PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Courtney Cormier



PROPERTY INSPECTED:

56563 Golden Bee Drive
Yucca Valley, CA 92284

Date of Inspection: 06/08/2026

Inspection No. 26423-1-2225

COMPANY:

Troy Bostwick

A Pillar To Post Authorized Franchise

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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

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 entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.5 Corrections/Repairs or further evaluation recommendations, as noted throughout this report, should be further evaluated as needed by qualified professionals prior to inspection contingency. The extent, severity, and breadth of the issues or full damage may not be known until the qualified specialist inspects the full situation and all the system components and is able to fully evaluate.

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 GENERAL EXTERIOR MAINTENANCE NEEDED

Observation:
Worn and peeling paint was observed on multiple exterior components, indicating notable deferred maintenance and prolonged weather exposure. These conditions leave exterior surfaces more vulnerable to moisture intrusion and accelerated deterioration. Only visible, accessible components were reviewed during the inspection.

Recommendation:
A qualified contractor should complete comprehensive exterior maintenance, including repainting, sealing exposed areas, and addressing any deteriorated surfaces. Timely repairs will help protect exterior materials from moisture-related damage and support long-term durability.







3.3 Eaves / Fascia / Soffit

3.3.1 FASCIA — SEPARATION OBSERVED

Observation:
The fascia is separated at the noted location, creating a visible gap between the fascia and its adjoining components. This condition can allow moisture intrusion and may indicate fastener failure or movement of adjacent materials.

Recommendation:
A qualified contractor should evaluate the affected area and repair or resecure the fascia to help prevent further separation or moisture-related damage. **(Exterior Right)**



3.5 Balcony

3.5.1 BALCONY GUARDRAIL – NON-COMPLIANT INTERMEDIATE RAIL SPACING

Observation:
The intermediate rails on the balcony guardrail are spaced more than four inches apart. This configuration does not meet current safety standards, which require spacing of less than four inches to prevent child entrapment or fall-through hazards.

Recommendation:
Corrections are advised to improve child safety and support code compliance. Options include installing a protective barrier or replacing the guardrail with a code-compliant design. A qualified contractor should evaluate and implement appropriate modifications. **(Primary Balcony)**



4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.1 ROOF COVERING CONDITIONS

Observation:
Roof deficiencies were observed during inspection. Conditions include:
• Missing shingles
• Exposed sheathing
• Unsealed fasteners
• Separated sealer

These issues compromise the roof's ability to shed water effectively, expose underlying components to weather, and reduce the overall integrity of the roof covering system.

Recommendation:
A licensed roofing contractor should evaluate the roof, repair or replace damaged sections. Further inspection may be warranted to assess underlying components for related damage.











6.0 GARAGE / CARPORT

6.2 Vehicle Door(s)

6.2.1 GARAGE VEHICLE DOOR — PANEL HINGE DETACHED

Observation:
A hinge between two garage door panels is detached, leaving the sections improperly connected.

Recommendation:
Have a qualified garage door technician reattach or replace the hinge and confirm proper door alignment and operation.
(West Garage)



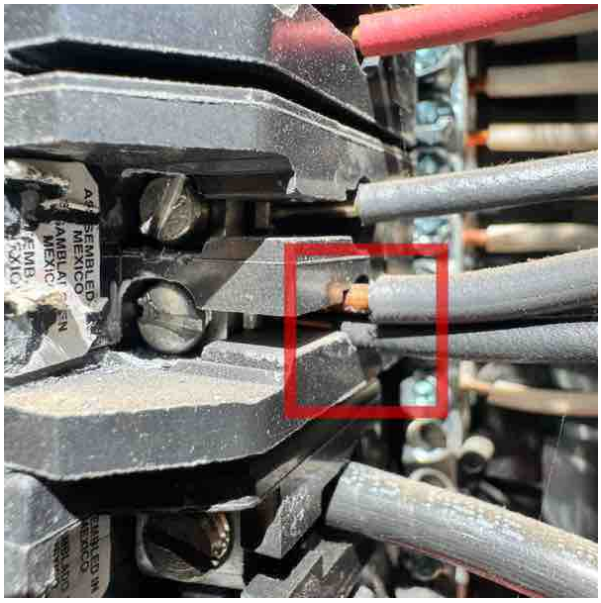
8.0 ELECTRICAL SYSTEM

8.4 Distribution Panel(s)

8.4.3 DOUBLE-TAPPED BREAKER

Observation:
One or more breakers in the electrical panel are double-tapped, meaning multiple conductors are connected to a breaker terminal not designed for more than one wire. This condition may lead to loose connections, overheating, or unreliable circuit protection.

Recommendation:
Have a qualified electrician evaluate the affected circuits and correct the wiring by installing an appropriately rated breaker or approved junction method to ensure safe and compliant operation. **(Exterior Left)**



8.5 Branch Circuit Wiring

8.5.1 ELECTRICAL CONNECTIONS OUTSIDE JUNCTION BOX

Observation:
Electrical connections are located outside an approved junction box, leaving wiring exposed and not properly enclosed.

Recommendation:
Have a qualified electrician install an appropriate junction box with a cover and ensure all wiring connections are properly enclosed. **(West Garage)**

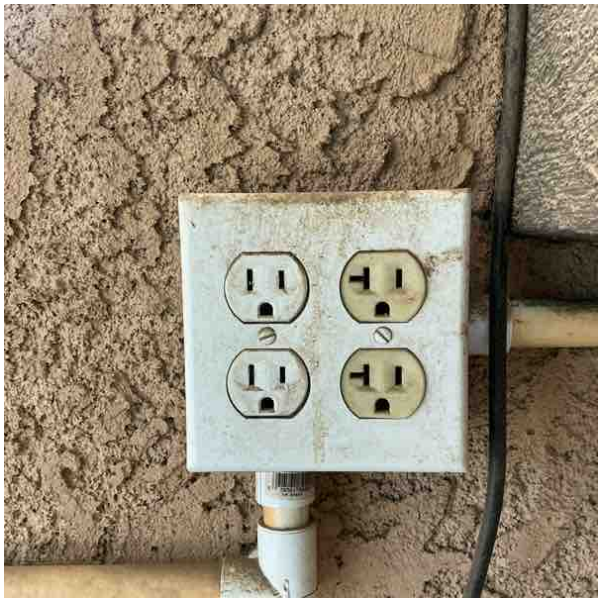


8.6 Receptacles

8.6.2 EXTERIOR RECEPTACLES WITHOUT WEATHERPROOF COVERS / GFCI NOT VERIFIED

Observation:
Exterior receptacles at the noted location do not have weatherproof covers, leaving them exposed to moisture. GFCI protection could not be verified during the inspection, and the receptacles may not be protected as required for exterior locations.

