photo 18-3



Photo 18-4



Photo 18-5



Photo 18-6

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or

wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Closet

Condition of furnace filters: Required replacement

Location for forced air filter(s): At base of air handler


Condition of cooling system and/or heat pump: Appeared serviceable


Cooling system and/or heat pump fuel type: Electric

Location: Back of the house

Type: Packaged unit

Condition of controls: Appeared serviceable

19)  The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: <http://www.cpssc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

20)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.


21)  1) The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.
2) One or more heating or cooling ducts were damaged. This can result in reduced energy efficiency. Recommend that qualified HVAC contractor repair or replace ducts or components as necessary.
3) One or more electric receptacles (outlets) appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4



Photo 21-5



Photo 21-6



Photo 21-7



Photo 21-8



Photo 21-9



Photo 21-10



Photo 21-11



Photo 21-12



Photo 21-13



Photo 21-14



Photo 21-15



Photo 21-16



Photo 21-17



Photo 21-18

22) 🛠️ Wall/window air conditioning was inoperable.



Photo 22-1



Photo 22-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. 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. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)


Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Natural gas

Condition of refrigerator: Appeared serviceable

23)  Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.

24)  1) Kitchen needs repairs and replace some items.

2) The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

3) One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.

4) Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.

5) The sink was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5



Photo 24-6



Photo 24-7



Photo 24-8



Photo 24-9


25)  Vinyl, linoleum or marmoleum flooring in one or more areas was damaged , deteriorated and/or missing . If in a wet area, water can damage the the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, 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, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Half bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No


- 26)  1) Bathroom back to the kitchen was in serviceable. Toilet, sink, shower were in working condition.
2) Vinyl, linoleum or marmoleum flooring in one or more areas was damaged. If in a wet area, water can damage the the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5

27) 🔑🔍 Connections for washer and dryer machines were not evaluated.



Photo 27-1



Photo 27-2



Photo 27-3

28) ✓ Bathroom was in serviceable and good condition. Toilet, sink, shower were in serviceable working condition. There was hot

water and no active leaks were found, at the time of the inspection.



Photo 28-1



Photo 28-2



Photo 28-3



Photo 28-4



Photo 28-5



Photo 28-6

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that 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, drawer, cabinet door or closet door operability are tested on a sampled basis. 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 and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable Need repair

Condition of windows and skylights: Appeared serviceable

Condition of walls and ceilings: Appeared serviceable Need repair

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Wood or wood products


29)  One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.



Photo 29-1

30)  Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.



Photo 30-1



Photo 30-2

31) 🛠️ One or more walls and/or ceilings were damaged and/or had substandard repairs . Recommend that a qualified person repair as necessary.




Photo 31-1



Photo 31-2



Photo 31-3

32)  1) Many areas and items at this property were obscured by furniture, stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2) The interior of the house was not fully inspected.



Photo 32-1



Photo 32-2



Photo 32-3



Photo 32-4



Photo 32-5



Photo 32-6



Photo 32-7



Photo 32-8



Photo 32-9



Photo 32-10



Photo 32-11



Photo 32-12



Photo 32-13



Photo 32-14



Photo 32-15



Photo 32-16



Photo 32-17

33) 🛠️ Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.

34) 🛠️ Closet doors did not open and close properly.



Photo 34-1

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