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RESIDENTIAL INSPECTION

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11/23/2025



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TABLE OF CONTENTS

1: Inspection Details 3
2: Roof 6
3: Exterior 8
4: Grounds 12
5: Electrical 14
6: Kitchen 16
7: Interior Areas 20
8: Fireplace/Stove 23
9: Primary Bedroom 25
10: Bedroom 2 26
11: Bedroom 3 27
12: Primary Bathroom 29
13: Bathroom 2 31
14: Laundry 34
15: Hot Water Heater 35
16: Plumbing 37
17: Heating, Cooling 38
18: Attic 40
19: Basement, Crawlspace & Structure 42
20: Foundation 44
21: Environmental Concerns 45
22: Final Checklist 45

1: INSPECTION DETAILS

Information

General: In Attendance
Client

General: Construction Year
2003

General: Occupancy
Vacant, Unfurnished, Utilities On

General: Weather Conditions
Snow, Light Rain

General: Type of Building
Single Family

General: Temperature (approximate)
46 Fahrenheit (F)

General: COMMENT KEY & DEFINITIONS

SCOPE OF WORK

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-Of-Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with Welcome Home Inspections to perform a generalist inspection in accordance with the Standards of Practice of InterNACHI. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Inspectors working for Welcome Home Inspections inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement Link to InterNACHI SOP at https://www.nachi.org/sop.htm. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A home inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminate, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Mold testing services are available by this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. WELCOME HOME INSPECTIONS SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. Detached structures such as patio covers, palapas and decks are not inspected. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

Clients Responsibilities

1. Client must obtain estimates for any items noted in the report that require further evaluation or repair.
2. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.
3. It is client's responsibility to obtain quotations prior to the end of the contingency period.
4. CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
5. It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

HOW TO READ THIS REPORT

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

Concern Categories

Maintenance / Minor Concern

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

RECOMMENDATION

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE ACTION RECOMMENDED

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

1. When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a failed window is noted in the report, this may indicate that other windows may have failed. All windows should be checked BEFORE THE END OF YOUR CONTINGENCY PERIOD.
2. Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.
3. If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas, but at all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur, roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant cost, such as that of a rooter service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturers defect. Therefore, you should read such policies very carefully, and depend upon Welcome Home Inspections for any assistance and consultation that you may need.

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Excluded: **Excluded from the inspection:**

Lateral Sewer Line, Sewer, Irrigation, Security System

2: ROOF

Information

General: **General Photos - Roof**



General: Overview

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Our inspection is performed from the equivalent of a 16' extension ladder. Multi story roofs are observed from the ground with binoculars and the attic. In some cases we may not be able to observe all roof surfaces due to the height of the building, restricted access (as on a flat roof with no access hatch), or weather conditions. In those cases we recommend further evaluation by a licensed roofer equipped with the necessary equipment to access these areas. Where we suggest repairs or further evaluation on a roof, gutter, skylight or flashing it is recommended that the entire roof, gutter, skylights and flashing system be looked at and not just the area suggested. More often than not when one area needs repair other areas need attention as well. Where the age of the roof or projected remaining life are offered, we do not mean that there will be no problems until then. We offer these comments as a guide to the advisability of repairs vs. replacement only. In a newer roof even expensive repairs may be a good choice, but in an older roof minor repairs may not be the best course of action.

A roof should never actually be flat, but all low slope less than 2-12 pitch roofs are called flat roofs. There are several different types. Since the smallest hole in a flat roof can result in a large leak due to water not exiting the roof quickly, they are much more prone to leakage problems that are often undetectable in a home inspection. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Even a new roof may develop leaks and need repair as flat roofs are more prone to leakage, but repairs may not be expensive. Any flat roof that is over 10 years old should be considered at increased risk for leakage. Flashings are the most common place for any roof to leak and should be monitored and resealed periodically. Leaks that are due to flashing are generally not expensive repairs and usually do not warrant replacement of the entire roof.

Coverings: Inspection Method
Ground, Pole

Coverings: Material
Shingle, Asphalt

Coverings: Roof Style
Combination

Drainage Systems: Gutter Material
Vinyl

Chimney: Material
Wood

Chimney: Crown Material
Stainless Steel

Limitations

General

GENERAL ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

General

UNABLE TO WALK UPON ROOF

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe or winds were too high to safely fly our drone. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer to check your roof system.

Coverings

UNABLE TO FULLY INSPECT ROOF

Due to the weather limitations the inspector was unable to fully inspect the roof at the time of the inspection. The roof was covered in snow. The inspector was unable to walk upon the roof. If a concern, recommend a qualified professional evaluate and repair as necessary.

Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Observations

2.3.1 Vents/Flashings

Maintenance Item

ROOF VENTS - RESEAL

Due to current age of the roof system and normal maintenance periods it is recommended that all roof vents/flashings be resealed to help prevent leaks during the rainy season. Most roof leaks begin at a vent protrusion. It is a good practice to reseal all roof vents every 3-4 years as maintenance to avoid roof leaks.





3: EXTERIOR

Information

General: General Photos - Exterior






General: Overview

Non-pressure treated wood should never be below grade or wood will rot and insects may enter and cause damage. All concrete slabs experience some degree of cracking due to shrinkage in the drying process. The exterior elements listed in this report are those that make up the majority of the building or critical areas. The report is not a comprehensive list of exterior defects, but should be considered a representative sampling. Unless otherwise noted, the building's exterior was inspected from the ground. Where we deem settlement, rust or rot to be extensive and in need of repair in the near future, we will report it, but minor settlement or wood rot is common and will usually not be reflected in the inspection report.

Retaining walls, foundations and building walls are evaluated for functionality and often show evidence of movement to some extent. Where movement does not appear to result in complete failure of the wall in the near term in our judgment, such movement may not be reflected in the report. In our opinion all cracks greater than 1/4" in width or when added up on the same wall greater than 1/4" in an exterior wall should be evaluated by a structural engineer.

