BROAD PLACE
INSPECTIONS

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Jul 20th, 2026

10170 60th Street, Jurupa Valley, CA, 92509

Home Inspection Report

PREPARED FOR:

Lorena E. Brito Luis E. Brito

INSPECTED BY:

Jesse H - Certified Inspector #33094 / Broad Place Inspections



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Inspection Details

INSPECTOR 1

Jesse H - Certified Inspector #33094

Broad Place Inspections

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CLIENT

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BUYERS AGENT

Elliette Garay

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PROPERTY

Square feet	1672`
Year built	1983
Bedrooms	3
Type	single_family
Garage	3
Bathrooms	2

ADDITIONAL INFO

Inspection date	Jul 20th, 2026
Others Present	Buyer's Agent
Property Occupied	Occupied
Weather	Partly Cloudy
Temperature	90 °F
Water Source	City
Sewage/Disposal	City

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HOME INSPECTION STANDARD

Definitions

Inspected
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

Maintenance
The Item or component requires regular maintenance for continued optimal performance.

Recommendation
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

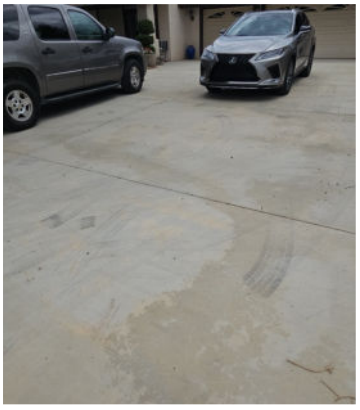
Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Concrete

MEDIA:



Driveway observed.

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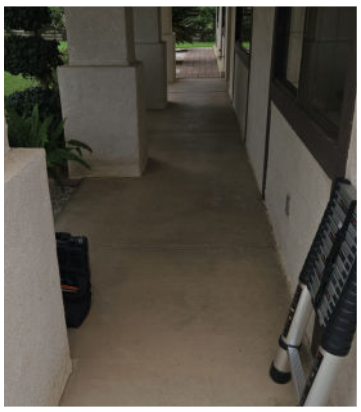
1.2 WALKS

DESCRIPTION: Concrete, Paver

MEDIA:




Walkways observed.

1.3 GRADING/DRAINAGE

DESCRIPTION: Flat

MEDIA:






Flat grounds observed.



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1.4 FENCES/RETAINING WALLS

DESCRIPTION: Chain link, Wrought iron, Block

MEDIA:

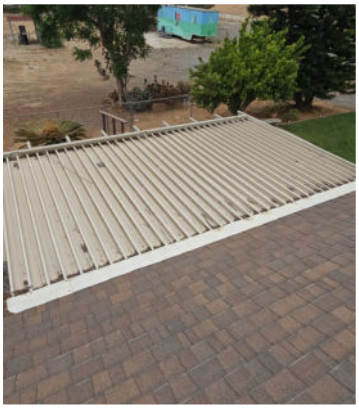



Fence/walls observed.

1.5 PORCH/PATIO

DESCRIPTION: Concrete, Alumawood

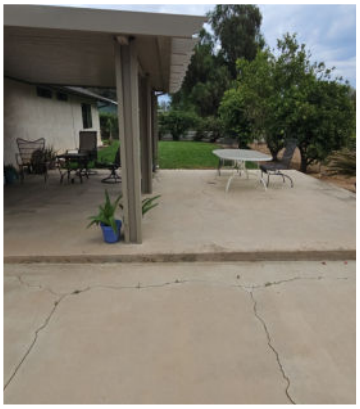
MEDIA:



Patio covering observed.



Debris accumulation observed.

Patio area observed.

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Cracks/gaps observed.





COMMENTS:

Recommend to clear debris off of the patio covering to prevent moisture pooling and deterioration caused by standing water.

Maintenance

There were cracks observed on the porch patio concrete materials. Recommend to have the cracks seal repaired or resurfaced in the areas that need attention by a qualified handyman.

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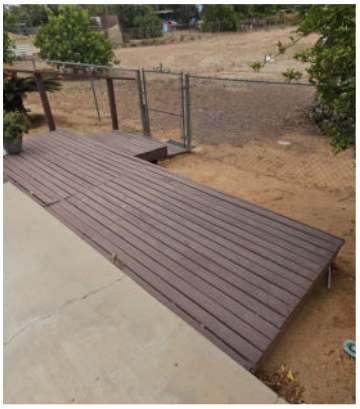
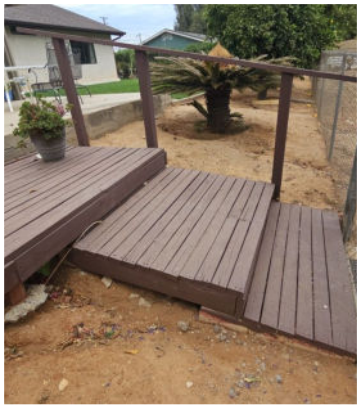
Maintenance

1.6 DECK/BALCONY

DESCRIPTION: Treated wood

MEDIA:



Deck materials observed.



Ground erosion observed.

COMMENTS:

Recommend to have a qualified handyman or landscape professional add dirt near/under the deck pier/post to prevent it from slipping/failing and compromising the structure.

Requires Attention

1.7 LAWN SPRINKLERS

DESCRIPTION: Front and back yard

MEDIA:

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Sprinkler valves observed and tested.


Timer observed.




Timer observed.

COMMENTS:

The sprinklers were tested and observed to be working properly.

Inspected

1.8 WELL WATER SYSTEM

DESCRIPTION: Installed

MEDIA:

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Well water system observed.



Connected to irrigation. Separate shut off.







COMMENTS:

Well water system observed on the property grounds. Well water systems are not part of the general home inspection process and are considered a specialty item that can be evaluated by a well water system specialist.

Recommendation

2. Exterior

2.1 TYPE

DESCRIPTION: Stucco

TRIM: Wood

MEDIA:

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Exterior observed.

2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

MEDIA:





Soffit/fascia areas observed.

2.3 WINDOWS

DESCRIPTION: Aluminum

MEDIA:

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Aluminum windows observed.

COMMENTS:

The primary disadvantages of aluminum windows are their poor energy efficiency due to high thermal conductivity, which leads to heat loss and condensation; their vulnerability to corrosion from salt air; and their tendency to dent, fade, or show scratches more readily than other frame materials. Older aluminum windows also have the ability to allow leaks if not sealed properly. Recommend to have the HOAreplace the windows with a more energy efficient option in the future.

Recommendation

2.4 EXTERIOR DOORS

DESCRIPTION: Wood

2.5 HOSE BIBS

DESCRIPTION: Rotary

MEDIA:





Water pressure tested.

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Hose bibs observed and tested.

COMMENTS:

The water pressure in the home was tested and is within the recommended 60-80 PSI range.

Inspected

2.6 GAS METER

DESCRIPTION: Side of house

MEDIA:



Gas meter observed.



Gas meter shut off valve.

COMMENTS:

Recommend to have a gas valve shut off key near the meter to be able to quickly shut off gas to home in an emergency.

Recommendation



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Although the property's city may not currently require it, recommend installing a seismic shut-off valve on the gas meter for added safety, especially in earthquake-prone areas.

Recommendation



2.7 DOOR BELL

DESCRIPTION: Hard wired

MEDIA:



2.8 PATIO DOOR

DESCRIPTION: French

MEDIA:

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2.9 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:



Non GFCI outlets observed.



In use covers needed.



Sealing needed.





COMMENTS:

Recommend to have a qualified handyman seal the top of the light fixtures to prevent moisture intrusion into the electrical components.

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Maintenance

Outdoor electrical outlets, when in use, should be fully covered by a weatherproof "in-use" cover. This is to protect the outlet and any plugged-in devices from moisture, debris, and other hazards. Recommend a qualified handyman to install a proper cover.

Requires Attention



Recommend to have a licensed electrician install GFCI protected outlets at the exterior and in garage areas to protect from shocking hazards.

Safety



3. Structure

The visible structure components of the home (accessible areas) were observed to be in good functional/operational condition. There are no visible issues to report for the structural components.

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3.1 GENERAL

TYPE OF STRUCTURE: Wood frame

3.2 FOUNDATION

DESCRIPTION: Poured slab

MEDIA:



Foundation observed.

COMMENTS:

Recommend to add an edge barrier around the home to prevent soil erosion near the foundation areas from storm water dispersion.

Recommendation



3.3 FLOOR/SLAB

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DESCRIPTION: Concrete

3.4 BEARING WALLS

DESCRIPTION: Wood frame

4. Roof

The roofing materials are functioning as intended. The overall roofing materials are expected to have a 15 year life expectancy with regular maintenance.

4.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle

MEDIA:



Roofing materials observed.



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Gaps observed.

COMMENTS:

There are roofing tile(s) areas that have cracked tiles/gaps/openings observed. Recommend to have a licensed roofing contractor make necessary repairs to prevent moisture intrusion into the underlying materials.

Maintenance

The roofing materials are in good condition and are functioning as intended.

Inspected

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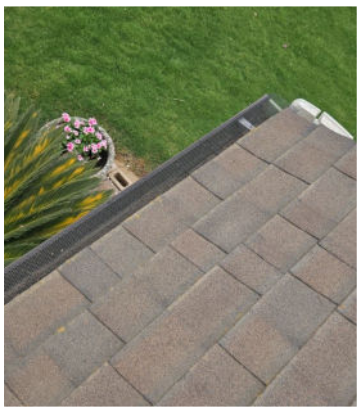
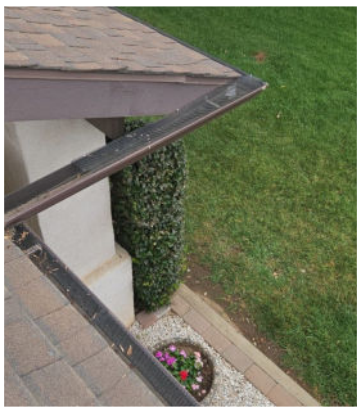
4.2 GUTTERS

DESCRIPTION: Metal

MEDIA:


Gutters observed.

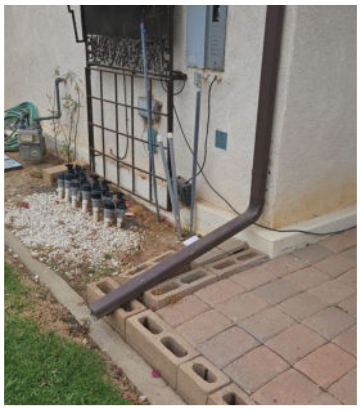
4.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

MEDIA:



Downspouts observed.




Leader needed to direct water.

COMMENTS:

Recommend to have a qualified handyman install downspout leaders to direct storm water away from the home and foundation, preventing erosion and potential water damage.