Recommendation:
A qualified electrician should install proper weatherproof covers and confirm or provide GFCI protection to help improve safety at these exterior receptacle locations. **(Primary Balcony)**



8.7 Lighting / Ceiling Fan(s)

8.7.1 CEILING — LIGHT FIXTURE REMOVED

Observation:
The ceiling light fixture has been removed at the noted location, leaving exposed wiring and an incomplete lighting assembly. This condition prevents normal use of the light and may present a safety concern if the wiring is not properly terminated.

Recommendation:
A qualified electrician should install a proper light fixture or safely terminate the wiring to restore function and improve safety. **(Entry)**



8.8 Smoke Alarms

8.8.1 SMOME ALARMS NOT PRESENT IN BEDROOMS

Observation:
Smoke alarms were not present in one or more bedrooms. Current safety standards require smoke alarms in each sleeping room to provide early warning in the event of a fire.

Recommendation:
Have a qualified contractor install smoke alarms in all bedrooms to improve life-safety protection and align with modern safety guidelines.

- 1st Bedroom
- 2nd Bedroom
- Guest Bedroom
- Primary Bedroom

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.5 Natural Gas Piping

9.5.1 FURNACE GAS SUPPLY – FLEXIBLE CONNECTOR THROUGH METAL CABINET

Observation:
The furnace's flexible gas connector passes through the metal cabinet, where rigid piping is typically required to prevent abrasion.
Cabinet vibration may wear the connector and increase the risk of gas leakage.

Recommendation:
Have a qualified HVAC or plumbing professional reroute or replace the connector using approved materials.
(West Garage)



10.0 PLUMBING SYSTEM

10.3 Drain, Waste, and Vent Piping

10.3.2 SINK — DRAIN STOP PIVOT NOT ATTACHED TO DRAIN PIPE

Observation:
The left sink drain stop pivot at the noted location is not attached to the drain pipe, preventing the stopper from operating as intended. With the pivot not in place, water can leak at this connection when the sink is in use.

Recommendation:
A qualified plumbing contractor should reconnect or replace the pivot assembly at the drain pipe to restore proper stopper function and help prevent leakage. **(Primary Bathroom)**



10.4 Water Heating Equipment

10.4.1 WATER HEATER ASSESSMENT — 2002 UNIT, LEAK EVIDENCE & NON-STANDARD STRAPS

Observation:
The water heater was manufactured in 2002, placing it well beyond its typical 10–12 year service life. There is mineral buildup consistent with leakage, and the seismic straps appear non-standard and may not provide proper restraint.

Recommendation:
Have a qualified plumbing contractor evaluate the unit for leakage, assess overall condition due to age, and install approved seismic strapping as needed. **(West Garage)**





10.5 Sink(s)

10.5.1 KITCHEN — SINK REMOVED

Observation:
The kitchen sink has been removed, leaving the countertop and plumbing connections incomplete. This condition prevents normal use of the fixture and may expose open supply or drain components.

Recommendation:
A qualified plumbing or general contractor should reinstall a properly fitted sink and ensure all plumbing connections are restored and tested for proper operation. **(Kitchen)**



10.6 Toilet(s)

10.6.1 TOILET CONDITION — LOOSE AT BASE

Observation:
The toilet is loose at its base. A loose toilet can compromise the wax ring seal, allowing moisture to escape and potentially affect surrounding flooring or subfloor materials. Only visible, accessible areas were reviewed during the inspection.

Recommendation:
A qualified plumber should evaluate the toilet, correct the loose mounting, and reset the unit with a new seal as needed to help ensure stable, leak-free operation. **(Half Bathroom)**

10.7 Tub(s) / Shower(s)

10.7.1 TUB/SHOWER — GENERAL SEALING IMPROVEMENTS NEEDED

Observation:
General sealing improvements are needed at the tub and shower areas. Gaps or deteriorated sealant at joints and transitions can allow moisture intrusion and may contribute to staining or deterioration of surrounding materials. Only visible, accessible areas were reviewed.

Recommendation:
A qualified contractor or handyman should clean and apply appropriate waterproof sealant at all necessary locations to help maintain proper moisture protection. **(2nd Floor Bathroom)**



11.0 INTERIOR

11.2 Walls / Ceilings

11.2.1 DRYWALL — REMOVED FROM WALLS AND CEILING

Observation:
Drywall has been removed from both the walls and the ceiling at the noted location, leaving framing and interior components exposed. This condition reduces fire-resistance, sound control, and environmental separation.

Recommendation:
A qualified contractor should reinstall and finish drywall to restore proper protection, performance, and appearance. **(2nd Bedroom)**



11.2.2 CEILING — PAINT FINISH PEELING

Observation:
The ceiling paint finish is peeling at the noted location. This condition is commonly associated with age, prior moisture exposure, inadequate surface preparation, or normal material movement over time. Peeling can affect appearance and may indicate areas needing maintenance.

Recommendation:
A qualified painting or general contractor should evaluate the affected area and repair and refinish the ceiling as needed. If conditions suggest possible past moisture exposure, further assessment may be warranted to confirm the underlying cause has been resolved. **(Living Room)**



11.2.3 DRYWALL — LOCALIZED DAMAGE

Observation:
Drywall damage was noted in select areas, some of which appears consistent with contact from door hardware.