The chimney inspection was limited to viewing the chimney by looking up into the fireplace when possible and inspection from the ground unless otherwise noted. Where cleaning of a chimney is recommended, further evaluation should also be done as many repairs are not evident until the chimney is cleaned and a cleaning of the chimney often results in additional recommendations. Taking apart metal flue pipes to view the interior is beyond the scope of this inspection. In a building over 25 years of age with a masonry chimney, cracks in the chimney liner, spalling bricks, un-pargeted smoke shelves or oversized flues used with modern high efficiency gas appliances are common and may require expensive repair. We recommend further evaluation by a licensed chimney sweep in any chimney older than 25 years of age regardless of the stated visual condition.

Trim requires regular maintenance including painting and caulking. Failure to properly maintain the trim will result in wood rot at some point. A visual inspection will not always be able to identify all areas where wood rot may exist. Invasive testing is needed to accurately determine all areas of wood rot, animal damage or wood destroying insect damage. Invasive testing is beyond the scope of an inspection. When some wood rot or wood destroying insect damage is observed, additional hidden damage should be anticipated.

Few decks built more than 5 years ago would conform to today's building practices. The deck is evaluated for functionality only and not code compliance. Many decks and porches show indications of settlement and/or wood rot or rusting components.

General: Homeower's Responsibilty

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Siding, Flashing & Trim: Siding Material
Wood

Eaves, Soffits & Fascia: Overhangs / Soffit / Fascia: Material
Wood Fascia & Soffit

Windows: Cracks Noted
No

Windows: Security Bars Noted?
No

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Observations

3.2.1 Siding, Flashing & Trim

Recommendation

EXTERIOR PAINT FAILING/FLAKING/CHIPPING

Failing/Flaking paint is noted around the exterior of the home. Most of this is a cosmetic issue, however, where there is missing paint it is recommended to have a professional painter prep and repaint. Paint is important to protect the structure and to seal the wood. This will prolong the life of the material and help combat decay.









3.2.2 Siding, Flashing & Trim

Maintenance Item

SIDING - SEALANT NEEDED

Sealant in one or more areas is damaged and deteriorating. This will lead to moisture intrusion and a more rapid deterioration if not repaired. Recommend repair by a qualified professional.







3.5.1 Windows

Maintenance Item

SEALANT NEEDED AROUND WINDOW

Sealant in one or more areas is damaged and deteriorating. This will lead to moisture intrusion and a more rapid deterioration if not repaired. Recommend repair by a qualified professional.




3.7.1 Decks, Balconies, Porches & Steps

Recommendation

PAINT FAILING

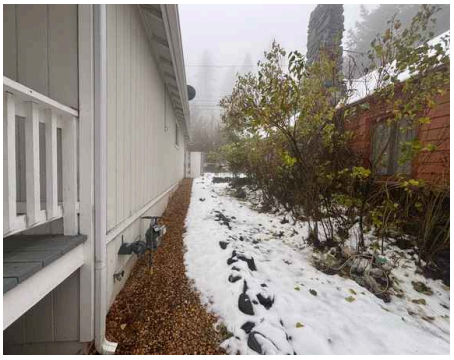
The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.



4: GROUNDS

Information

General: General Photos - Grounds









General: Overview

Driveway/Walkway Information

The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the State of CA only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure.

Grading / Lot Drainage

The grounds in contact with the home were inspected to determine that were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable).

Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure.

Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home.

Exterior Spigots

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, etc.

General: Driveway Material
Asphalt

General: Walkway Material
Rock

General: Grading/Drainage Conditions
Proper Grading Present

Main Fuel Supply Shut-Off Valve: Gas Meter/LP: Fuel Source
Gas Meter

Main Fuel Supply Shut-Off Valve: Location of Fuel Source
Right of House

Limitations

General

GRADING LIMITATIONS

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Observations

4.2.1 Main Fuel Supply Shut-Off Valve

SHUT OFF TOOL RECOMMENDED

Maintenance Item

Emergency shut off tool is recommended at the main valve. In the event of a gas leak or major earthquake you will want to quickly turn off the main valve. Usually these are stressful situations and you will not want to be looking around for a tool to turn this off. Recommend hanging tool from distribution pipe.



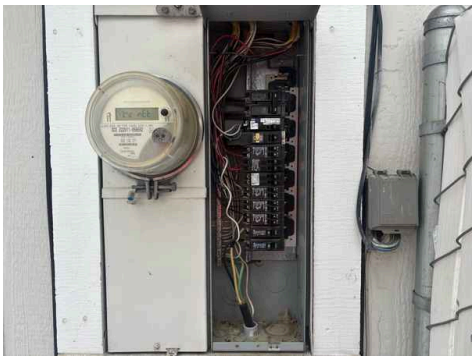
5: ELECTRICAL

Information

General: General Photos - Electrical







General: Overview

Inspection of the electrical system includes observation of the service entry location and wire material. Distribution panels are inspected as well as branch wiring material. A representative number of fixtures (switches, lights, ceiling fans) are inspected and accessible GFCI devices are tested for normal operation. Inspection of the electrical system is not technically exhaustive as it would be if performed by a licensed electrician. If you have specific concerns for the electrical system then please bring them to our attention or consult with a licensed electrician for more of a comprehensive review.

Note: The dead front cover was removed (unless otherwise noted) and breakers, wiring and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)

Service Entrance Conductors: Type
Overhead

Main Panel: Electrical Panel: Location
Right

Main Panel: Main Breaker / Service Disconnect Location
Main At The Breaker in the Electrical Panel

Main Panel: Main Panel Type
Circuit Breaker

Main Panel: Electrical Panel: Manufacturer
Cutler Hammer

Main Panel: Service Amperage
100 AMP

Main Panel: Branch Wire
Copper

Main Panel: Wiring Method
Romex

Main Panel: Breakers in Off Position
1

Limitations

General

LIMITATIONS

Unable to Inspect All Wiring

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Some Lighting Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Appears Serviceable

We are checking for functionality in the scope of our inspection and not code compliance. There are often many areas in an older home that would not be compliant with the requirements of a modern home. Where in our opinion there are areas that we deem unsafe we do make recommendations for upgrades regardless of current or past building codes.