Recommendation

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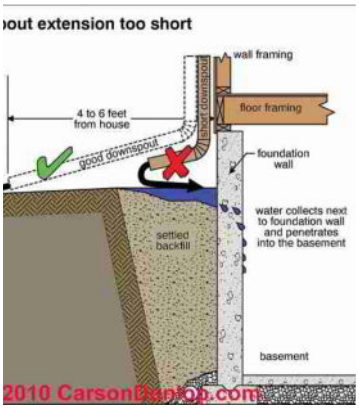
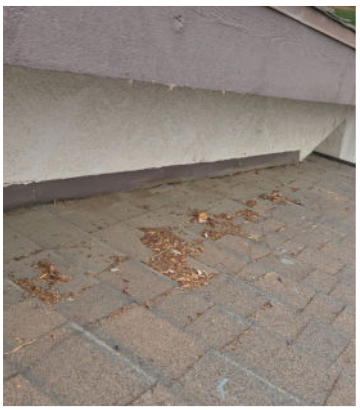


4.4 FLASHING

DESCRIPTION: Metal

MEDIA:



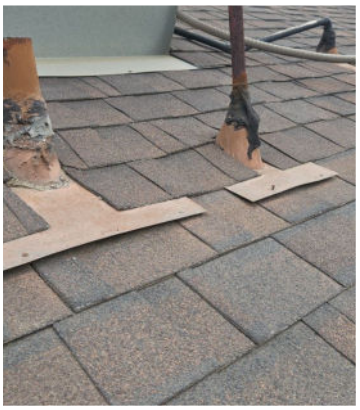
Metal flashing observed.







Exposed nails observed.



Flashing not flush to roof.

COMMENTS:

There were exposed nails observed on the metal flashing materials. Recommend to have the exposed nails sealed properly by a licensed roofing contractor to prevent water infiltration into the underlying materials in these areas.

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Maintenance



The metal flashing materials on the roof are not flush to the roofing materials. Recommend to have a licensed roofing contractor properly lay and seal the flashing to prevent water infiltration underneath and into the underlying materials.

Maintenance



4.5 PLUMBING VENTS

DESCRIPTION: ABS

MEDIA:

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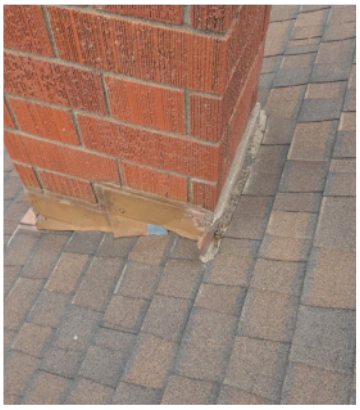
Plumbing vents observed.

4.6 CHIMNEY

DESCRIPTION: Brick

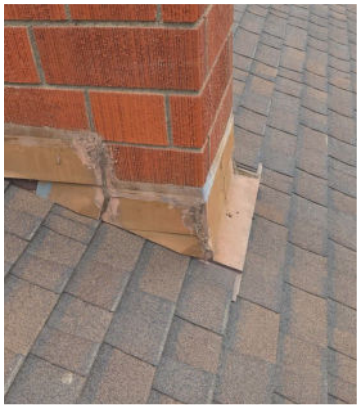
MEDIA:



Chimney observed.

Minor cracks observed.




4.7 ELECTRICAL MAST

DESCRIPTION: Mast with tie back at roof

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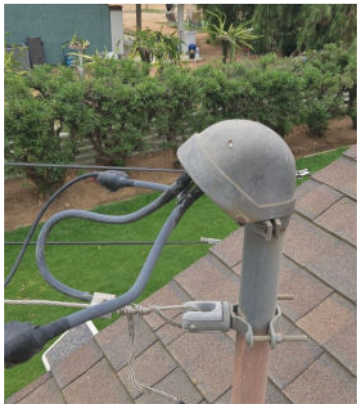
MEDIA:


Electrical mast observed.


Drip loop observed.



5. Electrical

The electrical system is in good operational condition. There is (1) issue to report in the main electrical panel. There are some maintenance/safety items to review at electrical outlets listed in the report.

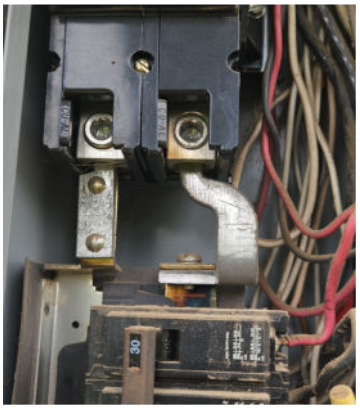
5.1 SERVICE

DESCRIPTION: Not visible

SERVICE AMPS AND VOLTS: 200 amps

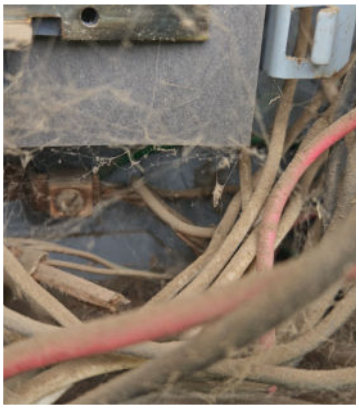
GROUND: Plumbing ground only

MEDIA:


Service entrance cables not visible.



Main breaker observed.


Ground w

5.2 MAIN PANEL

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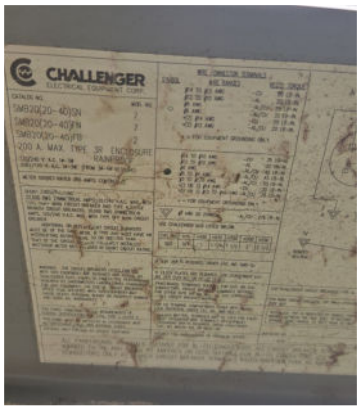
DESCRIPTION: Challenger

CAPACITY: 200 amps

MEDIA:

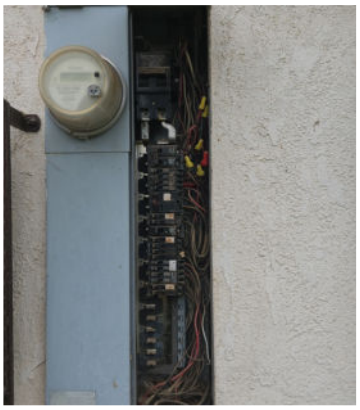


Main panel observed.



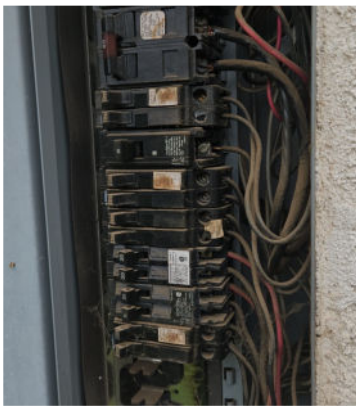
MFG label observed.

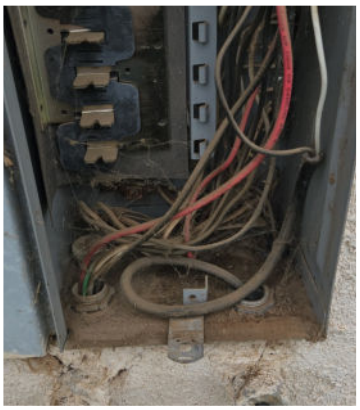


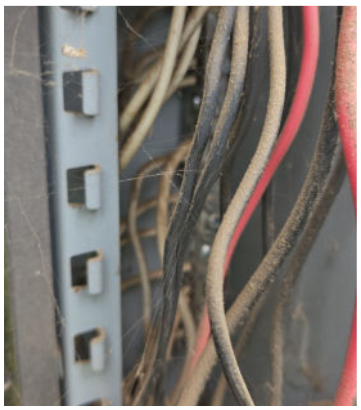






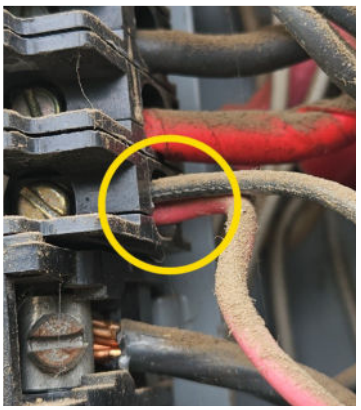








Double tap in panel observed.





Location observed.

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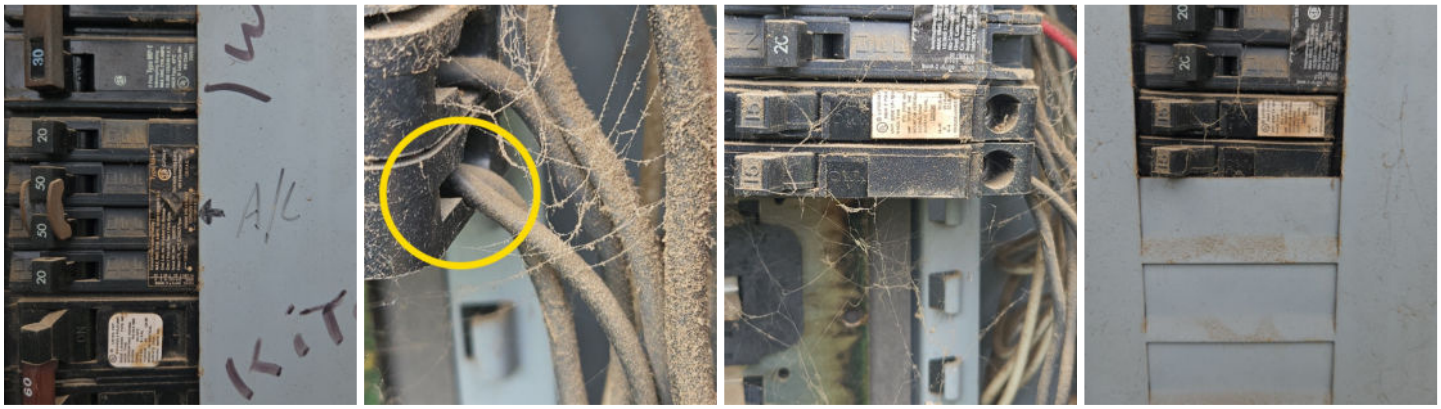
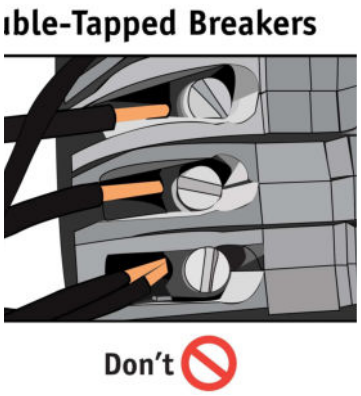


Location observed.