Recommendation:
Cosmetic repairs can be completed as desired. A qualified contractor can address any areas needing patching or refinishing. **(Laundry area)**



11.3 Windows

11.3.1 WINDOW CONDITION — FRAME SEPARATION

Observation:
The window frame is separated at the noted location, creating a visible gap between the frame and adjoining components. This condition can affect stability, weather-resistance, and overall performance of the window assembly.

Recommendation:
A qualified window contractor should evaluate the separation and repair or resecure the frame as needed to restore proper fit and function. **(2nd Bedroom)**

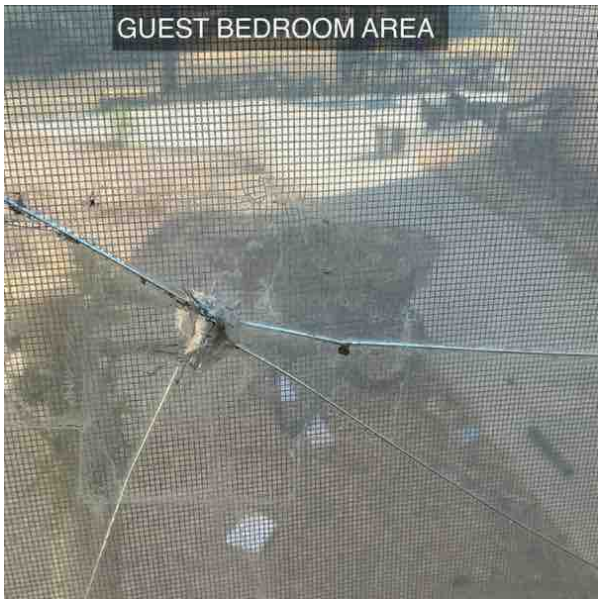


11.3.2 DAMAGED WINDOW PANE

Observation:
Window panes are visibly damaged at the noted locations. This may include cracks, chips, or fractures in the glass, which can compromise safety, insulation, and weather resistance.

Recommendation:
A qualified contractor or glazier should replace the damaged pane. Prompt repair restores thermal efficiency, prevents injury, and maintains property appearance.

- Guest Bedroom
- Study / Office





11.4 Doors

11.4.1 CLOSET DOOR — PANEL SEPARATION AND MISALIGNMENT

Observation:
The closet door panel is separating and the door is misaligned at the noted location. These conditions can affect appearance, reduce smooth operation, and may lead to further separation or hardware strain over time.

Recommendation:
A qualified contractor should evaluate the door, repair the separated panel, and adjust or resecure the door and hardware to restore proper alignment and operation. **(Guest Bedroom)**



11.5 Entrance Door(s)

11.5.1 BEDROOM DOOR — DAMAGE AFFECTING LATCHING

Observation:
The bedroom door is damaged, and the condition affects proper latching, resulting in reduced functionality.

Recommendation:
A qualified contractor should repair or replace the door and adjust hardware as needed to restore normal operation and latching. **(1st Bedroom)**



11.5.2 BALCONY DOOR — GLASS BEZEL DAMAGED

Observation:
The glass bezel on the door is damaged, with visible wear or breakage at the trim surrounding the glass insert. This condition affects appearance and may reduce the secure fit of the glazing components.

Recommendation:
Have a qualified door or glazing contractor repair or replace the damaged bezel and confirm the glass insert is properly secured. **(Primary Bedroom)**



INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a significant decision. Much hinges on the current condition of your chosen home, where an emotional tie is already formed. Pillar To Post goes above and beyond to ensure confident home ownership. Pillar To Post Home Inspectors is North America's largest home inspection company. The report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this easy-to-read document for your peace of mind. Please get in touch with us immediately if you have any questions while reviewing this report.
Thank you for allowing us the opportunity to serve you.

WHAT IS A HOME INSPECTION?
The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. Inspectors are not required to move personal property, materials, or objects that may impede access or limit the visibility of the inspector's opinion; items that are unsafe or not functioning will be described in accordance with the standards of practice by which inspectors abide.

The home inspection is based on the observations made on the inspection date and does not predict future conditions. It will not reveal every issue that exists or could exist, but only those material defects observed on the inspection date.

A Pillar To Post Home Inspection is an educational experience about your home. Not only are defects included, but maintenance-type items and upgrades are also included. Therefore, it is not expected that all the items in this report will be repaired in the real estate transaction. Pillar To Post does not decide which party in the transaction should make the listed repairs, how they will be completed, or if they will be completed. Therefore, it is unrealistic to consider this report as"simply a "List of" Repairs." Please read the entire report (not just the summary).

The following is a visual inspection of the property using ASHI Standards. We are not performing a "Code Compliance" inspection or checking for proper building permits. However, the current standards are our guide for safety recommendations. Our recommendations are intended to address the safety or performance of the component, not its "Code Compliance." It is also recommended that any deficiencies noted in this report be evaluated, inspected, or repaired by qualified contractors/professionals before closing escrow.

1.1.2 Throughout this report, the terms “Exterior Right” and “Exterior Left” describe areas of the structure as viewed from the street.

1.1.3 The home is oriented to face NORTH, as observed from the street.

1.1.4 Bolded paragraphs throughout the report indicate deficiencies outlined in the summary section.

1.1.5 **Corrections/Repairs or further evaluation recommendations, as noted throughout this report, should be further evaluated as needed by qualified professionals prior to inspection contingency. The extent, severity, and breadth of the issues or full damage may not be known until the qualified specialist inspects the full situation and all the system components and is able to fully evaluate.**

1.2 Approximate Year Built

1.2.1 1986

1.3 Inspection / Site Conditions

1.3.1 Weather conditions at the time of inspection:



2.0 PROPERTY AND SITE

2.1 Driveway(s)

Concrete

2.1.1 CONCRETE SURFACE CONDITION

Observation:
Minor cracks and surface wear were observed in the concrete. These are typical and do not indicate immediate structural concerns at the time of inspection.