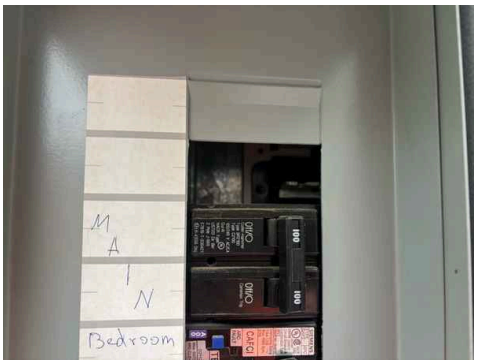
Observations

5.3.1 Main Panel

Recommendation

MISSING COVER BLANKS

Breaker cover plates were missing inside the main panel. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends cover plates be installed by a qualified electrical contractor.



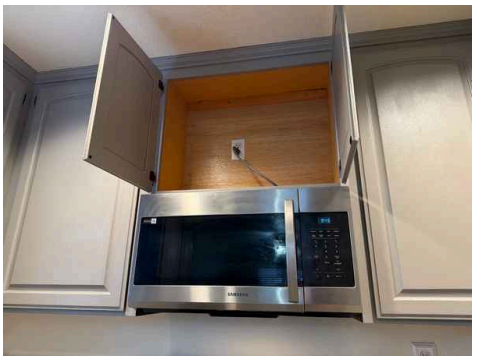
6: KITCHEN

Information

General: General Photos - Kitchen







General: Overview

The appliances that are present are operated/inspected using normal operating controls and are tested for basic functionality only. Special features and components are not tested and are not commented on. Only the notable deficiencies with major function components will be listed in this report.

Dishwasher: Brand
Samsung

Range/Oven/Cooktop: Brand
Samsung

Range/Oven/Cooktop: Energy Source
Gas

Range/Oven/Cooktop: Exhaust Hood Type
Over the Range Microwave, Not Vented

Built-in Microwave: Brand
Samsung

Built-in Microwave: Vented to the exterior
No

Garbage Disposal: Brand
American Standard

Cabinets/Countertops: Cabinet Material
Wood

Cabinets/Countertops: Hinges/Guides Soft Close
No

Cabinets/Countertops: Counter Top Material
Quartz

GFCI: GFCI Receptacles Installed
No

Limitations

General

REFRIGERATORS NOT INSPECTED

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing.

Observations

6.2.1 Dishwasher

Recommendation

IMPROPERLY INSTALLED AIR GAP

Dishwasher air gap was installed improperly at the time of the inspection. A “high loop” or “air gap” prevents wastewater from siphoning back into the dishwasher during operation. Recommend a qualified plumber evaluate and repair.



6.3.1 Range/Oven/Cooktop

Recommendation

MISSING ANTI-TIP

Range was not fastened to the floor/wall/cabinet. This poses a safety hazard to children. Recommend a qualified contractor to secure the range so it will not tip.



6.4.1 Built-in Microwave

Maintenance Item

MISSING FILTER SCREEN

Built in microwave was missing the left side filter screen. This helps to collect the grease and particles. Recommend replacing often as the unit is not vented to the exterior.



6.6.1 Undersink Plumbing

Maintenance Item

CABINET - FLOOR DAMAGE - PAST LEAKS

The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. No current moisture present in the floor indicating that the source of the leak has been repaired.



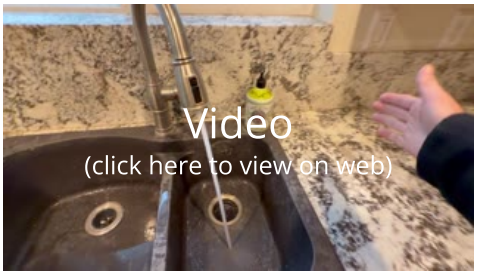

6.7.1 Garbage Disposal

Recommendation

EXCESSIVE NOISE

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

Here is a helpful DIY troubleshooting video.



6.8.1 Cabinets/Countertops

Maintenance Item

COUNTERTOP - SEAL FAILING

Counter should be sealed around the walls so debris and water cannot enter.





6.10.1 Windows

Maintenance Item

SEPERATIONS AT INTERIOR WINDOW CAULK JOINTS

There are separations at the interior window returns at one or more locations. This may indicate settling and/or seasonal movement in those areas. Reseal area as necessary.



6.11.1 Ceilings

Maintenance Item

GREASE STAINS

Grease stain(s) were present on the ceiling. This is a sign of inadequate ventilation. Qualified professional is recommended to evaluate and make repairs as needed.



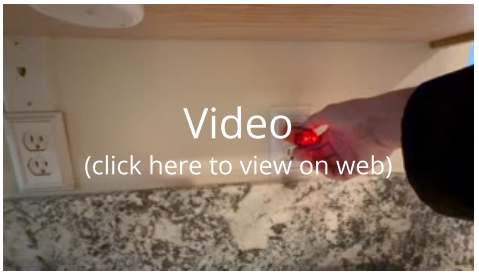
6.15.1 GFCI

Safety Hazard/Immediate Concerns

GFCI: NONE INSTALLED

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the kitchen, within 6 feet of a water source.

