



THE COMPANY

Home Inspection Group



8026 Carnation Dr, Buena Park, CA 90620

Inspection prepared for: [REDACTED]

Date of Inspection: 11/5/2025 Time: 9:00 AM

Age of Home: 1966 Size: 1286

Weather: Clear

Order ID: 8433

Inspector: Rodrigo Gomez

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213-393-3670



DISCLOSURES – PLEASE READ THE ENTIRE REPORT.

In order for you to receive the full value of this inspection, please read all of the information we have provided.

RED PRINT – Indicates items of **IMMEDIATE CONCERN** to this structure. These items should be further evaluated and addressed before closing escrow. However, the entire report must be read for full disclosure, as other items written in this report may also require further evaluation as deemed necessary by those parties reading the report. If further evaluation is not performed and additional defects are found after the contingency period has expired, disputes or claims against this inspection will be denied. Failing to read this report and follow the advice contained here is not cause for holding the inspector, the inspection report, or The Company Home Inspection Group Inc. liable.

This is a limited inspection: A home inspection is meant to reflect, as accurately as possible, the visible condition of the home during the time of the inspection only, it doesn't reflect, anticipate or predict future conditions. Conditions at a property for sale can change drastically over night. So a home inspection is not meant to guarantee what condition the home will be after the transaction finalizes. During the inspection your inspector didn't dismantle equipment, dismantle any structural items, or destructive testing. Any areas that are hidden, painted over, or aren't readily visible are not covered in this report. This report is not a guarantee or warranty on the condition of your property or it's contents. This report provides an unbiased visual inspection only. Defects will be indicated and marked as such, even though the condition may be considered normal for the age, and should be inspected by the appropriate licensed contractor. The inspector doesn't determine the age or remaining life of any system or building material during this inspection. Cosmetic issues are considered obvious and are often not included in the report. Your report doesn't include all items covered in the Real Estate Transfer Disclosure Form. We recommend that you read the full disclaimers page in complete detail to understand the limitation of a Home Inspection.

An Attorney, and/or Real Estate Broker should be consulted on additional items not included in this report.

ENVIRONMENTAL DISCLAIMER: Mold spores, asbestos, formaldehyde, lead paint, radon, poria, Chinese drywall and all other toxic items/materials or concern cannot be identified as dangerous/toxic with this inspection report. Your inspector is not certified to identify these dangerous or toxic items/materials and will not include any information about them in this report. It is recommended the client have the property tested by certified professionals on these areas, on all cases.

Buildings constructed between 1965 and 1974 have the possibility of having aluminum wiring throughout the structure. It's recommended to have a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses with galvanized or cast iron plumbing present are recommended to be further evaluated by a plumbing contractor regardless of the age or condition of the plumbing.

Buildings constructed prior to 1978 may contain asbestos materials. It's recommended to have a licensed asbestos contractor further evaluated houses built in this era for asbestos material.

Buildings constructed prior to 1978 may contain lead paint. It's recommended that a licensed lead paint specialist further evaluate houses built in this era for lead paint material.

The Company Home Inspection Group will not engage in any claims regarding lead paint, asbestos, or aluminum wiring.

Please carefully read your entire inspection report. Call the inspector after you've reviewed your report, so we can go over any questions or concerns you may have, throughout the entire closing process.

The inspection report is based on the inspection of the visible areas of the structure. The inspection may be limited by height restrictions, vegetation, weather, and possessions. Depending on the age of the property some items like GFCI outlets may not be installed. This report/inspection focuses on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector may feel needs further investigation or repair. It's not a requirement that a home being sold be brought up to today's building code standards.

A home inspector is not a code inspector. We advise you to check all building permits for all areas of the structures present. If the property building permits have not been obtained or don't have final building inspection signatures, then you shouldn't assume that these areas were installed to applicable building codes. Further investigation/evaluation beyond the scope of the home inspection may be needed.