Recommendation:
Routine monitoring for expansion, deepening, or signs of moisture intrusion over time. If cracks widen or show signs of deterioration, targeted repairs may be warranted to preserve surface integrity and prevent further damage.



3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 GENERAL EXTERIOR MAINTENANCE NEEDED

Observation:
Worn and peeling paint was observed on multiple exterior components, indicating notable deferred maintenance and prolonged weather exposure. These conditions leave exterior surfaces more vulnerable to moisture intrusion and accelerated deterioration. Only visible, accessible components were reviewed during the inspection.

Recommendation:
A qualified contractor should complete comprehensive exterior maintenance, including repainting, sealing exposed areas, and addressing any deteriorated surfaces. Timely repairs will help protect exterior materials from moisture-related damage and support long-term durability.







3.2 Wall Surface

- Hardcoat stucco

3.2.1 STUCCO CONDITION — STAINING OBSERVED

Observation:
Staining is present on the stucco surface in the noted area. This condition may be related to moisture exposure, weathering, or surface contaminants. No determination of the underlying cause can be made without further evaluation.

Recommendation:
Have a qualified contractor assess the stained area to determine the source and recommend appropriate cleaning, sealing, or repairs. **(Exterior Right)**



3.3 Eaves / Fascia / Soffit

3.3.1 FASCIA — SEPARATION OBSERVED

Observation:
The fascia is separated at the noted location, creating a visible gap between the fascia and its adjoining components. This condition can allow moisture intrusion and may indicate fastener failure or movement of adjacent materials.

Recommendation:
A qualified contractor should evaluate the affected area and repair or resecure the fascia to help prevent further separation or moisture-related damage. (Exterior Right)



3.4 Windows

3.4.1 DAMAGED WINDOW SCREEN

Observation:
One or more window screens were observed to be damaged, which may reduce ventilation efficiency and allow insect intrusion.

Recommendation:
Repair or replacement of affected window screens is advised to restore functionality and maintain indoor comfort.
(Exterior Left)



3.5 Balcony

3.5.1 BALCONY GUARDRAIL – NON-COMPLIANT INTERMEDIATE RAIL SPACING

Observation:
The intermediate rails on the balcony guardrail are spaced more than four inches apart. This configuration does not meet current safety standards, which require spacing of less than four inches to prevent child entrapment or fall-through hazards.

Recommendation:
Corrections are advised to improve child safety and support code compliance. Options include installing a protective barrier or replacing the guardrail with a code-compliant design. A qualified contractor should evaluate and implement appropriate modifications. (Primary Balcony)



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 ROOF COVERING – COMPOSITION SHINGLE (GENERAL INFORMATION)

Observation:
The roof is covered with composition shingles, a common residential material composed of asphalt, fiberglass matting, and mineral granules. Longevity is influenced by product quality, installation practices, and environmental exposure. Common signs of aging include granule loss, pockmarks, and dark discoloration, which may indicate increased vulnerability to moisture intrusion. Deterioration often begins at the hip and ridge shingles, then progresses to field shingles—especially on sun-exposed slopes.

Recommendation:
Routine maintenance including debris removal and periodic visual inspection for granule loss, edge lifting, or fastener exposure is advised. Homeowners should monitor for signs of aging or damage and consult a qualified roofing contractor for repairs or replacement as needed. Lifespan varies by shingle type, installation quality, and climate conditions.

4.1.2 REPAIRS OBSERVED

Observation:
Repairs have been performed on the roof. Evidence of repair activity was visible at the time of inspection, indicating prior maintenance or corrective work.

Recommendation:
A qualified roofing contractor should be consulted to confirm the adequacy of repairs and evaluate the overall condition of the roof system.

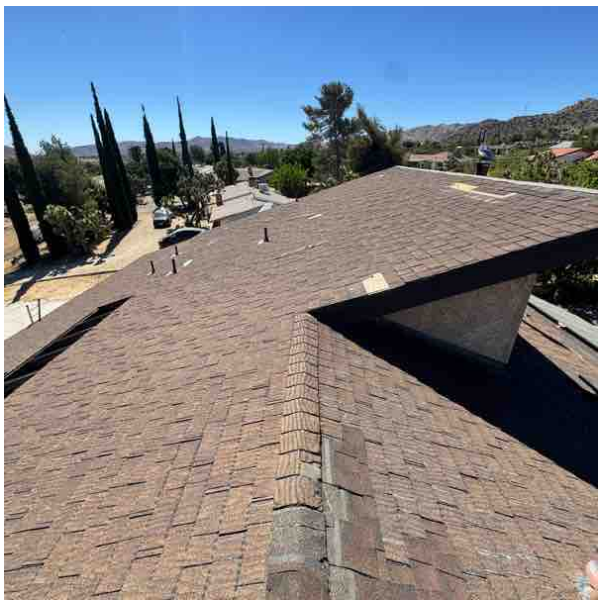


4.2 Roofing Inspection Method

Walked on roof surface.

4.2.1 ROOF INSPECTION METHOD

The roof was inspected by traversing its surface. Inspection was limited to visible and accessible components; underlying materials such as sheathing, underlayment, and fasteners were not exposed or evaluated.



4.3 Sloped Surface(s)

Asphalt shingles

4.3.1 **ROOF COVERING CONDITIONS**

Observation:
Roof deficiencies were observed during inspection. Conditions include:
• Missing shingles
• Exposed sheathing
• Unsealed fasteners
• Separated sealer

These issues compromise the roof's ability to shed water effectively, expose underlying components to weather, and reduce the overall integrity of the roof covering system.

Recommendation:
A licensed roofing contractor should evaluate the roof, repair or replace damaged sections. Further inspection may be warranted to assess underlying components for related damage.