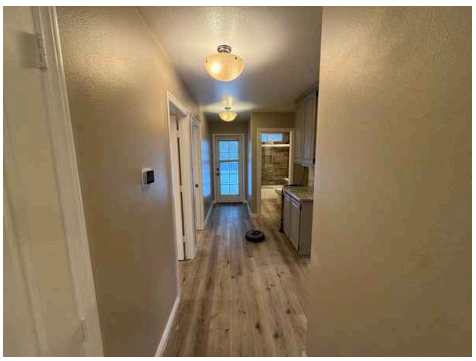
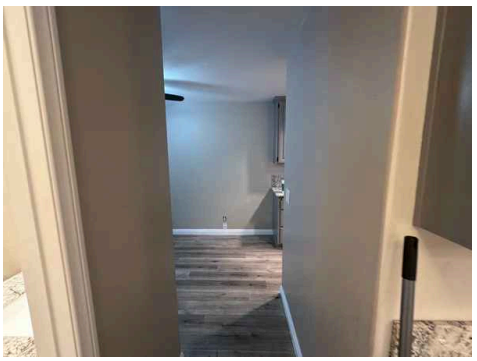
Although GFCI protection may not have been required at the time the kitchen was built, for safety reasons, the Inspector recommends that the kitchen electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.



7: INTERIOR AREAS

Information

General: General Photos - Interior Areas



General: Overview

Doorbell Information

The doorbell was tested by depressing the button and listening for a chime.

Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing.

Smoke Alarm Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA.

General: Cracks in Walls & Ceilings

Minor cracks in the walls and ceilings are very common and are normally the result of long-term settling. Some settling is not uncommon especially in homes over 5 years old. Generally minor cracks are not a structural concern, though can be corrected for aesthetic purposes. More serious cracks or large amounts of cracks will be called out in the report.

General: Window Maintenance Information

Windows should be inspected annually, pay close attention to caulking around the windows. Clean and lubricate the window tracks.

Click here to view video

Doors: Door(s) Material
Hollow Core, Fiberglass

Windows: Window Type
Dual Pane, Sliders

Ceilings: Ceiling Material
Drywall

Walls: Wall Material
Drywall

Floors: Floor Coverings
Laminate

Lighting Fixtures, Switches & Receptacles: Light Fixtures
Ceiling Fan w/Lights, Can lights, Flush Mounts

Carbon Monoxcide: Carbon Monoxide Detector Present
Yes

Carbon Monoxcide: CO2 Detector Location(s)
Outside of Sleeping Areas

Smoke Detectors: Smoke Detectors Present
Yes

Smoke Detectors: Smoke Detector(s) Locations
Hallway, Bedroom 3, Bedroom 2, Primary Bedroom

Limitations

General

WINDOWS: GLASS SEAL FAILURE LIMITATIONS

Reporting on double pane glass seal failure is not required by the State of CA Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

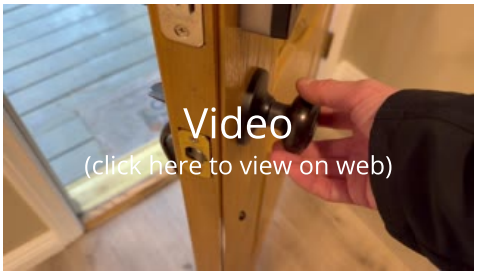
Observations

7.2.1 Doors

Maintenance Item

HARDWARE FAILING

Door handle/knob sticks. Hardware is warn. If a concern, recommend replacement.



7.3.1 Windows

Maintenance Item

SEPERATIONS AT INTERIOR WINDOW CAULK JOINTS

There are separations at the interior window returns at one or more locations. This may indicate settling and/or seasonal movement in those areas. Reseal area as necessary.

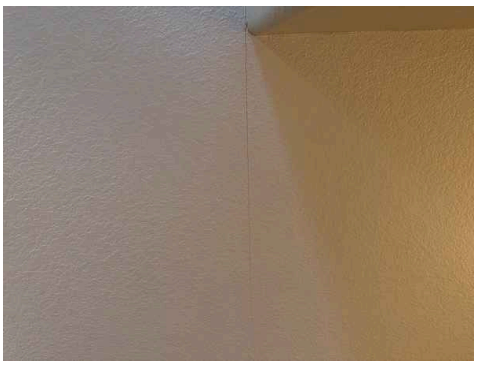


7.4.1 Ceilings

Maintenance Item

MINOR CRACKS

Minor cracks noted on the ceiling appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not usually considered a structural concern. Recommend monitoring, if cracks spread or thicken recommend a qualified professional to evaluate and repair.

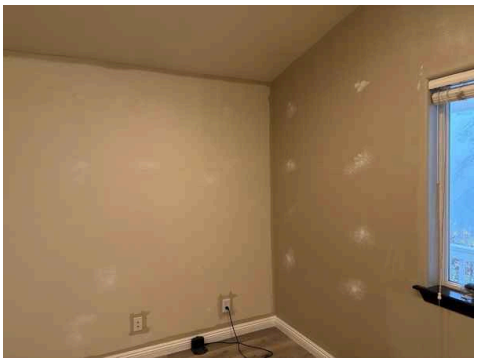


7.5.1 Walls

Maintenance Item

COSMETIC DEFICIENCY

A cosmetic deficiency is noted in one or more areas. This may include dents, dings, scratches, chips, nail holes, etc. If a concern recommend contacting a qualified professional to evaluate and repair as needed.




8: FIREPLACE/STOVE

Information

General: General Photos - Fireplace/Stove





General: Fireplace/Stove Location
Living Room

General: Fireplace Type
Gas

General: Doors Present
Yes

General: Screen Present
Yes

Limitations

General

FIREPLACE INFORMATION

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner.

General

FIREPLACE SAFETY

More than one-third of Americans use fireplaces, wood stoves, and other fuel-fired appliances as primary heat sources in their homes. Unfortunately, many people are unaware of the fire risks when heating with wood and solid fuels.

Heating fires account for 36% of residential home fies in rural areas every year. These fires are often due to creosote buildup in chimneys and stovepipes. All home heating systems require regular maintenance to function safely and efficiently.

Welcome Home Inspections encourages homeowners (you) to practice fire safety steps to keep those home fires safely burning. Remember, fire safety is a personal responsibility.

Keep fireplaces and wood stoves clean!

Have your chimney or wood stove inspected and cleaned annually by a certified chimney specialist.