COMMENTS:

The main electrical panel was observed to have breakers "double tapped" meaning there are more than the allowed electrical wiring to be inserted into them. Recommend to have a licensed electrician evaluate the main panel and make proper repair/re-installation of wiring as needed.

Safety



5.3 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only

5.4 BRANCH CIRCUITS

DESCRIPTION: Copper

MEDIA:

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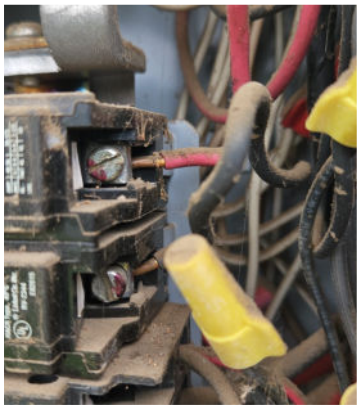



Copper branch circuits observed.

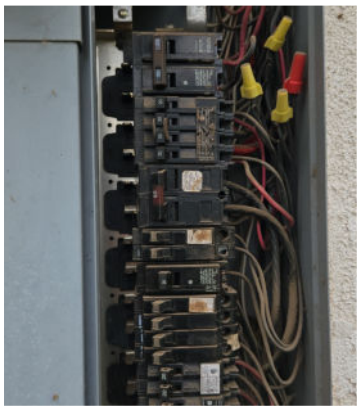
5.5 ALUMINUM WIRING

DESCRIPTION: Not present

5.6 FUSES

DESCRIPTION: Blade type

MEDIA:



Blade type breakers observed.

6. Plumbing

The visible plumbing system is in good operational condition. There are no issues to report for the plumbing system components. The water heater is in good operational condition and has a manufactured date of 2021.

6.1 SERVICE LINE

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DESCRIPTION: Copper

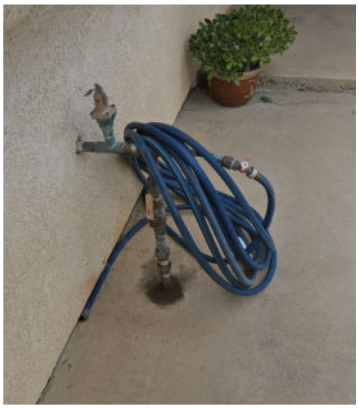
MEDIA:



Main water line observed.



Regulator observed.



Entrance line at home.

6.2 MAIN WATER SHUTOFF

DESCRIPTION: At well

MEDIA:



Main water shut off observed.



Secondary water shut off observed.

6.3 WATER LINES

DESCRIPTION: Copper

MEDIA:

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Copper water lines observed.

COMMENTS:

The visible water supply lines were observed and categorized as inspected, but the inspector is not able to identify what may be installed behind the walls (or under the slab).

Inspected

6.4 DRAIN PIPES

DESCRIPTION: ABS

MEDIA:



ABS drain pipes observed.

COMMENTS:

The visible drain lines were observed and categorized as inspected, but the inspector is not able to identify what may be installed behind the walls or in the inaccessible areas of the crawlspace.

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Inspected

6.5 VENT PIPES

DESCRIPTION: ABS

MEDIA:



ABS vent pipes observed.

6.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

MEDIA:



Cast iron fuel pipes observed.

6.7 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: A.O. Smith

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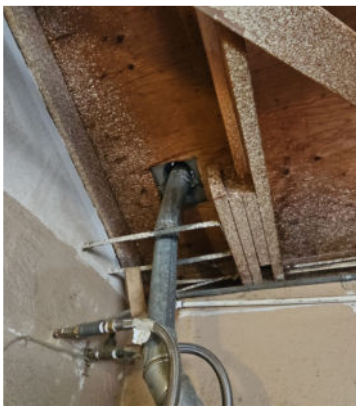
CAPACITY: 40 gal

FUEL: Natural gas

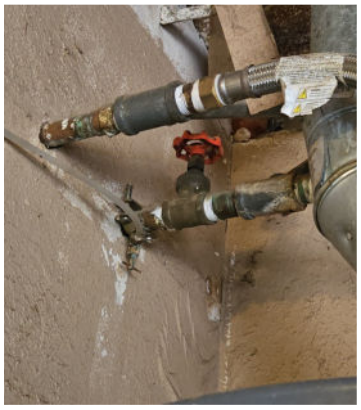
LOCATION: Garage

MEDIA:






Water heater observed and tested.







Full turn valve observed.

mfg l

Old style valve observed.

COMMENTS:

Recommend installing quarter turn shut off valve instead of full turn valve. Quarter-turn valves are generally considered more reliable and durable, often made with Teflon seats instead of rubber washers, which can deteriorate over time. Full-turn valves, while requiring more turns, are often preferred for their ability to shut off water gradually, which can be helpful for older homes or for those who prefer more precise control over water flow.

Recommendation

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Recommend replacing old style gas valve with newer style valve for proper function and safety.

Recommendation



The water heater was observed to be working properly at the time of the inspection.

Inspected



6.8 TPRV AND DRAIN TUBE

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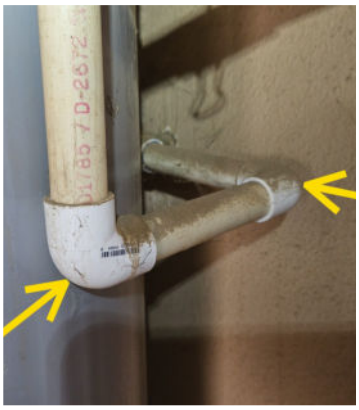
DESCRIPTION: Copper, PVC, CPVC

MEDIA:



TPRV valve observed and tested.





PVC plumbing observed.

COMMENTS:

Standard PVC elbows cannot be used for a Temperature and Pressure Relief Valve (TPRV) drain tube. Standard PVC is not rated for the boiling-hot water that a failing water heater releases, and it can melt or burst. Recommend to have a licensed plumber verify the installation and replace as needed.

Requires Attention

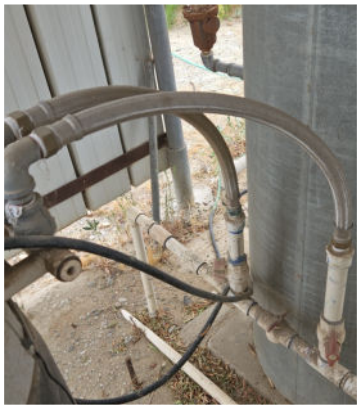
6.9 WATER SOFTENER SYSTEM

DESCRIPTION: Installed

MEDIA:



Water softener system observed.







Connected to main water line.

COMMENTS:

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Water softener system observed at the main water line on the property. Water softener systems are not part of the general home inspection process and are considered a specialty item that can be evaluated by a qualified softener system specialist.

Recommendation

7. Heating/Cooling

The heating/cooling systems are in good operational condition and are supplying warm and cool air as intended. The heating/cooling system unit has a manufactured date of 2011. The Amana APG15491 gas pack (a 4-ton, 15 SEER self-contained heating and cooling unit) typically lasts 12 to 15 years. Its actual lifespan heavily depends on regular maintenance, like cleaning condenser coils, checking refrigerant levels, and ensuring the stainless steel heat exchanger is free from debris.

7.1 THERMOSTAT(S)

DESCRIPTION: Programmable

MEDIA:



7.2 HEATING SYSTEM

DESCRIPTION: Package unit

MANUFACTURER: Amana

FUEL TYPE: Natural gas

MEDIA:

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Heating system test at registers.



COMMENTS:

The heating system was tested and was observed to be properly distributing warm air to the home.

Inspected

The heating system is nearing the end of its design life. Recommend to budget for a new unit in the near future.

Recommendation

7.3 HEATING SYSTEM 2

DESCRIPTION: Package unit

MANUFACTURER: Amana

FUEL TYPE: Natural gas

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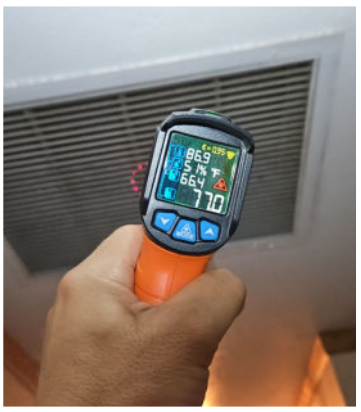
7.4 DISTRIBUTION

DESCRIPTION: Insulflex duct

MEDIA:




Ducting observed.



Return air temp tested.

7.5 COOLING SYSTEM

DESCRIPTION: Package unit

MANUFACTURER: Amana

FUEL TYPE: 220 VAC

MEDIA:









Cooling system test at registers.

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COMMENTS:

The cooling system was tested and was observed to be properly distributing cold air to the home.

Inspected

The cooling system is nearing the end of its design life. Recommend to budget for a new unit in the near future.

Recommendation

7.6 EXTERIOR UNIT

DESCRIPTION: Roof mounted

MEDIA:






Exterior unit observed and tested.

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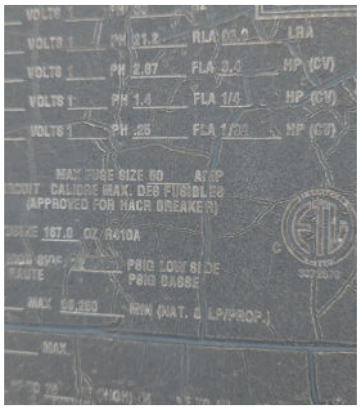
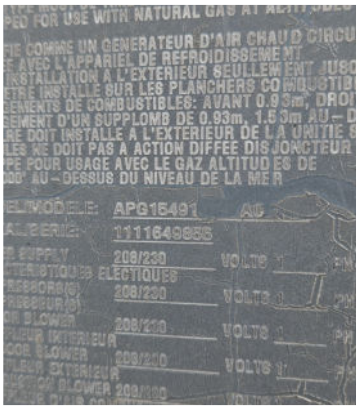



Breaker in main panel.

COMMENTS:

The Amana APG15491 is a 4-ton packaged gas and electric unit. In HVAC sizing, 1 ton covers roughly 400 to 600 sq. ft., meaning this unit is designed to heat and cool a home or commercial space ranging from 1,600 to 2,400 square feet.

Inspected

7.7 BLOWER FAN/FILTERS

DESCRIPTION: Reusable filter

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MEDIA:



Filter observed.