5.0 ATTIC

5.1 Limitations

- ATTIC LIMITATIONS — As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic, especially near the base, where the most significant volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.
- ATTIC — INSULATION LIMITED INSPECTION — Insulation restricted visibility and access to some areas of the attic. This limitation reduced the ability to fully observe framing, mechanical components, and other concealed conditions. Recommendation: No corrective action is required for the insulation itself; however, concealed areas should be further evaluated if concerns arise during ownership or if repairs or modifications are planned.

5.2 Attic General Comments

- Attic inspected from the hatch area.

5.2.1 LIMITED ACCESS INSPECTION FROM HATCH

Observation:
The attic was inspected from the access hatch only. Due to space constraints or interior conditions, entry was not made, and observations were limited to what was visible from the hatch opening.

Recommendation:
No action required at this time beyond noting the access limitation. If further evaluation becomes necessary, access may need to be improved or cleared by a qualified professional to allow full inspection of attic components.



6.0 GARAGE / CARPORT

6.1 Limitations

- GARAGE LIMITATIONS — Personal belongings limited the visual inspection of the garage area for an adequate evaluation of the systems and components within. Recommendation: A thorough investigation at some point after the garage has been emptied is advised to determine if any additional deficiencies exist that were not visible at the time of the inspection.

6.2 Vehicle Door(s)

6.2.1 GARAGE VEHICLE DOOR — PANEL HINGE DETACHED

Observation:
A hinge between two garage door panels is detached, leaving the sections improperly connected.

Recommendation:
Have a qualified garage door technician reattach or replace the hinge and confirm proper door alignment and operation.
(West Garage)



7.0 STRUCTURE

7.1 Foundation

- Concrete

7.2 Floor Structure

- Wood - dimensional lumber.
- Slab on grade

7.3 Wall Structure

- Wood frame

7.4 Roof Structure

- Rafters
- Plywood / OSB roof sheathing.

7.5 Ceiling Structure

- Wood ceiling joists
- Wood rafters

8.0 ELECTRICAL SYSTEM

8.1 Electrical General Comments

8.1.1 SOLAR PHOTOVOLTAIC SYSTEM – SCOPE LIMITATION

Observation:
The home is equipped with roof-mounted solar photovoltaic panels, providing a renewable source of energy by converting sunlight into electrical power.

Limitation:
Photovoltaic systems are beyond the scope of this inspection. These systems require proper installation by certified contractors in strict accordance with manufacturer specifications and local regulations.

Recommendation:
This inspection does not confirm technical compliance or system functionality. If evaluation is required, a certified solar panel installer should be consulted for a complete inspection and any necessary recommendations.

8.2 Service Size

- 200 Amps

8.3 Main Disconnect(s)

8.3.1 ELECTRICAL MAIN DISCONNECT LOCATION

Observation:
The electrical main disconnect is located at the LEFT exterior.

Implications:
This placement provides convenient access for shutting off power in case of emergency or when electrical work is needed. Proper labeling and accessibility of the main disconnect are essential for safety and compliance with electrical standards.

Recommendations:
Ensure the main disconnect is clearly labeled and remains easily accessible. If there are any concerns about its operation or condition, consult a licensed electrician for evaluation.

8.4 Distribution Panel(s)

8.4.1 ELECTRICAL DISTRIBUTION PANEL – REPLACEMENT / UPGRADE

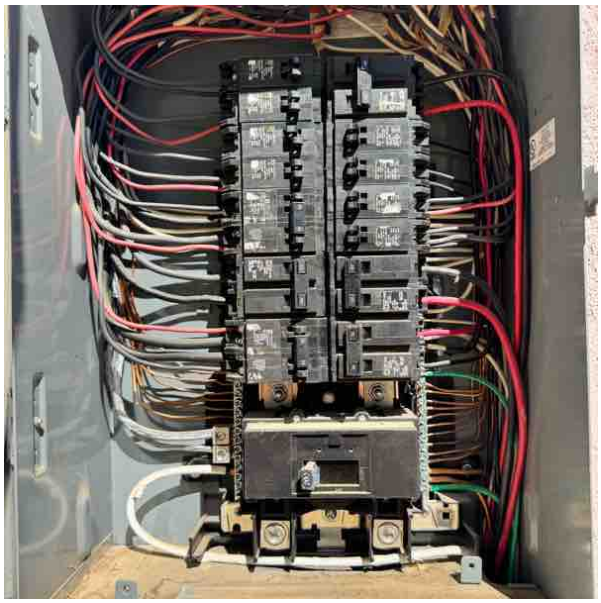
Observed:
The electrical distribution panel is not original, indicating that it has been replaced or upgraded at some point in the past. This may reflect efforts to enhance capacity, improve safety, or comply with updated electrical standards.

Recommendation:
It is advisable to review the available documentation to confirm the installation details, including any permits and specifications. If further evaluation is necessary, consulting a qualified electrician can ensure that the installation is proper and the system functions correctly.

8.4.2 ELECTRICAL PANEL ASSESSMENT

Observation:
The electrical panel was opened and inspected. Labeling was legible, and no visible signs of overheating, corrosion, or damage were noted. Access was clear, and the panel cover was secure.

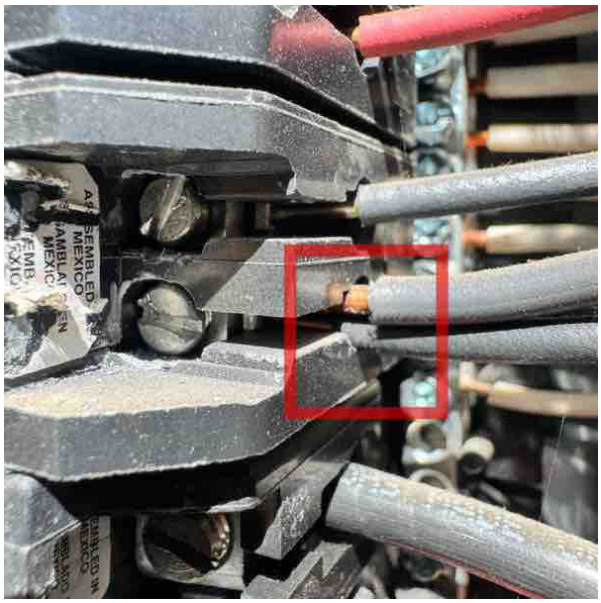
Recommendation:
Any future electrical work should be performed by a qualified electrician.