"Needing service" or "needs to be serviced" will be a common phrase/comment used throughout this inspection report, it means in the inspectors opinion, maintenance, repair, or upgrade may be needed and the item should be further evaluated by the proper professional. Often items discovered by the inspector or only small clues to a potentially bigger issue, further evaluating may uncover items the inspector didn't see or disclose during the inspection.

For your safety and liability purposes, we always recommend that licensed contractors further evaluate and repair any and all concerns or defects noted in the report.

Sewer scope/Lateral Sewer Line Camera Inspection: Any underground drain cannot be viewed by the inspector. They can often have internal issues that cannot be viewed or detected during the home inspection. We always advise to have a sewer camera inspection before the end of your

inspection contingency's.

Every home or structure is different/unique, therefore may be inspected in different formats. Inspections usually can take anywhere from 1 to 5 hrs depending on the size, age, and condition of the structure being inspected. Inspection methods are generally the same among all inspectors, however experience and personal preference may differ between inspectors. The same goes for report writing, inspectors are given the freedom to narrate or edit comments they see fit for each inspection. An inspector cannot predict or find every defect in the property being inspected. The time frame of an inspection only allows the inspector to examine areas in a location by location order. If a defect arises in another area of the property (this includes the exterior) for which this defect was not visible or present during the inspection, then the inspector cannot be liable for notifying of the defect.

There is no set time frame for how long each water fixture should be operated. Water will be turned on at all accessible/visible water fixtures in the property. Leaks can only be documented if they're visible at the time of operating the designated fixture during the inspection. Future leaks cannot be detected. The inspector cannot determine if there are plumbing leaks inside a wall or ceiling unless visible moisture or evidence of moisture are present and visible during the inspection. The inspection does not give confirmation of water conservation devices at any fixture.

This report is meant to reflect the defects found in a home at the time of the inspection. It doesn't predict future conditions. We always recommend that you or your representation conduct a final walk through inspection before closing to check the condition of the property. Conditions may change at any time during the escrow period. You're responsible for verifying all conditions before the close of escrow.

This inspection report is non-transferable to another party.

Thank you for using The Company Home Inspection Group.

INSPECTION AGREEMENT

By acceptance of this inspection report, you agree to the terms of this agreement and the terms & conditions of the contract. You further agree that you understand the limitations of a home inspection and have read the disclaimer page of this report.

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive visual examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure on the property. Out structures are not included in our inspection: this exclusion encompasses exterior barbecues, appliances, fire pits, fire places, play equipment, ponds or fountains, sheds, workshops, lean-to structures, barns, etc.. We will also provide you with a written report that describes and identifies the inspected systems, structures and components and any visible material defects observed at the time of the inspection. We may amend the report within twenty-four (24) hours after completing the inspection.

RE-INSPECTION: A re-inspection may be scheduled with our office as needed to re-evaluate specific items that may have been repaired since our original inspection or that may have been obstructed and not visible or accessible during the original inspection. The fee for a re-inspection varies upon how many items are to be re-inspected and/or the length of time required to perform the re-inspection. A re-inspection is completed only for the items specified in writing by the buyer or buyer's Agent at the time of the re-inspection. A re-inspection does not include a complete inspection of the entire home or property, however the Inspector may update the inspection report with additional defects observed at the re-inspection that may not have been visible or accessible during the original inspection. It is recommended that you obtain all the necessary building permits, contractor receipts and any warranties provided by the manufacturer/installer/contractor for the repaired or replaced items. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. Terms in this Agreement have the same meaning as the defined terms in the InterNACHI Standards. The InterNACHI Standards are available from InterNACHI's website: <http://www.nachi.org/>

IF YOU DISCOVER A DEFECT FOR WHICH YOU THINK WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. FAILURE TO FOLLOW THIS PROCESS WILL RESULT IN VOIDING THIS AGREEMENT AND CONTRACT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO OUR CORPORATE OFFICE:

The Company Home Inspection Group, Attn: Inspector Supervisor, 9668 Milliken Avenue, Suite 104-181, Rancho Cucamonga, CA 91730

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR THREE (3) TIMES THE INSPECTION FEE. TCHIP (The Company Home Inspection Group, Inc.) AND CLIENT AGREE THAT CLIENT CANNOT FILE A LEGAL ACTION AGAINST TCHIP OR ITS EMPLOYEES, WHETHER SOUNDING IN TORT OR CONTRACT, MORE THAN ONE YEAR AFTER THE CLIENT DISCOVERS, OR WITH THE EXERCISE OF REASONABLE DILIGENCE SHOULD HAVE DISCOVERED THE BREACH OR MATERIAL DEFECT.

Our report is NOT a warranty of the items inspected. However, The Company Home Inspection Group, Inc. may offer you additional warranties through a third party service provider. In all cases, you must contact your home warranty company first for any issues that arise after the date of the original home inspection. Failure to do so may result in voiding your home warranty.

Additional questions or concerns can be addressed through our customer service phone: 213-393-3670

Please read the "About Your Inspection" and "Disclaimers" pages prior to filing any online claims as this will help you to determine if your claim is valid and within the scope of the home inspection.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions- real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

YOU MUST PAY THE INSPECTION FEE AND SIGN THE CONTRACT BEFORE WE CAN DELIVER THE REPORT TO YOU.

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Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior		
Page 11 Item: 8	Fireplaces	• No damper stop clamp – required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel
Page 12 Item: 9	Electrical	• Three prong outlet(s) not grounded – service recommended
Bathrooms		
Page 19 Item: 9	Sinks	• Fixtures leak when operating – service recommended- hall
Page 19 Item: 11	Bath Tubs	• Tub fixture leaks when operated – service recommended
Page 22 Item: 18	GFCIs	• None installed -Recommend upgrading all receptacle to <u>GFCI</u> protection within 6 feet of all potential wet locations
Kitchen		
Page 25 Item: 9	Dishwashers	• Drains directly to the disposal without an <u>air gap</u> – improper installation – service recommended • Unit not fastened to underside of countertop – tip hazard – service recommended • Cracked door – service recommended
Page 28 Item: 16	GFCIs	• None installed- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.
Laundry Area		
Page 31 Item: 12	GFCIs	• Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.
Heating/Air Conditioning		
Page 33 Item: 5	Gas Supply Valves and Pipes	• Smell of fuel gas detected – service recommended – consult Gas Company as soon as possible
Attic Area		
Page 42 Item: 6	Exhaust Vents	• Plastic venting found in attic (metal now required) – service recommended
Page 43 Item: 8	Electrical	• Cover missing at junctions box(es) exposing connections – service recommended

Garage and/or Carport

Page 44 Item: 2	Rafters & Ceilings	• Stains at roof framing - dry at time of inspection – inquire with seller regarding status
Page 46 Item: 10	GFCIs	• None installed – recommend upgrade for increased safety

Foundation

Page 51 Item: 5	Sub Flooring	• Evidence of moisture problems under bathroom – the source of the problem cannot be determined by the inspector – recommend further evaluation and service as required
Page 52 Item: 11	Plumbing	• Leak found under tub – service recommended • Copper tubing discolored – electrolysis present in areas - visible leaking in one area - service recommended • Damp areas below or around drains lines that area touching or entering the soil – possibly a sign of a drain leak below the soil – recommend a Licensed Plumber for further evaluation

Grounds

Page 54 Item: 1	Driveways and Walkways	• Walkway displacement/uplifted/uneven areas – potential tripping hazard – service recommended- front
Page 55 Item: 4	Exterior Electrical	• Exterior outlet/switch covers are missing or not of proper exterior weather proof type – service recommended
Page 55 Item: 5	GFCIs	• GFCI upgrades are recommended on exterior outlets for increased safety