COMMENTS:

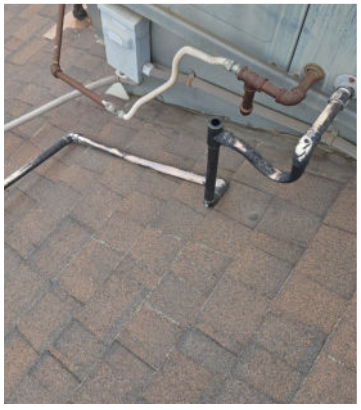
A reusable furnace filter should be cleaned every 1-3 months, depending on how dirty it appears and factors like pet ownership or allergies, but always follow the manufacturer's instructions for your specific filter; if you have a large household or significant dust issues, you may need to clean it more frequently, even every month.

Recommendation

7.8 CONDENSATE REMOVAL

DESCRIPTION: PVC

MEDIA:



Condensate lines observed.

8. Garage

8.1 TYPE

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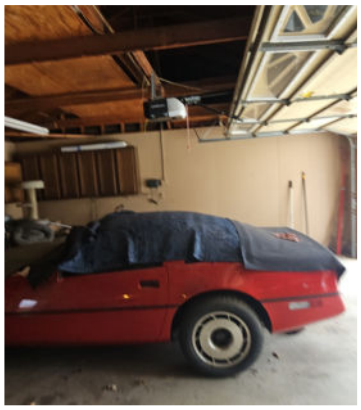
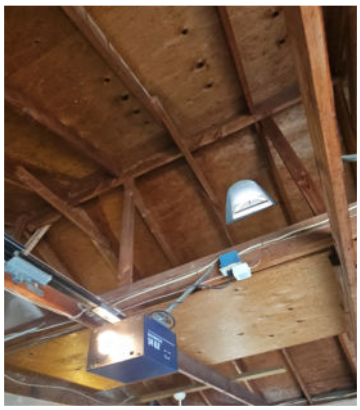
DESCRIPTION: Attached

MEDIA:



Garage observed.

8.2 GARAGE DOORS

DESCRIPTION: Metal

MEDIA:

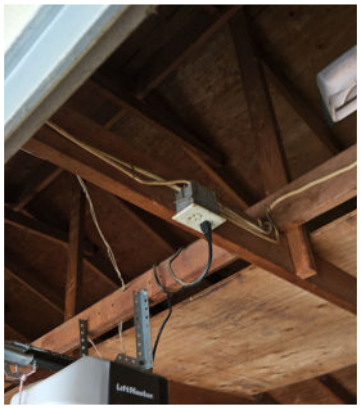
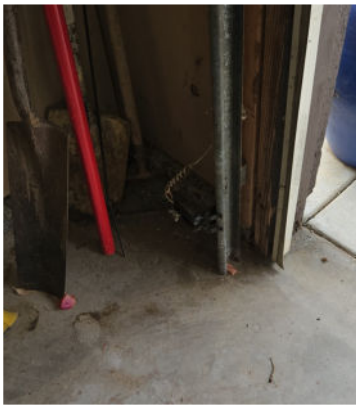
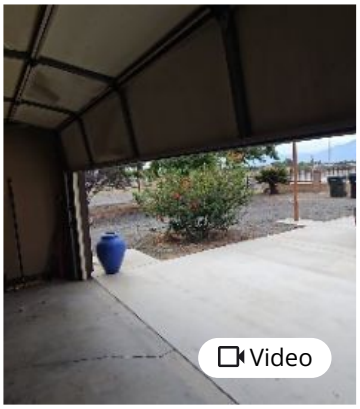



8.3 DOOR OPENER

Copyright © 1998-2026

DESCRIPTION: LiftMaster

MEDIA:

Garage door opener tested.

COMMENTS:

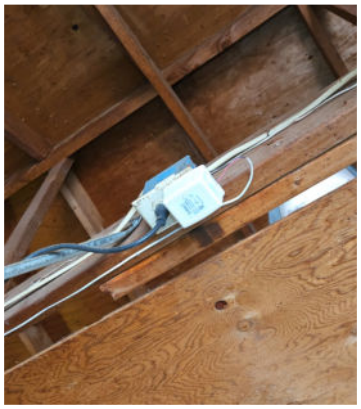
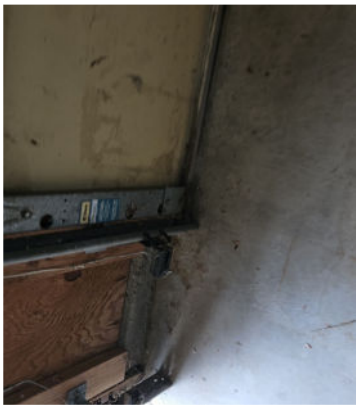
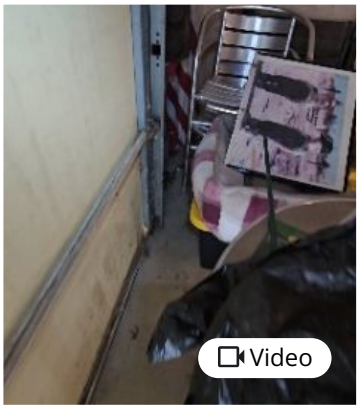
The garage door and opener were tested and observed to be operating safely and properly at the time of the inspection.

Inspected

8.4 DOOR OPENER

DESCRIPTION: Chamberlain

MEDIA:

Garage door opener tested.

COMMENTS:

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The garage door opener was not operating properly at the time of the inspection. Recommend to have a qualified handyman or garage door professional evaluate and repair as needed for proper function.

Requires Attention

8.5 SERVICE DOORS

DESCRIPTION: Wood

MEDIA:



Garage service door tested.



Self closing door observed.



Door does not self close.

COMMENTS:

The garage service door does have self closing hinges installed but they are not working properly. Recommend to have a qualified handyman repair/replace the hinges to properly allow the door to fully close and latch to keep toxic gas such as carbon monoxide out of the living spaces in the home.

Requires Attention



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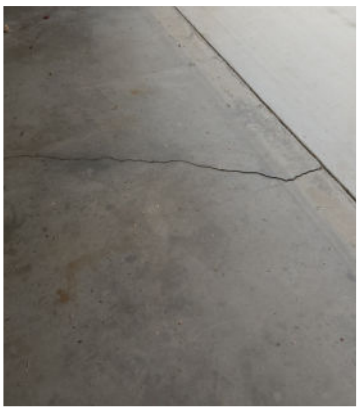
8.6 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

MEDIA:

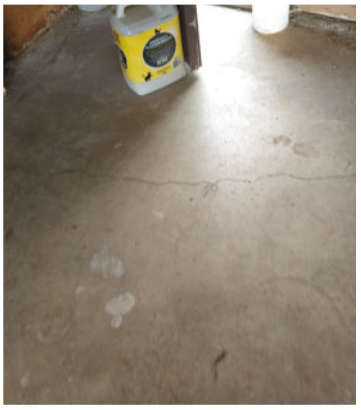



Garage floor observed.

Cracks observed.





COMMENTS:

There were crack(s) and deterioration observed on the garage floor materials. Recommend to have the crack(s) seal repaired or resurfaced in the areas that need attention. Recommend repair by a licensed concrete professional.

Maintenance

8.7 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:

Copyright © 1998-2026



Non GFCI outlets observed.

COMMENTS:

Recommend to have a licensed electrician install GFCI protected outlets at the exterior and in garage areas to protect from shocking hazards.

Safety



9. Laundry

9.1 GENERAL

FLOOR: Garage

MEDIA:

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Laundry area observed.


Clearance issue.

COMMENTS:

Garage-installed gas dryers and other appliances with ignition sources, like gas water heaters, need to be elevated to a minimum of 18 inches above the floor to prevent potential ignition of flammable vapors.

Requires Attention



9.2 DRYER VENT

DESCRIPTION: Metal flex

MEDIA:

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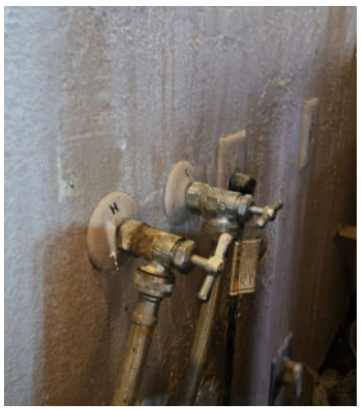
9.3 WASHER HOSE BIB

DESCRIPTION: Rotary

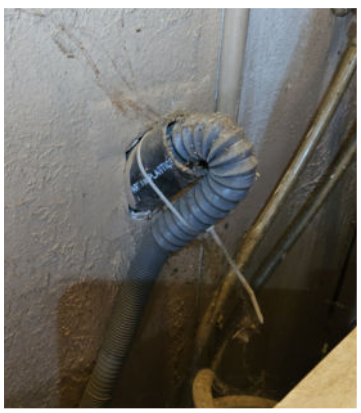
MEDIA:



9.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

MEDIA:

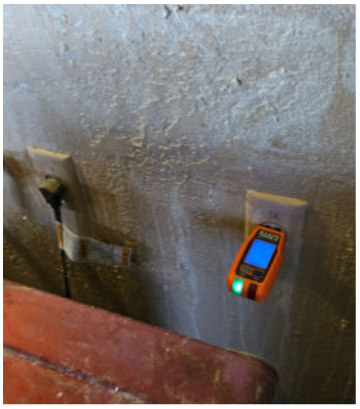


Copyright © 1998-2026

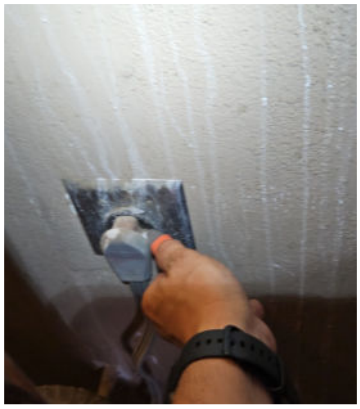
9.5 ELECTRICAL

DESCRIPTION: 220 volts

MEDIA:



Non GFCI outlets observed.



220 power tested.

COMMENTS:

All receptacles in the laundry area require GFCI protection. GFCI outlets are designed to prevent electrical shock by quickly cutting off power when a ground fault is detected, making them crucial for safety in wet environments like bathrooms. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



9.6 DRYER GAS LINE

DESCRIPTION: Cast iron

MEDIA:

Copyright © 1998-2026



Gas line observed.

10. Attic

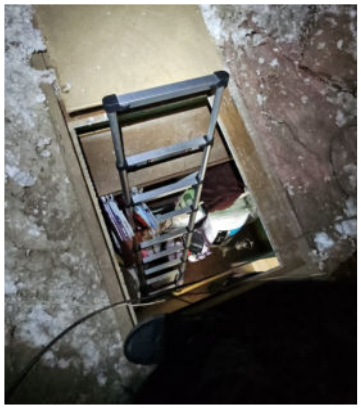
10.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

ATTIC ACCESS: Scuttle hole

MEDIA:



Attic space observed.







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10.2 ROOF FRAMING

DESCRIPTION: Rafter, 2 x 8

MEDIA:



Roof framing observed.