8.4.3 **DOUBLE-TAPPED BREAKER**

Observation:
One or more breakers in the electrical panel are double-tapped, meaning multiple conductors are connected to a breaker terminal not designed for more than one wire. This condition may lead to loose connections, overheating, or unreliable circuit protection.

Recommendation:
Have a qualified electrician evaluate the affected circuits and correct the wiring by installing an appropriately rated breaker or approved junction method to ensure safe and compliant operation.
(Exterior Left)



8.5 Branch Circuit Wiring

- Copper wire branch circuits.

8.5.1 ELECTRICAL CONNECTIONS OUTSIDE JUNCTION BOX

Observation:
Electrical connections are located outside an approved junction box, leaving wiring exposed and not properly enclosed.

Recommendation:
Have a qualified electrician install an appropriate junction box with a cover and ensure all wiring connections are properly enclosed. (West Garage)



8.6 Receptacles

8.6.1 MISSING RECEPTACLE COVER

Observation:
A receptacle is missing its cover plate, leaving wiring and components exposed. This condition does not meet typical safety standards and increases the risk of accidental contact or damage.

Recommendation:
Have a qualified person install an appropriate cover plate to help ensure safe operation and proper enclosure of the receptacle. **(Primary Bathroom)**

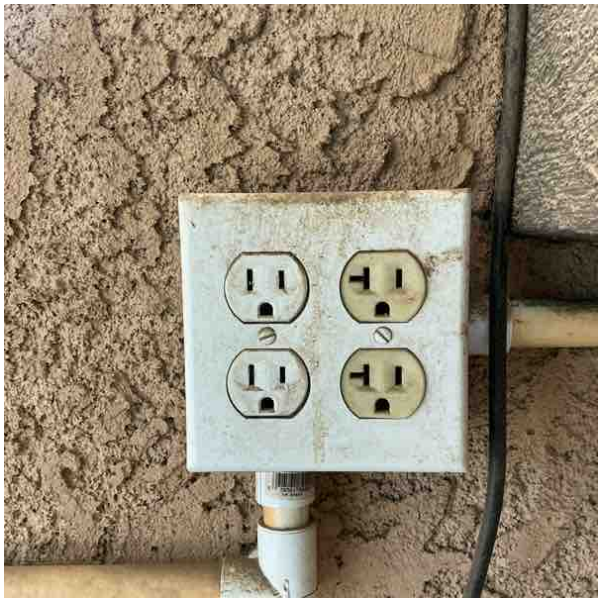




8.6.2 **EXTERIOR RECEPTACLES WITHOUT WEATHERPROOF COVERS / GFCI NOT VERIFIED**

Observation:
Exterior receptacles at the noted location do not have weatherproof covers, leaving them exposed to moisture. GFCI protection could not be verified during the inspection, and the receptacles may not be protected as required for exterior locations.

Recommendation:
A qualified electrician should install proper weatherproof covers and confirm or provide GFCI protection to help improve safety at these exterior receptacle locations. (Primary Balcony)



8.7 Lighting / Ceiling Fan(s)

8.7.1 **CEILING — LIGHT FIXTURE REMOVED**

Observation:
The ceiling light fixture has been removed at the noted location, leaving exposed wiring and an incomplete lighting assembly. This condition prevents normal use of the light and may present a safety concern if the wiring is not properly terminated.

Recommendation:
A qualified electrician should install a proper light fixture or safely terminate the wiring to restore function and improve safety. (Entry)



8.8 Smoke Alarms

8.8.1 SMOME ALARMS NOT PRESENT IN BEDROOMS

Observation:
Smoke alarms were not present in one or more bedrooms. Current safety standards require smoke alarms in each sleeping room to provide early warning in the event of a fire.

Recommendation:
Have a qualified contractor install smoke alarms in all bedrooms to improve life-safety protection and align with modern safety guidelines.

- 1st Bedroom
- 2nd Bedroom
- Guest Bedroom
- Primary Bedroom

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- HVAC SYSTEM LIMITATION — UTILITIES OFF — The HVAC system could not be operated because required utilities were off at the time of inspection. Recommendation: Have the seller or representative restore utilities and verify system operation. If the system does not respond once powered, a qualified HVAC technician should evaluate it.
- STANDARD & MID-EFFICIENCY FURNACE — LIMITED HEAT EXCHANGER VISIBILITY — Only a limited portion of the heat exchanger was visible. A full evaluation requires dismantling components, which is beyond the scope of a visual home inspection. The overall condition and safety of the heat exchanger could not be confirmed. Recommendation: A qualified gas fitter or HVAC technician should perform a complete inspection of the mid-efficiency furnace—preferably before the end of the contract contingency period and prior to the start of the heating season—to verify safe operation and identify any needed repairs.

9.2 Energy Source(s)

- Natural Gas

9.3 AC / Heat Pump System(s)

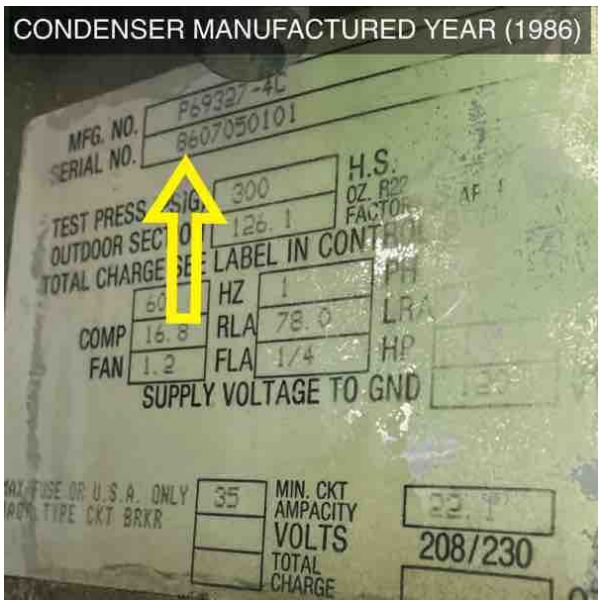
- Air Conditioning System
- Heat Pump System

9.3.1 AIR CONDITIONER ASSESSMENT — AGED UNIT (R-22 SYSTEM)

Observation:
Based on serial data labeling, the air condenser units were manufactured in 1986 placing them well beyond the typical service life of 10–15 years for residential systems. The units appear to operate using R-22 refrigerant, which has been phased out and is no longer produced due to environmental regulations.