Keepy the area around the hearth clear of debris decoration, and flammable materials.

Leave glass doors open while burning a fire. Leaving the doors open ensures that the fire receives enough air to complete combustion and it keep creosote from building up in the chimney.

Close glass doors when the fire is out to prevent air from the chimney opening from getting into the room. Most glass fireplace doors have a metal mesh screen, which should be closed when the glass doors are open. This mesh screen helps keep embers from getting out of the fireplace area.

Keep air inlets on wood stoves open, and never restrict the air supply to a fireplace. Otherwise, creosote may build up, which could lead to a chimney fire.

General

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Observations

8.1.1 General

Recommendation

CREOSOTE/SOOT BUILDUP

Soot buildup was noted. Recommend a qualified chimney repair contractor to clean and service prior to use. The buildup can be highly flammable and should be swept yearly if used.

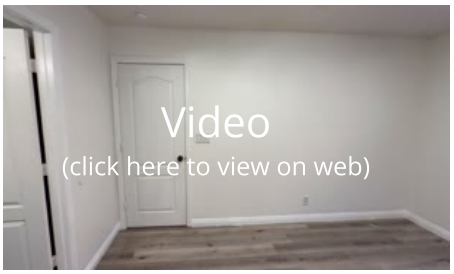




9: PRIMARY BEDROOM

Information

General: General Photos - Primary Bedroom









Observations

9.3.1 Windows

Maintenance Item

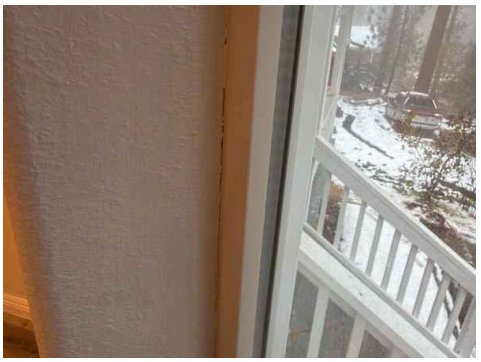
SEPERATIONS AT INTERIOR WINDOW CAULK JOINTS

There are separations at the interior window returns at one or more locations. This may indicate settling and/or seasonal movement in those areas.Reseal as necessary to avoid moisture intrusion.








9.3.2 Windows

Recommendation

FAILED THERMAL WINDOW SEALS

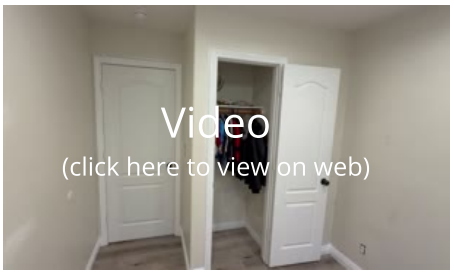
The thermal window seals were failing at the time of the inspection. This may allow condensation to build up in between the window panes. Recommend qualified window contractor evaluate & repair as needed.

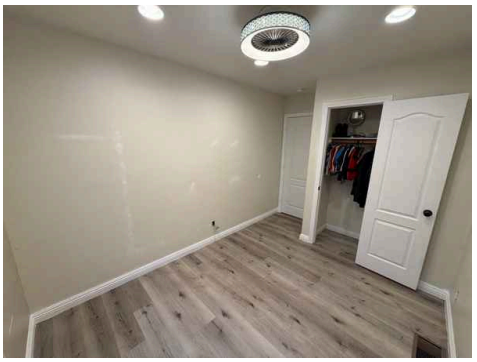


10: BEDROOM 2

Information

General: General Photos - Bedroom 2




Observations

10.3.1 Windows

Maintenance Item

SEPERATIONS AT INTERIOR WINDOW CAULK JOINTS

There are separations at the interior window returns at one or more locations. This may indicate settling and/or seasonal movement in those areas. Reseal area as necessary.

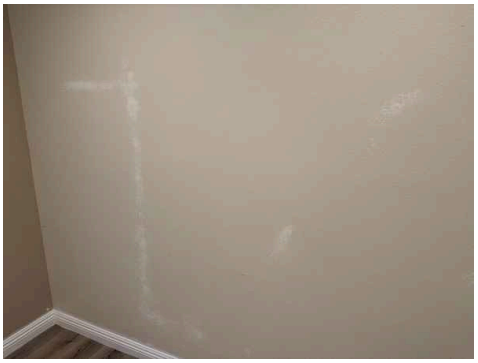
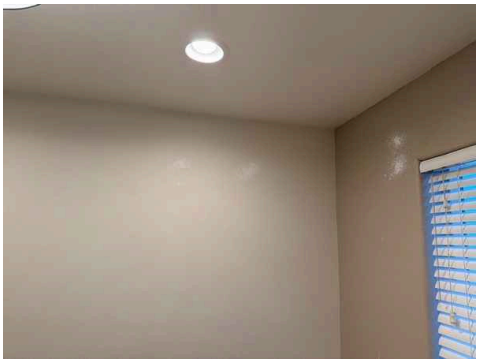
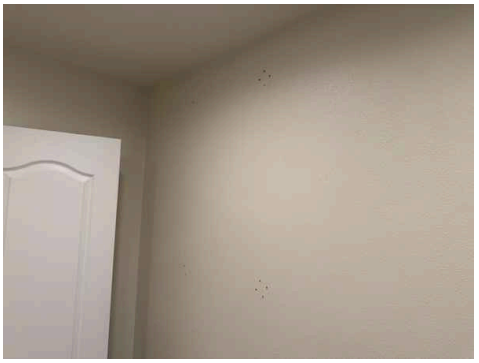



10.5.1 Walls

Maintenance Item

COSMETIC DEFICIENCY

A cosmetic deficiency is noted in one or more areas. This may include dents, dings, scratches, chips, nail holes, etc. If a concern recommend contacting a qualified professional to evaluate and repair as needed.