10.3 INSULATION

DESCRIPTION: Blown in

DEPTH: 10 inches

MEDIA:

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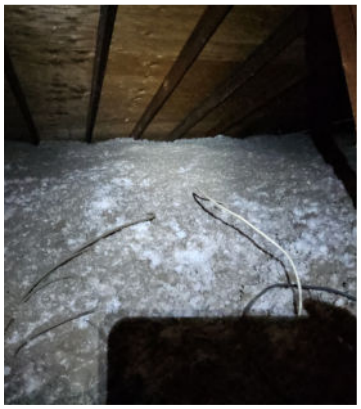
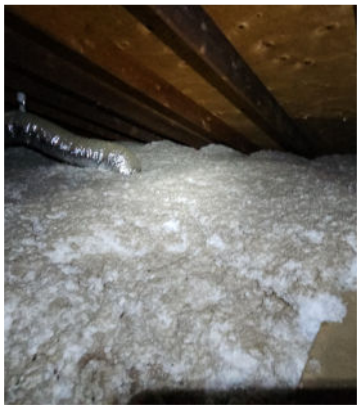



Insulation observed.

10.4 VENTILATION

DESCRIPTION: Gable

MEDIA:

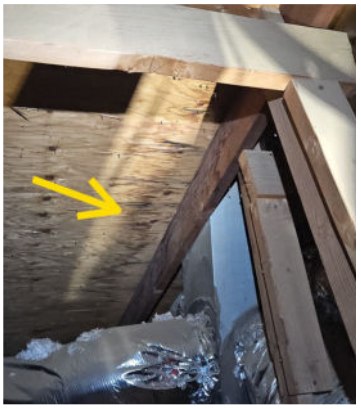



Attic vents observed.

10.5 MOISTURE PENETRATION

MEDIA:






Previous moisture penetration observed.

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COMMENTS:

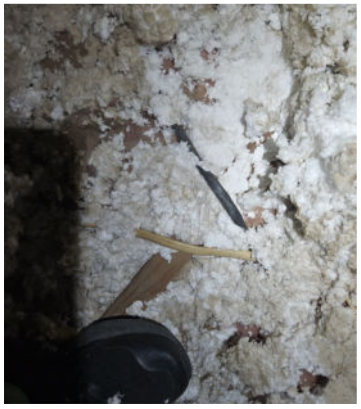
Previous water penetration noted. Stained area(s) was dry at the time of inspection. Recommend to periodically monitor these areas for any moisture penetration and have a licensed roofing contractor repair as needed.

Recommendation

10.6 WIRING/LIGHTING

DESCRIPTION: 110 volts, 220 volts

MEDIA:



Attic electrical observed.

10.7 VAPOR BARRIER

DESCRIPTION: Paper

MEDIA:



Paper barrier observed.

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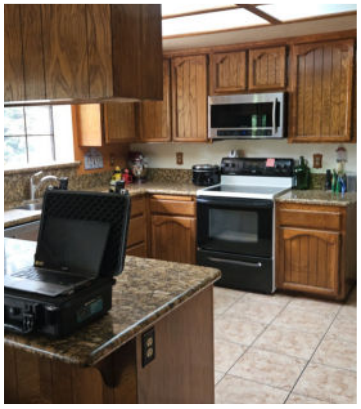
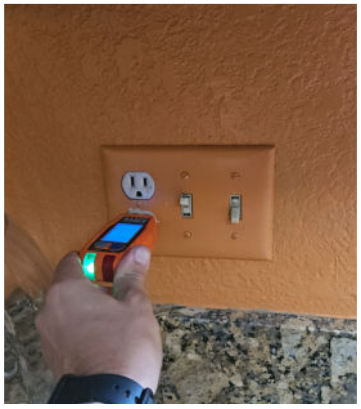
11. Kitchen

11.1 ELECTRICAL

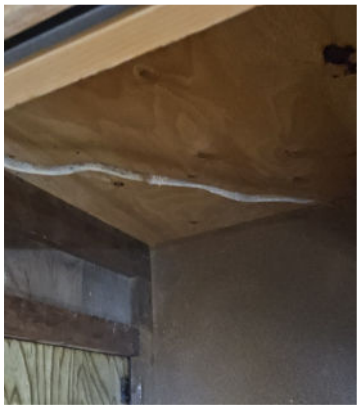
DESCRIPTION: 110 volts

MEDIA:

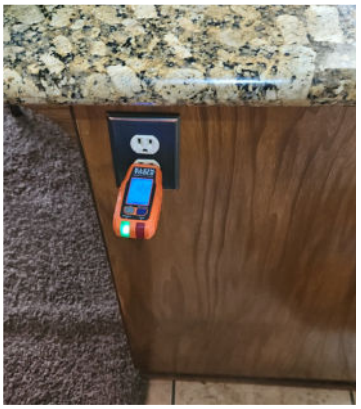





Non GFCI outlets observed.


Exposed wiring observed.


Location observed.




COMMENTS:

There were open/exposed electrical wiring observed. All wiring needs to be properly concealed to prevent shocking hazards. Recommend to have a licensed electrician properly conceal and all wiring and to prevent any issues or safety hazards.

Safety

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All receptacles in kitchens, including those for refrigerators, disposals, and microwaves, require GFCI protection. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

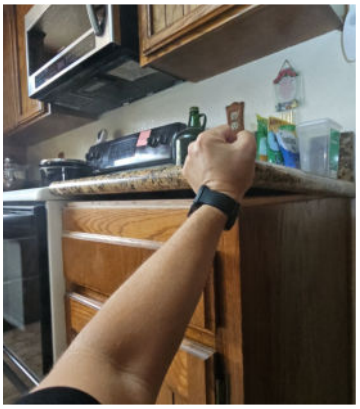
Safety

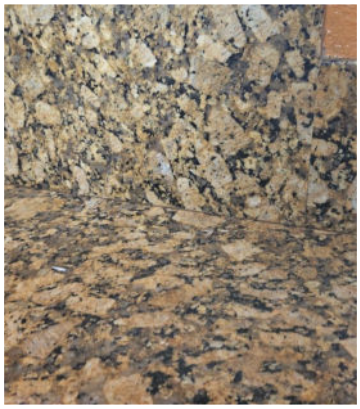


11.2 COUNTERTOPS

DESCRIPTION: Granite

MEDIA:





Copyright © 1998-2026

Loose countertop observed.	Gaps/cracks observed.

COMMENTS:

Recommend to seal the countertop/backsplash areas where gaps are present to prevent water infiltration in these areas. Recommend sealing repair by a qualified handyman.

Maintenance

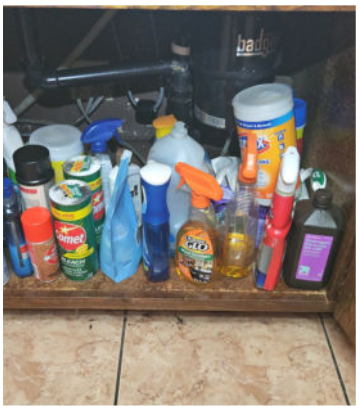
Recommend to have a qualified handyman properly affix the loose countertop(s) to the cabinet.

Maintenance

11.3 CABINETS

DESCRIPTION: Wood

MEDIA:



11.4 SINK

DESCRIPTION: Double

11.5 PLUMBING/FIXTURES

DESCRIPTION: PVC, Stainless steel

MEDIA:

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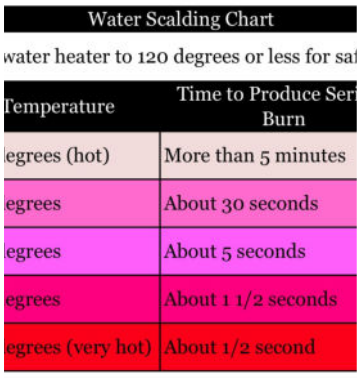
Water temp above the safety standard.

COMMENTS:

The water temperature at the faucet is above the safety standard of 120 degrees. Recommend to lower the temperature setting at the water heater.

Safety



Water Scalding Chart

water heater to 120 degrees or less for saf

Temperature	Time to Produce Seri Burn
egrees (hot)	More than 5 minutes
egrees	About 30 seconds
egrees	About 5 seconds
egrees	About 1 1/2 seconds
egrees (very hot)	About 1/2 second

11.6 DISPOSAL

DESCRIPTION: Badger

MEDIA:

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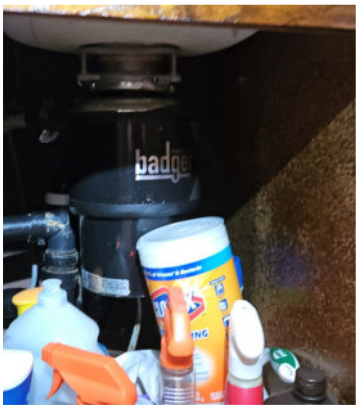

Disposal observed and tested.

COMMENTS:

The garbage disposal was observed to be operating properly at the time of the inspection.

Inspected

11.7 DISHWASHER

DESCRIPTION: KitchenAid

MEDIA:






Dishwasher observed and tested.

COMMENTS:

The kitchen dishwasher was observed to be operating properly at the time of the inspection.

Inspected

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Recommend a high loop or air gap to be in place for the drain hose. Drain hose should be elevated so that there is an air gap in the hose to prevent back-flow and siphoning. Recommend a qualified handyman or licensed plumber to put in place.

Requires Attention

11.8 RANGE/OVEN

DESCRIPTION: Kenmore

FUEL SOURCE: Electric

MEDIA:



Range/oven observed and tested.

COMMENTS:

The range/oven was observed to be operating properly at the time of the inspection.

Inspected

11.9 MICROWAVE

DESCRIPTION: Samsung

MEDIA:

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Microwave observed and tested.

COMMENTS:

The kitchen microwave was observed to be operating properly at the time of the inspection.

Inspected

11.10 REFRIGERATOR

DESCRIPTION: Samsung

MEDIA:






Refrigerator observed and tested.

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Water line observed.



Non GFCI outlets observed.

COMMENTS:

The refrigerator was observed to be operating properly at the time of the inspection.

Inspected

All receptacles in kitchens, including those for refrigerators, disposals, and microwaves, require GFCI protection. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



11.11 VENTILATOR

DESCRIPTION: Samsung

MEDIA:

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Ventilator observed and tested.

COMMENTS:

The kitchen ventilator was observed to be operating properly at the time of the inspection.

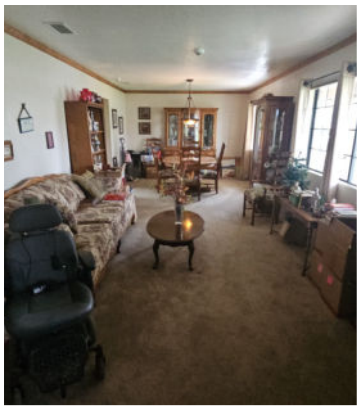
Inspected

12. Living Room

12.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:




Outlets tested.