Roof

Page 58 Item: 1	Condition	• Shingles exhibited extensive/abnormal granule loss – service recommended/evaluated by a roofer • Damaged shingles in areas – service recommended
Page 59 Item: 4	Vents and Vent Caps	• Mastic at vent(s) is weathered and cracked – service recommended and resealed at all penetration points
Page 59 Item: 5	Chimneys	• Unlined chimney present – service recommended
Page 60 Item: 6	Spark Arrestors	• No spark arrestor/rain cap present – recommend installation

Overview

1. Inspection Details

Inspection type: The Company Home Inspection

Single Family Residence

Front door faces North (approximate)

All Utilities are ON for this inspection

Occupied structure - personal items throughout the structure may prevent access or view to some areas. Personal property, furniture and moving boxes are not moved and will prevent a complete inspection and limit visible access to some areas (this applies to all areas inside and outside of the structure being inspected).

Evidence of remodeling in areas - check all building permits to ensure that all remodeled areas were completed properly to city/county code

2. Main Utilities Location

- Main water valve shut off location: North side of structure
- Main gas valve shut off location: East side of structure
- Main electrical panel location: East side of structure

3. Who is present at the inspection?

- Buyer present during inspection
- Buyer's agent present during inspection

4. Wall materials throughout the structure

Drywall

5. Ceiling materials throughout the structure

Drywall

6. Floor materials throughout the structure

Tile • Wood laminate

7. Window materials/type throughout the structure

- Double pane • Vinyl framed • Horizontal sliding type (one window slides while the other remains stationary)
- Vertical sliding type (one window slides while the other remains stationary)

8. Important Notes

- This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but might be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases.
- Small cracking might be found throughout the structure, this is normal for California construction and generally caused by settling, earthquakes, and wind conditions.
- There is evidence to suggest that this structure has been modified, altered or additions have been added to the original structure. Do not mistake this inspection for a building CODE inspection. You are advised to check all necessary building permits for this structure and all associated components. You are further advised to consult with your Realtor and the Seller to understand the details of any and all alterations to the structure and / or contractor warranties that may apply to the alterations.

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Wall Conditions

Small cracks/chipped/dirty areas/cosmetic blemishes observed – typical for age of structure • Missing base boards in areas – service recommended • No moisture present when tested with a moisture meter • Some areas not accessible or visible due to access limitations or personal items/furnishings



2. Ceiling Conditions

Small cracks/chipped/dirty areas/cosmetic blemishes observed – typical for age of structure



3. Floor Conditions

Scratched/worn areas – typical for age and use



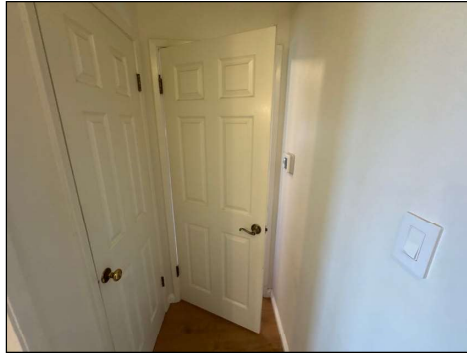
4. Window Conditions

Accessible windows were tested and operated at time of inspection • Recommend general window maintenance/lubrication and weather tight service



5. Doors

Operated at time of inspection • Recommend routine maintenance on hardware and weather seals on all exterior doors



6. French Doors

Door(s) operated at the time of the inspection • Worn door(s) with loose/worn hardware/frames/secondary latches – typical for age • Double pane • Tempered glass label observed • Secondary doors and latches may stick if not used often, double doors need routine maintenance and lubrication of all moving parts to operate properly.