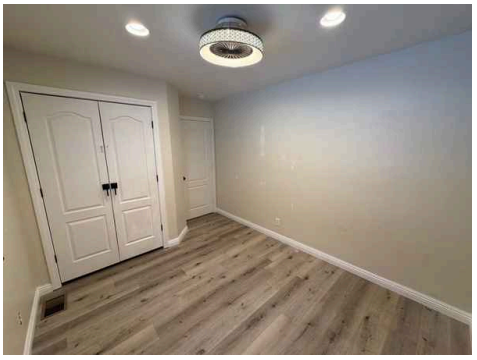
11: BEDROOM 3

Information

General: General Photos - Bedroom 3









Observations

11.3.1 Windows

Maintenance Item

SEPERATIONS AT INTERIOR WINDOW CAULK JOINTS

There are separations at the interior window returns at one or more locations. This may indicate settling and/or seasonal movement in those areas. Reseal as necessary.



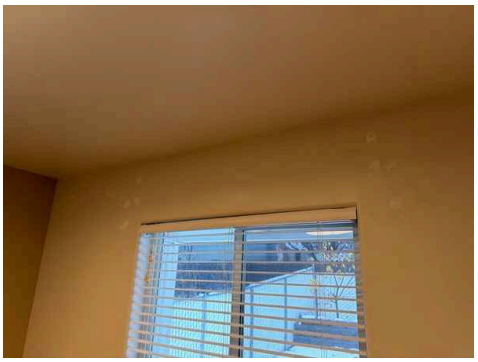
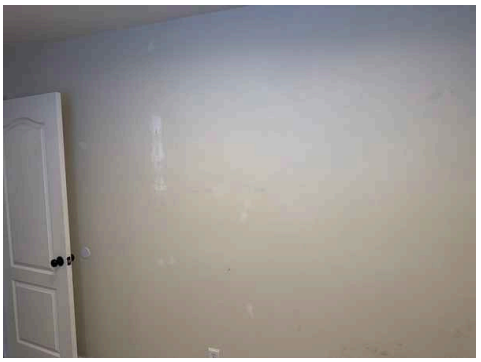


11.5.1 Walls

Maintenance Item

COSMETIC DEFICIENCY

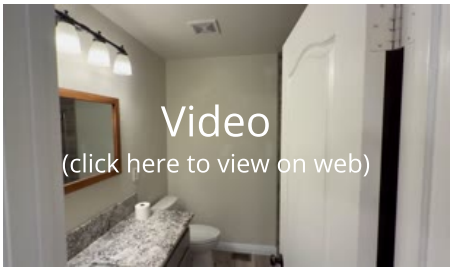
A cosmetic deficiency is noted in one or more areas. This may include dents, dings, scratches, chips, nail holes, etc. If a concern recommend contacting a qualified professional to evaluate and repair as needed.

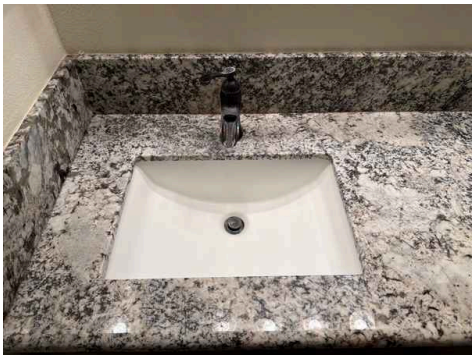
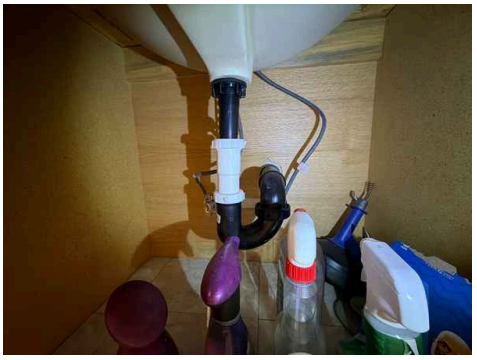



12: PRIMARY BATHROOM

Information

General: General Photos - Primary Bathroom



General: Overview/Information

Tub and Shower Drain Information

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks.

Cabinet & Countertop(s)

The cabinets and countertops were inspected by looking for significant defects.

Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage.

Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow.

Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.

Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing.

Shower Walls

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls.

Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself.

Limitations

General

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Observations

12.6.1 Shower/Bathtub

Maintenance Item

SEALANT MISSING

Bath and shower fixtures, where the tub meets the wall, as well as where the tub meets the floor should be sealed and watertight to avoid water intrusion. This is considered a maintenance item. Recommend resealing.



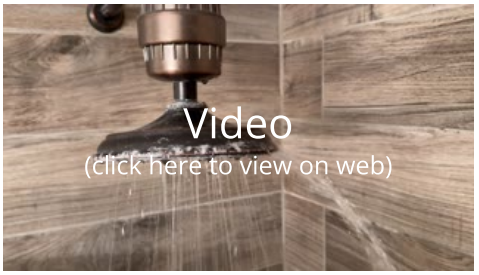


12.6.2 Shower/Bathtub

Recommendation

SHOWER HEAD LEAKS

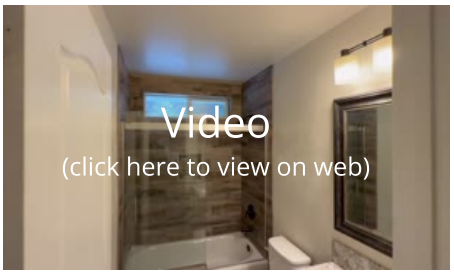
While operating the showerhead minor leak noted. Recommend a qualified professional to evaluate and repair as needed, it is likely that a gasket needs replacement.