Recommendation:
Further evaluation by a licensed HVAC technician is advised to assess system performance and refrigerant condition. Due to the unit's age and the use of R-22, replacement should be considered. Upgrading to a modern, energy-efficient system using current refrigerants (such as R-410A or R-32) will help avoid rising service costs and potential refrigerant availability issues. **(Exterior Right)**





9.3.2 UPSTAIRS HEAT PUMP — APPROX. 40-YEAR-OLD UNIT

Observation:
Upstairs heating appears to be provided by a heat pump unit estimated to be about 40 years old, placing it well beyond typical service life expectations for this equipment type. Due to age, overall performance, reliability, and efficiency may be significantly reduced.

Recommendation:
Have a qualified HVAC contractor evaluate the unit’s condition and discuss repair vs. replacement options based on age and performance.

9.4 Forced Air Furnace(s)

9.4.1 FURNACE ASSESSMENT — BEYOND TYPICAL SERVICE LIFE

Observation:
Based on labeling and serial data, the unit was manufactured in 2002 placing it beyond the typical 15–20-year service life for this type of equipment. The remaining lifespan and internal condition cannot be confirmed through a visual, non-invasive inspection.

Recommendation:
Have a licensed HVAC professional evaluate the furnace, perform servicing as needed, and provide guidance on expected remaining life. **(West Garage)**





9.5 Natural Gas Piping

9.5.1 **FURNACE GAS SUPPLY – FLEXIBLE CONNECTOR THROUGH METAL CABINET**

Observation:
The furnace's flexible gas connector passes through the metal cabinet, where rigid piping is typically required to prevent abrasion.
Cabinet vibration may wear the connector and increase the risk of gas leakage.

Recommendation:
Have a qualified HVAC or plumbing professional reroute or replace the connector using approved materials. (West Garage)



10.0 PLUMBING SYSTEM

10.1 Limitations

△ PLUMBING LIMITATIONS — UTILITIES OFF — Plumbing operation could not be verified because required utilities were off at the time of inspection. Recommendation: Have the seller or representative restore utilities and confirm proper function. If any components do not operate once active, a qualified plumbing contractor should evaluate.

10.2 Distribution Piping

⊙ Interior water supply pipes are copper.

10.2.1 The visible portions of the water distribution piping was inspected.

10.3 Drain, Waste, and Vent Piping

⊙ Plastic

10.3.1 The visible portions of the interior drain, waste and vent system were inspected.

10.3.2 **SINK — DRAIN STOP PIVOT NOT ATTACHED TO DRAIN PIPE**

Observation:
The left sink drain stop pivot at the noted location is not attached to the drain pipe, preventing the stopper from operating as intended. With the pivot not in place, water can leak at this connection when the sink is in use.

Recommendation:
A qualified plumbing contractor should reconnect or replace the pivot assembly at the drain pipe to restore proper stopper function and help prevent leakage. (Primary Bathroom)



10.4 Water Heating Equipment

- Fuel source is natural gas.
- 50 Gallon

10.4.1 **WATER HEATER ASSESSMENT — 2002 UNIT, LEAK EVIDENCE & NON-STANDARD STRAPS**

Observation:
The water heater was manufactured in 2002, placing it well beyond its typical 10–12 year service life. There is mineral buildup consistent with leakage, and the seismic straps appear non-standard and may not provide proper restraint.

Recommendation:
Have a qualified plumbing contractor evaluate the unit for leakage, assess overall condition due to age, and install approved seismic strapping as needed. (West Garage)





10.5 Sink(s)

10.5.1 **KITCHEN — SINK REMOVED**

Observation:
The kitchen sink has been removed, leaving the countertop and plumbing connections incomplete. This condition prevents normal use of the fixture and may expose open supply or drain components.

Recommendation:
A qualified plumbing or general contractor should reinstall a properly fitted sink and ensure all plumbing connections are restored and tested for proper operation. (Kitchen)



10.6 Toilet(s)

10.6.1 **TOILET CONDITION — LOOSE AT BASE**

Observation:
The toilet is loose at its base. A loose toilet can compromise the wax ring seal, allowing moisture to escape and potentially affect surrounding flooring or subfloor materials. Only visible, accessible areas were reviewed during the inspection.

Recommendation:
A qualified plumber should evaluate the toilet, correct the loose mounting, and reset the unit with a new seal as needed to help ensure stable, leak-free operation. (Half Bathroom)

10.7 Tub(s) / Shower(s)

10.7.1 **TUB/SHOWER — GENERAL SEALING IMPROVEMENTS NEEDED**

Observation:
General sealing improvements are needed at the tub and shower areas. Gaps or deteriorated sealant at joints and transitions can allow moisture intrusion and may contribute to staining or deterioration of surrounding materials. Only visible, accessible areas were reviewed.

Recommendation:
A qualified contractor or handyman should clean and apply appropriate waterproof sealant at all necessary locations to help maintain proper moisture protection. (2nd Floor Bathroom)



11.0 INTERIOR

11.1 Floors

11.1.1 CARPETING — WORN AND STAINED

Observation:
The carpeting is worn and stained at the noted areas, consistent with age-related use and general wear.

Recommendation:
A qualified flooring contractor should clean, repair, or replace the affected carpeting as needed.