7. French Door Screens

None installed

8. Fireplaces

Location/s: Living room

Masonry

The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace. • Small cracks/worn areas present – typical for age • Recommend fire caulk/sealing any holes/gaps/cracks • Damper was worn/rusted/dirty – recommend cleaning • Thrash around gas valve - was not able to test – service recommended • **No damper stop clamp – required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel**





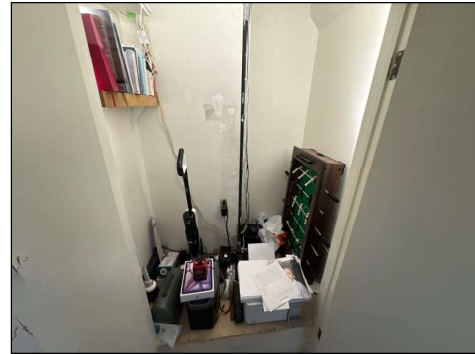
9. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches – typical for age consider upgrading • **Three prong outlet(s) not grounded – service recommended**



10. Closets

Worn closets with loose/worn hardware – typical for age • Some closet areas not visible for inspection due to personal storage



11. Smoke Detectors

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. • Operational at time of inspection via factory installed test button • Smoke and Carbon Monoxide combo unit is present



12. Carbon Monoxide Detectors

For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. • Operational at time of inspection via factory installed test button • Smoke and Carbon Monoxide combo unit is present



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Conditions

Small cracks/chipped/dirty areas/cosmetic blemishes observed – typical for age of structure • No moisture present when tested with a moisture meter • Some areas not accessible or visible due to access limitations or personal items/furnishings



2. Ceiling Conditions

Cosmetic blemishes observed – typical for age of structure • Patched/partial painted areas present – consult seller regarding patched areas



3. Ceiling Fans

Normal wear for age, no major visible defects • Could not locate remote – unit not tested

4. Floor Conditions

Scratched/worn areas – typical for age and use



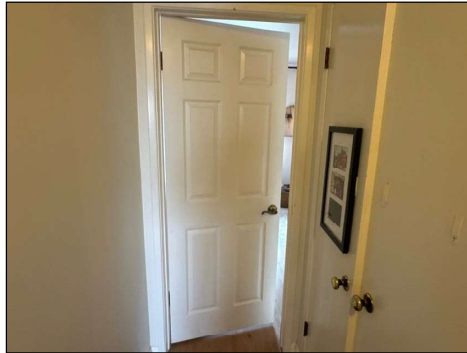
5. Window Conditions

Accessible windows were tested and operated at time of inspection • Recommend general window maintenance/lubrication and weather tight service



6. Doors

Operated at time of inspection



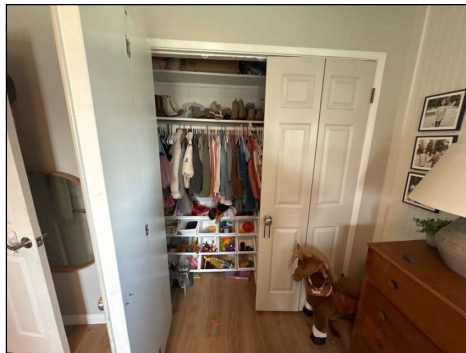
7. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches – typical for age consider upgrading • Junction box missing cover – service recommended



8. Closets

Worn closets with loose/worn hardware – typical for age • Some closet areas not visible for inspection due to personal storage



9. Smoke Detectors

For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings. • Operational at time of inspection via factory installed test button



Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Hall

2. Wall Conditions

Cosmetic blemishes observed – typical for age of structure • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of the inspection