12.2 FLOOR

DESCRIPTION: Carpet

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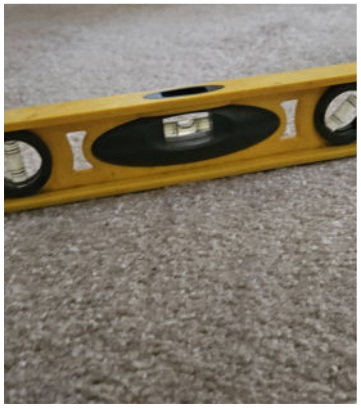
MEDIA:



12.3 WINDOWS

DESCRIPTION: Aluminum

MEDIA:




Screens needed.

COMMENTS:

The window needs a screen installed. Recommend to have a qualified handyman or window screen professional install as needed.

Maintenance

12.4 CEILING

DESCRIPTION: Drywall

12.5 WALLS

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DESCRIPTION: Drywall

12.6 DOORS

DESCRIPTION: Solid wood

12.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

MEDIA:



12.8 HVAC SOURCE

DESCRIPTION: Heating system register

12.9 CLOSET

DESCRIPTION: Single

MEDIA:



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13. Fireplace/Wood stove

The fireplace inspection is a general limited view inspection and a 2nd stage inspection is always recommended to be performed by a qualified chimney cleaning and service professional. This 2nd stage inspection by a qualified professional is recommended to be performed before operating or using the fireplace for safety and potential fire hazards.

13.1 TYPE

DESCRIPTION: Wood burning, Gas

MEDIA:

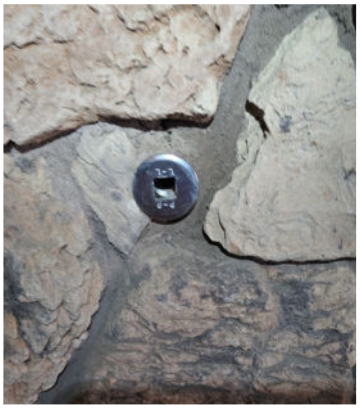


Fireplace observed.





Gas line observed.



Gas key access,

COMMENTS:

The fireplace was tested and observed to be operating properly at the time of the inspection.

Inspected

Recommend having the chimney cleaned before using to prevent possible fire hazards caused by creosote buildup in the chimney firebox and flue.

Recommendation

13.2 FIREPLACE/CONSTRUCTION

DESCRIPTION: Brick

MEDIA:

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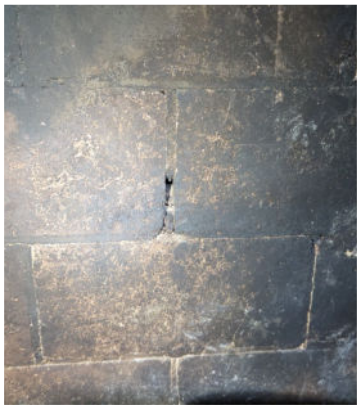
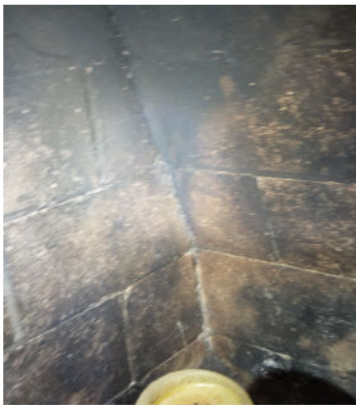



COMMENTS:

The fireplace firebox (interior) materials were observed to have gaps/cracks/deterioration. Recommend to have a fireplace and chimney professional evaluate and make repairs for safety and function.

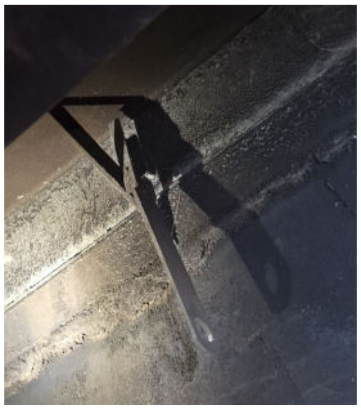
Maintenance

13.3 DAMPER/FLUE

DESCRIPTION: Metal

MEDIA:


Damper/flue observed.


Damper clamp recommended.

COMMENTS:

Recommend to install a damper clamp on the chimney damper to leave a small gap open in the chimney to allow any leaking gas to escape versus entering the home.

Safety

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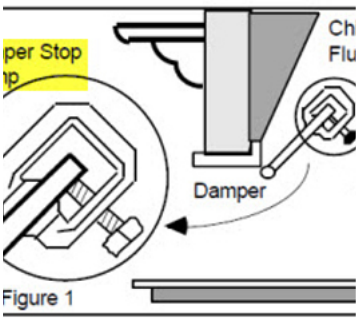


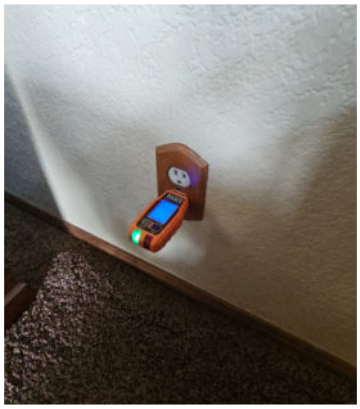
Figure 1

14. Family Room

14.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:

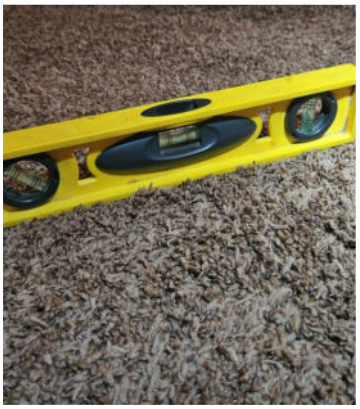


Outlets tested.

14.2 FLOOR

DESCRIPTION: Carpet

MEDIA:

Copyright © 1998-2026



14.3 WINDOWS

DESCRIPTION: Slider

14.4 CEILING

DESCRIPTION: Drywall

14.5 WALLS

DESCRIPTION: Drywall

14.6 HVAC SOURCE

DESCRIPTION: Heating system register

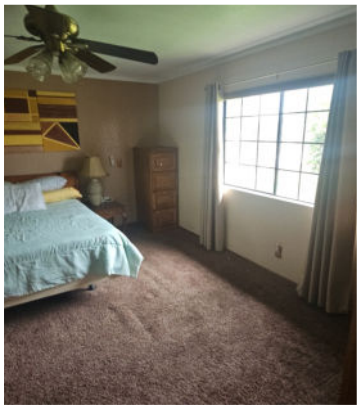
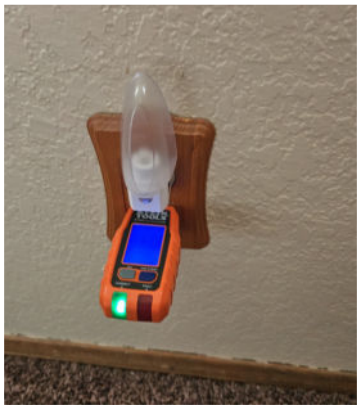
15. Master Bedroom

15.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:

Copyright © 1998-2026

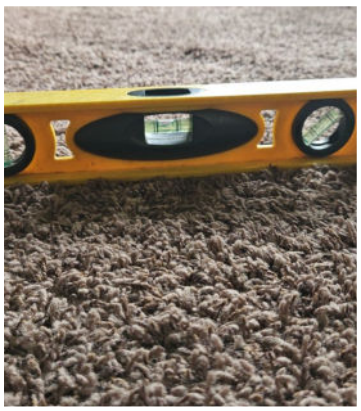



Outlets tested.

15.2 FLOOR

DESCRIPTION: Carpet

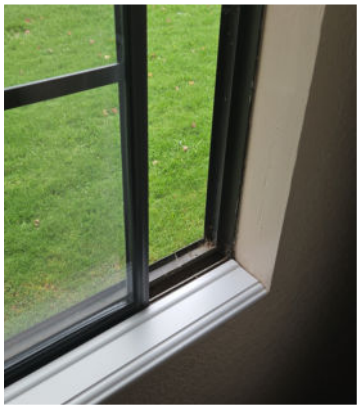
MEDIA:



15.3 WINDOWS

DESCRIPTION: Aluminum

MEDIA:



Screen needed.

Copyright © 1998-2026

COMMENTS:

The window needs a screen installed. Recommend to have a qualified handyman or window screen professional install as needed.

Maintenance

15.4 CEILING

DESCRIPTION: Drywall

15.5 WALLS

DESCRIPTION: Drywall

15.6 DOORS

DESCRIPTION: Hollow wood

15.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

MEDIA:



15.8 CARBON MONOXIDE DETECTORS

DESCRIPTION: Battery operated

MEDIA:

Copyright © 1998-2026



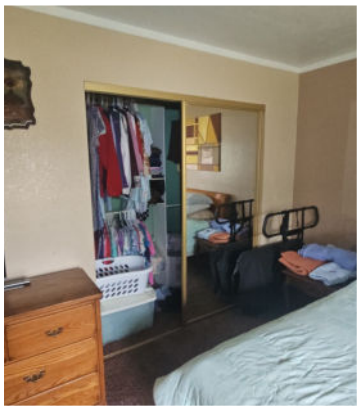
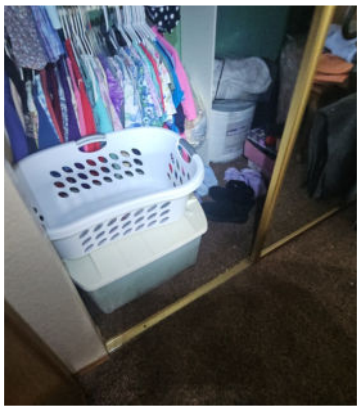
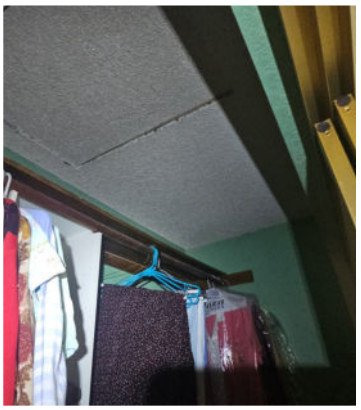
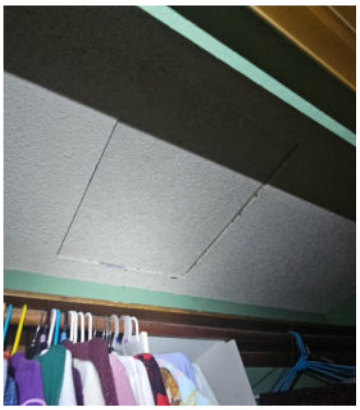
15.9 HVAC SOURCE

DESCRIPTION: Heating system register

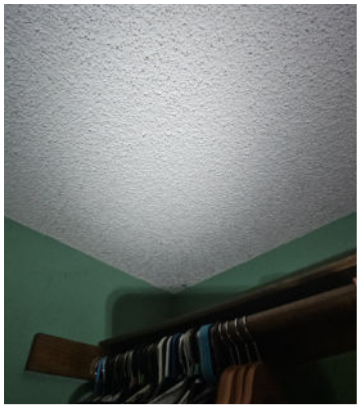
15.10 CLOSET

DESCRIPTION: Large

MEDIA:

Attic access observed.