- Primary Bedroom
- Stairway
- West Garage





11.2 Walls / Ceilings

11.2.1 **DRYWALL — REMOVED FROM WALLS AND CEILING**

Observation:
Drywall has been removed from both the walls and the ceiling at the noted location, leaving framing and interior components exposed. This condition reduces fire-resistance, sound control, and environmental separation.

Recommendation:
A qualified contractor should reinstall and finish drywall to restore proper protection, performance, and appearance. (2nd Bedroom)



11.2.2 **CEILING — PAINT FINISH PEELING**

Observation:
The ceiling paint finish is peeling at the noted location. This condition is commonly associated with age, prior moisture exposure, inadequate surface preparation, or normal material movement over time. Peeling can affect appearance and may indicate areas needing maintenance.

Recommendation:
A qualified painting or general contractor should evaluate the affected area and repair and refinish the ceiling as needed. If conditions suggest possible past moisture exposure, further assessment may be warranted to confirm the underlying cause has been resolved. (Living Room)



11.2.3 **DRYWALL — LOCALIZED DAMAGE**

Observation:
Drywall damage was noted in select areas, some of which appears consistent with contact from door hardware.

Recommendation:
Cosmetic repairs can be completed as desired. A qualified contractor can address any areas needing patching or refinishing. (Laundry area)



11.2.4 DRYWALL – DAMAGE FROM ANCHORS

Observation:
Drywall damage consistent with prior anchor points was observed throughout the interior. This type of damage is typically cosmetic and occurs when wall anchors or fasteners are removed, leaving small holes or surface disruption.

Recommendation:
A qualified person should patch and refinish the affected areas as needed to restore a uniform appearance.





11.3 Windows

11.3.1 **WINDOW CONDITION — FRAME SEPARATION**

Observation:
The window frame is separated at the noted location, creating a visible gap between the frame and adjoining components. This condition can affect stability, weather-resistance, and overall performance of the window assembly.

Recommendation:
A qualified window contractor should evaluate the separation and repair or resecure the frame as needed to restore proper fit and function. (2nd Bedroom)

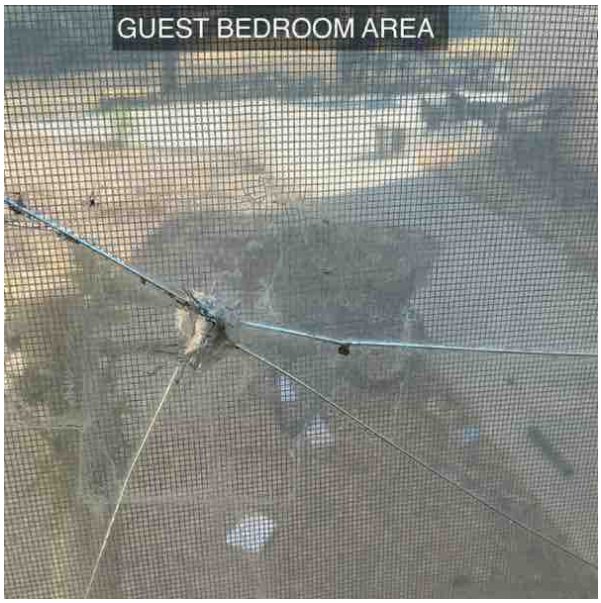


11.3.2 **DAMAGED WINDOW PANE**

Observation:
Window panes are visibly damaged at the noted locations. This may include cracks, chips, or fractures in the glass, which can compromise safety, insulation, and weather resistance.

Recommendation:
A qualified contractor or glazier should replace the damaged pane. Prompt repair restores thermal efficiency, prevents injury, and maintains property appearance.

- Guest Bedroom
- Study / Office





11.4 Doors

11.4.1 CLOSET DOOR — PANEL SEPARATION AND MISALIGNMENT

Observation:
The closet door panel is separating and the door is misaligned at the noted location. These conditions can affect appearance, reduce smooth operation, and may lead to further separation or hardware strain over time.

Recommendation:
A qualified contractor should evaluate the door, repair the separated panel, and adjust or resecure the door and hardware to restore proper alignment and operation. (Guest Bedroom)



11.5 Entrance Door(s)

11.5.1 BEDROOM DOOR — DAMAGE AFFECTING LATCHING

Observation:
The bedroom door is damaged, and the condition affects proper latching, resulting in reduced functionality.

Recommendation:
A qualified contractor should repair or replace the door and adjust hardware as needed to restore normal operation and latching. (1st Bedroom)



11.5.2 **BALCONY DOOR — GLASS BEZEL DAMAGED**

Observation:
The glass bezel on the door is damaged, with visible wear or breakage at the trim surrounding the glass insert. This condition affects appearance and may reduce the secure fit of the glazing components.

Recommendation:
Have a qualified door or glazing contractor repair or replace the damaged bezel and confirm the glass insert is properly secured. (Primary Bedroom)



12.0 APPLIANCES

12.1 Limitations

- APPLIANCE LIMITATION — UTILITIES OFF Appliance operation could not be verified because required utilities were off at the time of inspection. Recommendation: Have the seller or representative restore utilities and confirm proper operation. If any units fail to operate once powered, a qualified appliance technician should evaluate them.

13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 Limitations

- INTERIOR/EXTERIOR AREAS — LIMITED VISIBILITY DUE TO PERSONAL BELONGINGS — Personal belongings were present in the area at the time of inspection, limiting visibility and restricting access to certain surfaces, components, or systems. Conditions behind or beneath stored items could not be fully evaluated. Recommendation: Once the area is cleared, review the previously obstructed sections and request further evaluation if any concerns are observed.
- UTILITY LIMITATIONS — GAS, WATER, AND ELECTRIC OFF — Gas, water, and electrical services were off at the time of inspection. With all three utilities inactive, full evaluation of related systems and appliances was not possible. Recommendation: Have the seller or property representative restore all utilities and confirm proper operation of the affected systems. If any components fail to operate once utilities are active, a qualified contractor should evaluate and correct as needed.