13: BATHROOM 2

Information

General: General Photos - Bathroom 2





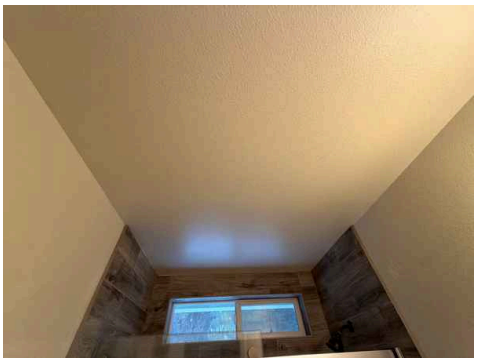

Observations

13.2.1 Room Ventilation

Maintenance Item

NO VENTILATION FAN: WINDOW PRESENT

FYI - No ventilation fan was present in the referenced bathroom(s), but the room(s) did contain a window. Current standards state that a ventilation source should be present in bathrooms to control humidity and moisture that is produced from bathing and showering. Although current standards state that a window can substitute for a fan, the installation of a fan is still recommended by a licensed electrician, as windows are not utilized in winter months.



13.3.1 Sink(s) / Undersink Plumbing

Maintenance Item

INDICATIONS OF PAST LEAK

FYI - There were indications of a past leak present from the referenced sink(s). I could not replicate the leak at the time of inspection. I recommend consulting with the seller(s) as to what repairs were carried out here to address the leak.







13.3.2 Sink(s) / Undersink Plumbing

Recommendation

FLEX LINE NOTED

A flex drain line was located under insert location these lines are more prone to clogging and should be replaced with a smooth wall drain pipe by a qualified contractor.



13.6.1 Shower/Bathtub

Maintenance Item

SEALANT MISSING

Bath and shower fixtures, where the tub meets the wall, as well as where the tub meets the floor should be sealed and watertight to avoid water intrusion. This is considered a maintenance item. Recommend resealing.





13.6.2 Shower/Bathtub

Recommendation

TILE GROUT FAILING

Tile grout along the bathtub/shower is deteriorating due to age. Recommend re-grouting and sealing to avoid water intrusion.

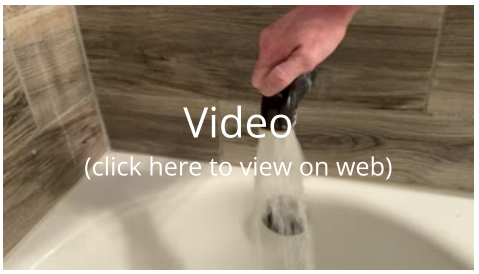


13.6.3 Shower/Bathtub

Recommendation

SHOWER: DIVERTER NOT ENGAGING

The shower diverter was not engaging at the time of the inspection. This prevents any water from getting to the shower head. Repairs are recommended by a licensed plumber.



13.12.1 Lighting Fixtures, Switches & Receptacles

Recommendation

RECEPTACLE - HOT/NEUTRAL REVERSED

Electrical testing shows there crossed wires somewhere in the room. The outlets are functional however, it is recommend that a licensed professional investigate and repair.

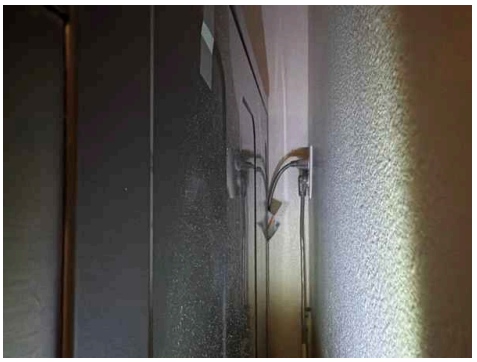



14: LAUNDRY

Information

General: General Photos - Laundry





General: Overview

Visible Plumbing - Laundry: Plumbing Information

The washing machine water supply valves were operated. The standpipe (washer drain pipe) was not tested for leaks. The functionality of the drain is excluded from this inspection.

Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions.

General: Laundry Location
Kitchen, Laundry Closet

General: Dryer Power Source
110 Volt, Gas

General: Washer Power Source
110V

Drain, Waste, & Vent Systems: Dryer Vent Material
Unknown

Drain, Waste, & Vent Systems: Dryer Vent Termination Point
Exterior, Crawlspace

Drain, Waste, & Vent Systems: Washer Machine Drain Material
ABS

Drain, Waste, & Vent Systems: Washer Machine Drain Size
1 1/2"

Limitations

General

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Drain, Waste, & Vent Systems

WASHER DRAIN IS NOT VISIBLE

Drain material is and size is not available. Drain is concealed in the wall and therefore findings are inconclusive.

15: HOT WATER HEATER

Information

Water Heater: General Photos - Water Heater







Water Heater: Overview

Water Heater Information

The water heater produced hot water at the time of inspection.

Water Temp Information FYI

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees. A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point.

Gas Pipe / Sediment Trap Information

Inspected for a gas shut-off valve and sediment trap.

TPR Valve Information

The TPR valve was in inspected, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees.

Discharge Pipe Present

A TPR valve discharge pipe was present (unless noted).

Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies.

Water Heater: Location
Utility Closet

Water Heater: Capacity
40 gallons

Water Heater: Power Source/Type
Gas

Water Heater: Manufacturer
AO Smith

Water Heater: Manufacture Year
2018

Water Heater: Water Temperature
Water heater off

Water Heater: TPR Discharge Pipe Installed?
Yes

Water Heater: TPR Discharge Pipe Material
Copper

Water Heater: Gas Shut Off Valve Installed?
Yes

Water Heater: Seismic Bracing Installed?
Yes

Limitations

Water Heater

LIFE EXPECTANCY

The average life for water heaters today is 8-10 years and any water heater over 8 years of age has the potential for failure at any time. That being said some have been know to last for 20 years or more. Unless the water heater is located in an area that could cause significant damage when it fails, most people change the water heater when it begins to leak or develops other problems too expensive to warrant repair. Consider installing a drip pan beneath the water heater to help detect leakage.