Acoustic ceiling observed.

COMMENTS:

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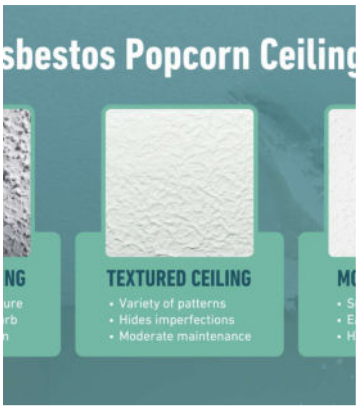
Acoustic texture coatings may contain asbestos, which can pose serious health risks if disturbed or inhaled. Asbestos fibers can become airborne when the texture is damaged or disturbed, and inhalation can lead to serious health problems like lung cancer and mesothelioma. If asbestos is suspected, it's crucial to hire qualified professionals for testing and removal to ensure safety.

Requires Attention

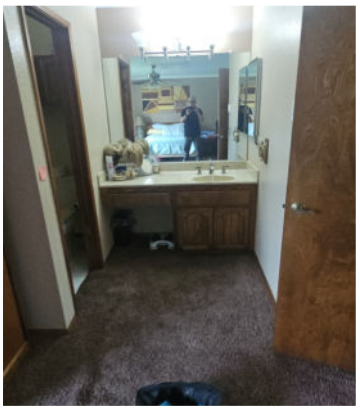


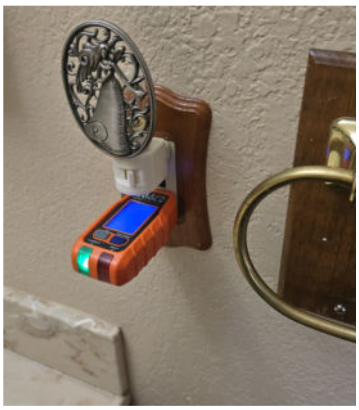
16. Master Bathroom

16.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:






Non GFCI outlets observed.

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Bulb replacement needed.

COMMENTS:

Recommend to have the light bulb replaced for proper function.

Maintenance

Recommend to have a licensed electrician repair or replace the faulty GFCI protected outlet for proper function and safety.

Safety



16.2 COUNTER/CABINET

DESCRIPTION: Granite

MEDIA:

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Gaps/cracks observed.

COMMENTS:

Recommend to seal the countertop/backsplash areas where gaps are present to prevent water infiltration in these areas. Recommend sealing repair by a qualified handyman.

Maintenance

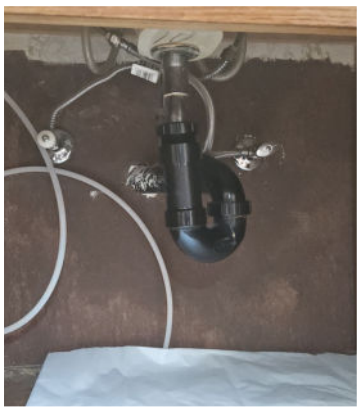
16.3 SINK/BASIN

DESCRIPTION: Single

16.4 FAUCETS/TRAPS

DESCRIPTION: PVC, Metal

MEDIA:





16.5 TOILETS

DESCRIPTION: 1.6 gallon tank

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MEDIA:





Sealing needed.

COMMENTS:

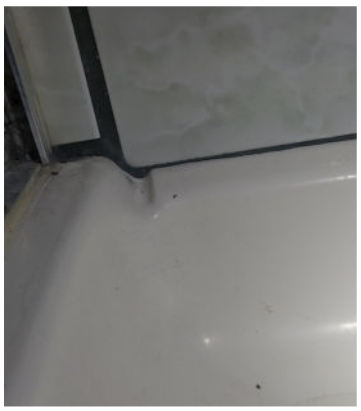
Recommend to have a qualified handyman properly seal the base of the toilet to prevent water from going down into the underlying materials.

Maintenance

16.6 TUB/SHOWER/SURROUND

DESCRIPTION: Tile surround

MEDIA:






Gaps/cracks observed.

Drain pipe is extruding.

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COMMENTS:

Recommend to have a qualified handyman repair the shower drain that is protruding into the shower floor area. The issues is allowing water to collect around the drain and can allow water intrusion into the underlying materials over time. The issue also does not allow a smooth surface for the shower floor when in use.

Requires Attention

Recommend to seal/caulk shower/tub tile areas where cracks/gaps are present to prevent water infiltration in this area. Recommend a qualified handyman to seal/caulk as needed. The deferred maintenance in this area may also lead to the finding the presence of mold on the underlying materials if renovations were to occur.

Maintenance

16.7 VENTILATION

DESCRIPTION: Window

17. Bathroom 2

17.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:

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Non GFCI outlets observed.

COMMENTS:

All electrical outlets in a bathroom should be GFCI protected. GFCI outlets are designed to prevent electrical shock by quickly cutting off power when a ground fault is detected, making them crucial for safety in wet environments like bathrooms. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



17.2 COUNTER/CABINET

DESCRIPTION: Granite

17.3 SINK/BASIN

DESCRIPTION: Double

17.4 FAUCETS/TRAPS

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DESCRIPTION: PVC, Metal

MEDIA:





Water temp above the safety standard.

COMMENTS:

The water temperature at the faucet is above the safety standard of 120 degrees. Recommend to lower the temperature setting at the water heater.

Safety

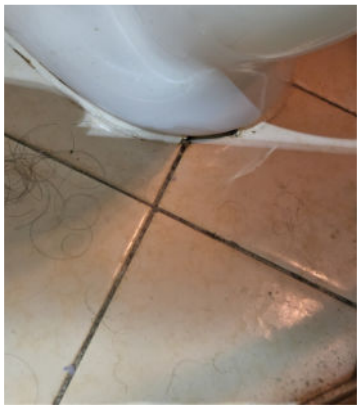
Water Scalding Chart	
water heater to 120 degrees or less for saf	
Temperature	Time to Produce Seri Burn
egrees (hot)	More than 5 minutes
egrees	About 30 seconds
egrees	About 5 seconds
egrees	About 1 1/2 seconds
egrees (very hot)	About 1/2 second

17.5 TOILETS

DESCRIPTION: 1.6 gallon tank

MEDIA:

Copyright © 1998-2026

Sealing needed.

COMMENTS:

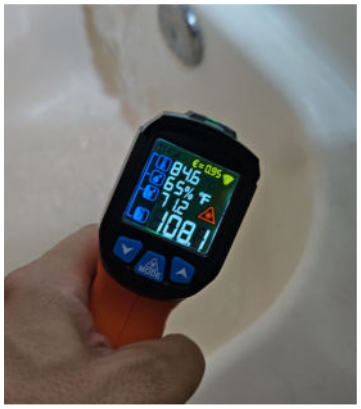
Recommend to have a qualified handyman properly seal the base of the toilet to prevent water from going down into the underlying materials.

Maintenance

17.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Fiberglass surround

MEDIA:




Hot water only observed.

COMMENTS:

The shower/tub was observed to be distributing hot water only. Recommend to have a licensed plumber evaluate and repair or replace the shower knob/fixture for proper function.

Requires Attention

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17.7 VENTILATION

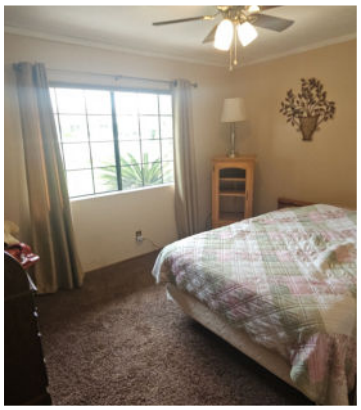
DESCRIPTION: Window

18. Bedroom 2

18.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:




Outlets tested.

18.2 FLOOR

DESCRIPTION: Carpet

MEDIA:



18.3 WINDOWS

Copyright © 1998-2026

DESCRIPTION: Aluminum

MEDIA:



Screen needed.

COMMENTS:

The window needs a screen installed. Recommend to have a qualified handy-man or window screen professional install as needed.

Maintenance

18.4 CEILING

DESCRIPTION: Drywall

18.5 WALLS

DESCRIPTION: Drywall

18.6 DOORS

DESCRIPTION: Hollow wood

18.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

MEDIA:

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18.8 CARBON MONOXIDE DETECTORS

DESCRIPTION: Battery operated

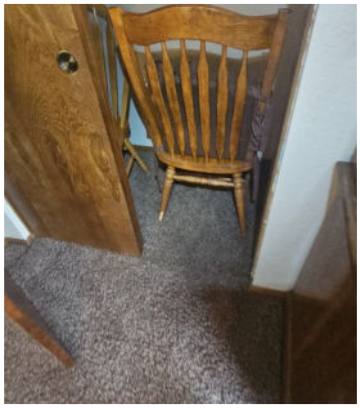
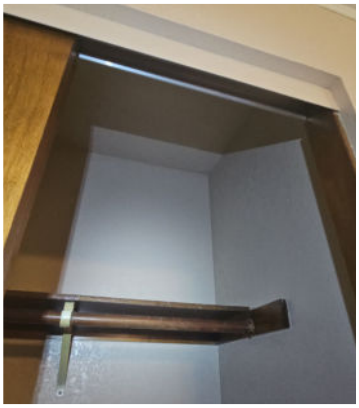
18.9 HVAC SOURCE

DESCRIPTION: Heating system register

18.10 CLOSET

DESCRIPTION: Single

MEDIA:

19. Bedroom 3

19.1 ELECTRICAL

DESCRIPTION: 110 volts

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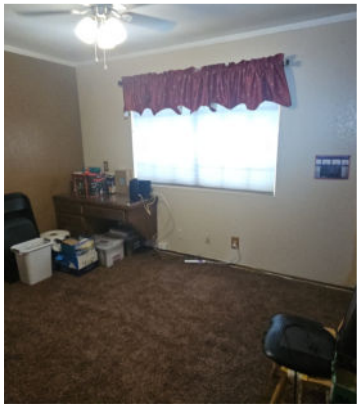
MEDIA:

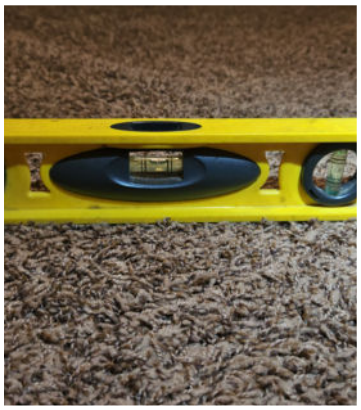



Outlets tested.

19.2 FLOOR

DESCRIPTION: Carpet

MEDIA:

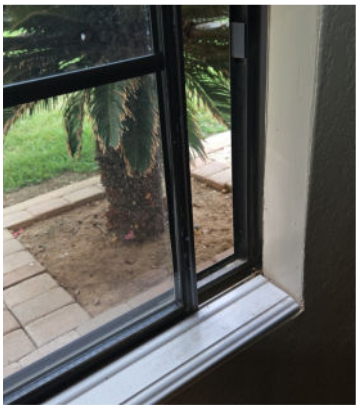


19.3 WINDOWS

DESCRIPTION: Aluminum

MEDIA:

Copyright © 1998-2026



Screen needed.

COMMENTS:

The window needs a screen installed. Recommend to have a qualified handyman or window screen professional install as needed.

Maintenance

19.4 CEILING

DESCRIPTION: Drywall

19.5 WALLS

DESCRIPTION: Drywall

19.6 DOORS

DESCRIPTION: Hollow wood

19.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

MEDIA:

Copyright © 1998-2026



19.8 CARBON MONOXIDE DETECTORS

DESCRIPTION: Battery operated

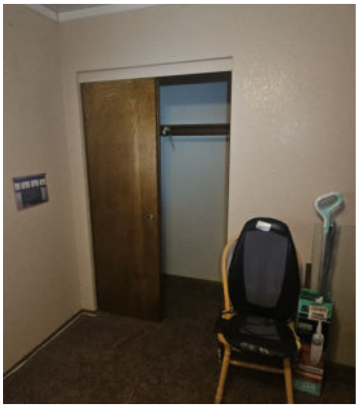
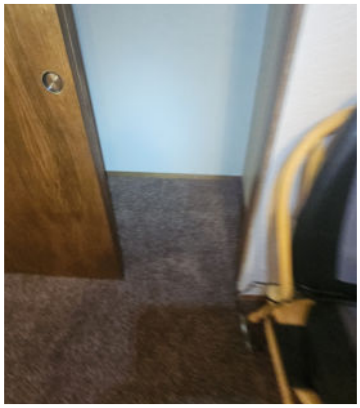
19.9 HVAC SOURCE

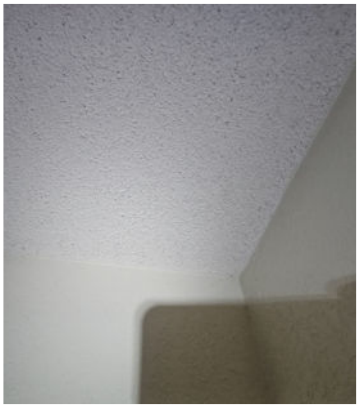
DESCRIPTION: Heating system register

19.10 CLOSET

DESCRIPTION: Single

MEDIA:



Acoustic ceiling observed.

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Summary

HOME INSPECTION STANDARD

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read*the complete report.*

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1. Grounds

1.6 DECK/BALCONY

COMMENTS:

Recommend to have a qualified handyman or landscape professional add dirt near/under the deck pier/post to prevent it from slipping/failing and compromising the structure.

Requires Attention

2. Exterior

2.9 ELECTRICAL

COMMENTS:

Outdoor electrical outlets, when in use, should be fully covered by a weatherproof "in-use" cover. This is to protect the outlet and any plugged-in devices from moisture, debris, and other hazards. Recommend a qualified handyman to install a proper cover.

Requires Attention

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Recommend to have a licensed electrician install GFCI protected outlets at the exterior and in garage areas to protect from shocking hazards.

Safety



5. Electrical

5.2 MAIN PANEL

COMMENTS:

The main electrical panel was observed to have breakers "double tapped" meaning there are more than the allowed electrical wiring to be inserted into them. Recommend to have a licensed electrician evaluate the main panel and make proper repair/re-installation of wiring as needed.

Safety

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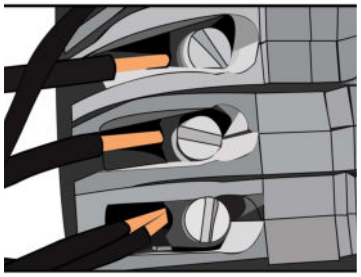
ıble-Tapped Breakers



Don't

6. Plumbing

6.8 TPRV AND DRAIN TUBE

COMMENTS:

Standard PVC elbows cannot be used for a Temperature and Pressure Relief Valve (TPRV) drain tube. Standard PVC is not rated for the boiling-hot water that a failing water heater releases, and it can melt or burst. Recommend to have a licensed plumber verify the installation and replace as needed.

Requires Attention

8. Garage

8.4 DOOR OPENER

COMMENTS:

The garage door opener was not operating properly at the time of the inspection. Recommend to have a qualified handyman or garage door professional evaluate and repair as needed for proper function.

Requires Attention

8.5 SERVICE DOORS

COMMENTS:

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The garage service door does have self closing hinges installed but they are not working properly. Recommend to have a qualified handyman repair/replace the hinges to properly allow the door to fully close and latch to keep toxic gas such as carbon monoxide out of the living spaces in the home.

Requires Attention



8.7 ELECTRICAL

COMMENTS:

Recommend to have a licensed electrician install GFCI protected outlets at the exterior and in garage areas to protect from shocking hazards.

Safety



9. Laundry

9.1 GENERAL

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COMMENTS:

Garage-installed gas dryers and other appliances with ignition sources, like gas water heaters, need to be elevated to a minimum of 18 inches above the floor to prevent potential ignition of flammable vapors.

Requires Attention



9.5 ELECTRICAL

COMMENTS:

All receptacles in the laundry area require GFCI protection. GFCI outlets are designed to prevent electrical shock by quickly cutting off power when a ground fault is detected, making them crucial for safety in wet environments like bathrooms. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



11. Kitchen

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11.1 ELECTRICAL

COMMENTS:

There were open/exposed electrical wiring observed. All wiring needs to be properly concealed to prevent shocking hazards. Recommend to have a licensed electrician properly conceal and all wiring and to prevent any issues or safety hazards.

Safety



All receptacles in kitchens, including those for refrigerators, disposals, and microwaves, require GFCI protection. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



11.5 PLUMBING/FIXTURES

COMMENTS:

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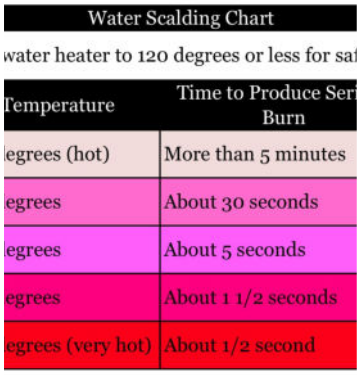
The water temperature at the faucet is above the safety standard of 120 degrees. Recommend to lower the temperature setting at the water heater.

Safety



Water Scalding Chart	
water heater to 120 degrees or less for sa	
Temperature	Time to Produce Ser Burn
egrees (hot)	More than 5 minutes
egrees	About 30 seconds
egrees	About 5 seconds
egrees	About 1 1/2 seconds
egrees (very hot)	About 1/2 second

11.7 DISHWASHER

COMMENTS:

Recommend a high loop or air gap to be in place for the drain hose. Drain hose should be elevated so that there is an air gap in the hose to prevent back-flow and siphoning. Recommend a qualified handyman or licensed plumber to put in place.

Requires Attention

11.10 REFRIGERATOR

COMMENTS:

All receptacles in kitchens, including those for refrigerators, disposals, and microwaves, require GFCI protection. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety

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13. Fireplace/Wood stove

13.3 DAMPER/FLUE

COMMENTS:

Recommend to install a damper clamp on the chimney damper to leave a small gap open in the chimney to allow any leaking gas to escape versus entering the home.

Safety

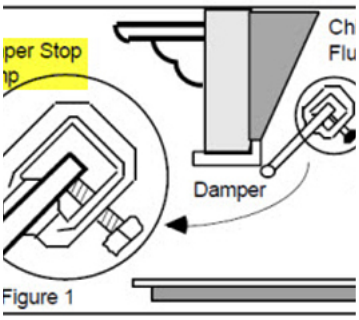

Figure 1

15. Master Bedroom

15.10 CLOSET

COMMENTS:

Acoustic texture coatings may contain asbestos, which can pose serious health risks if disturbed or inhaled. Asbestos fibers can become airborne when the texture is dam-

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aged or disturbed, and inhalation can lead to serious health problems like lung cancer and mesothelioma. If asbestos is suspected, it's crucial to hire qualified professionals for testing and removal to ensure safety.

Requires Attention



16. Master Bathroom

16.1 ELECTRICAL

COMMENTS:

Recommend to have a licensed electrician repair or replace the faulty GFCI protected outlet for proper function and safety.

Safety



16.6 TUB/SHOWER/SURROUND

COMMENTS:

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Recommend to have a qualified handyman repair the shower drain that is protruding into the shower floor area. The issues is allowing water to collect around the drain and can allow water intrusion into the underlying materials over time. The issue also does not allow a smooth surface for the shower floor when in use.

Requires Attention

17. Bathroom 2

17.1 ELECTRICAL

COMMENTS:

All electrical outlets in a bathroom should be GFCI protected. GFCI outlets are designed to prevent electrical shock by quickly cutting off power when a ground fault is detected, making them crucial for safety in wet environments like bathrooms. Recommend to have a licensed electrician install GFCI protected outlets to protect from shocking hazards.

Safety



17.4 FAUCETS/TRAPS

COMMENTS:

The water temperature at the faucet is above the safety standard of 120 degrees. Recommend to lower the temperature setting at the water heater.

Safety

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Water Scalding Chart	
water heater to 120 degrees or less for saf	
Temperature	Time to Produce Seri Burn
egrees (hot)	More than 5 minutes
egrees	About 30 seconds
egrees	About 5 seconds
egrees	About 1 1/2 seconds
egrees (very hot)	About 1/2 second

17.6 TUB/SHOWER/SURROUND

COMMENTS:

The shower/tub was observed to be distributing hot water only. Recommend to have a licensed plumber evaluate and repair or replace the shower knob/fixture for proper function.

Requires Attention

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