Observations

15.1.1 Water Heater

Maintenance Item

WATER HEATER RECOMMENDATION

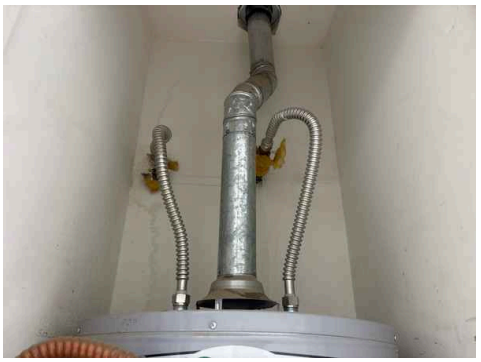
Current standards and codes change depending on maipcapaitly. These recommendations do not need to be addressed immediately but may need to be addressed when the unit is replaced. Recommend a licensed plumber to evaluate and install when needed.

Install a sediment trap. A Sediment trap is designed to trap debris in the gas line before the debris can enter the appliance.

Install an expansion tank. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs especially if your home was built after 2005 or your water system has a backflow prevention at the water main.

Install a drip pan. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain.





15.1.2 Water Heater

Safety Hazard/Immediate Concerns

TPR DISCHARGE LINE NOT INSTALLED PROPERLY

The water heater temperature/pressure relief (TPR) valve was installed, however the discharge should not be piped upward. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.



15.1.3 Water Heater

Maintenance Item

ANNUAL MAINTENANCE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

15.1.4 Water Heater

Recommendation

PILOT DID NOT STAY ON

The pilot light for the water heater would not stay on at the time of the inspection. Recommend a qualified professional evaluate and repair as needed.

16: PLUMBING

Information

General : General Photos - Plumbing







General : Overview/Information

Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred).

Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies.

Portions Not Visible

Portions of the drain and waste pipes were not visible. The inspection is limited to visual portions only, any items not visible are excluded from this inspection.

Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so.

Drainage Information

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report.

General : Main Shut Off Valve Location
Front of Home

General : Water Pressure (Approx.)
50-60psi

General : Water Source
Public

General : Pipe Material
Copper

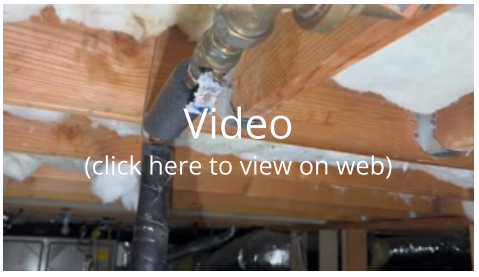
Observations

16.1.1 General

Recommendation

WATER VALVE LEAKING

The water valve was observed to be leaking during the time of inspection. Recommend a qualified professional evaluate and repair as needed.



17: HEATING, COOLING

Information

General: General Photos - Heating/Cooling




General: Overview

HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off; or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for.

Refrigerant Line Information

The refrigerant lines were inspected at visible portions.

Temperature Reading

A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls.

Thermostat Information

The thermostats were operated and they initiated the HVAC systems at the time of inspection.

General: Maintenance

It is recommended to get the HVAC system inspected and serviced every year. If your system has an air filter be sure to keep that filter clean or changed every 3 months. It's also highly recommended to get your ducts cleaned every 3-5 years to limit the harmful contaminants and microorganisms in the system.

Heating Equipment: Furnace Location
Basement, Crawl Space

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Brand
Amana

Heating Equipment: Auxiliary Drain Pan Present
No

Distribution System: Material
Flex Duct

Distribution System: Ductwork
Insulated

Thermostat Controls: Thermostat Location
Hallway

Limitations

General

NO COOLING SYSTEM

There was no cooling system present. There is no ducting in the home and also no thermostat.

Observations

17.2.1 Heating Equipment

NO AUXILIARY PAN

Maintenance Item

No auxiliary pan was installed. Incase there is a condensation leak, auxiliary pan prevents water from damaging ceiling. Highly recommend installing an auxiliary drain pain with a float switch.



17.2.2 Heating Equipment

NEEDS SERVICING/CLEANING

Maintenance Item

Last service date is over one year ago or is unable to be determined. although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace prior to use and annually thereafter.

17.3.1 Distribution System

AIR FILTER MAINTENANCE

Maintenance Item

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

18: ATTIC

Information

General: General Photos - Attic



General: Overview

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine if water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.

General: Attic Access: Access Location(s)

Bedroom 1 Closet

General: Attic Access: Access Type(s)

Hatch

General: Inspection Method: Inspection Method

Visual Only From Hole

Attic Insulation: Insulation Average Depth
7-10 inches

Attic Insulation: Insulation Type
Batt

Roof Structure: Sheathing Material
Oriented Strand

Roof Structure: Framing Type
Conventional framing

Limitations

General

ACCESSIBILITY LIMITATIONS

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

19: BASEMENT, CRAWLSPACE & STRUCTURE

Information

General: General Photos - Crawlspace




















General: Inspection Method

Crawlspace Access

Basements & Crawlspaces: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basements & Crawlspaces: Access Location

Exterior

Basements & Crawlspaces: Pier Construction Material

Wood pillars on Concrete squares

Basements & Crawlspaces: Vapor Barrier Installed

No

20: FOUNDATION

Information

General: Overview

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

General: Inspection Method

Crawlspace Access

General: Foundation: Material/Type

Crawl Space

General: Subfloor: Subfloor Material

Plywood

Limitations

General

VISUAL LIMITATIONS INFORMATION

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

21: ENVIRONMENTAL CONCERNS

Information

General: Odors Present: Odor(s) Present in the Home

No Discernible Odors

General: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

General: Fungal Growth and Mold Information

In accordance with the Standards of practice reporting on the presence of mold is excluded from a home inspection. If I see obvious signs of fungal growth, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. If mold is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.

General: Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.

22: FINAL CHECKLIST

Information

General: Oven Turned Off

Yes

General: Lights Turned Off

Yes

General: Thermostat Initial Setting

Off

General: Thermostat Leaving Setting

Off

General: All Exterior Doors Locked

No

General: Sellers were present when the inspection was completed. I left the home as I found it.