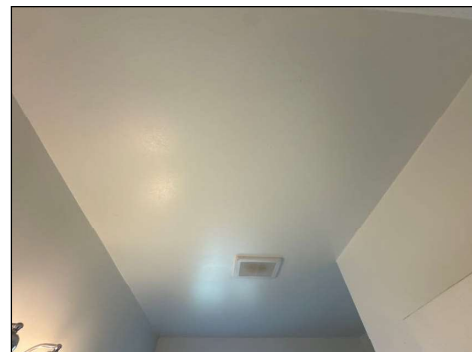


No moisture present when tested with a moisture meter



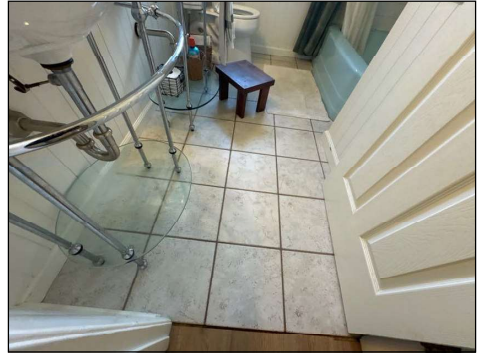
3. Ceiling Conditions

No major visible defects observed at the time of inspection



4. Floor Conditions

Worn areas – typical for age of the material • Recommend grout and sealer maintenance



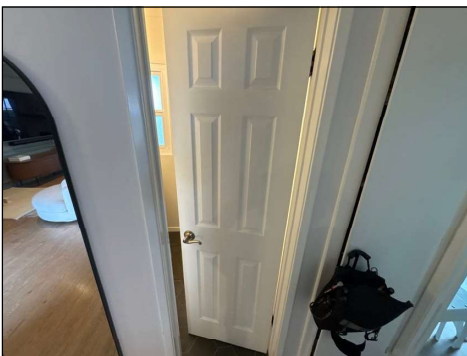
5. Window Conditions

Accessible windows were tested and operated at time of inspection • Recommend general window maintenance/lubrication and weather tight service



6. Doors

Operated at time of inspection



7. Counters

Counter is worn and has typical wear for age/small chips • Recommend grout/sealer/stone maintenance



8. Cabinets

Worn cabinets – typical for age • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of the inspection



9. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink – typical for the age • **Fixtures leak when operating – service recommended- hall**



Fixtures leak when operating – service recommended- hall

10. Mirrors

Mirror functional at time of inspection

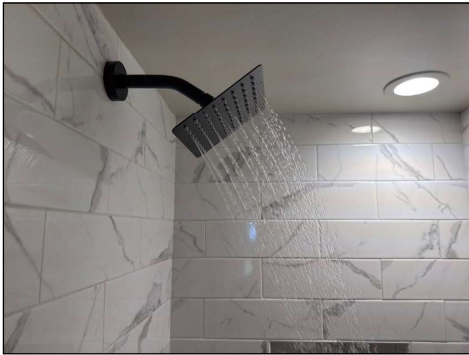
11. Bath Tubs

Fixture was tested and operating at the time of the inspection • Fixture was in a worn/older condition at the time of the inspection – typical for age • Recommend upgrading fixtures • Tub is worn/older/stained/scratched/chipped – typical for the age • **Tub fixture leaks when operated – service recommended**



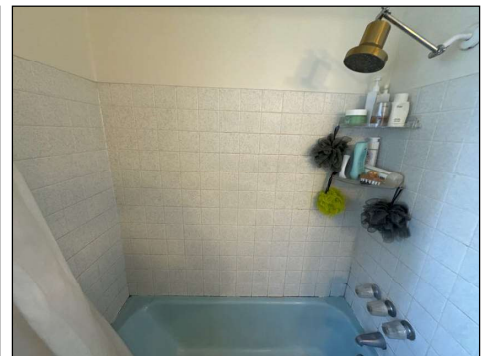
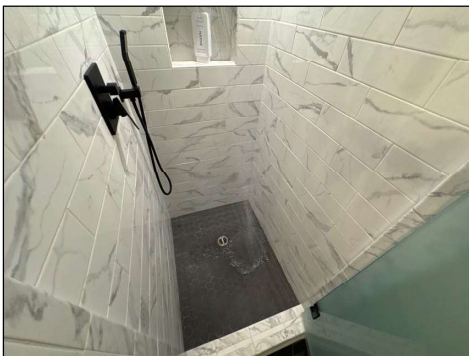
12. Showers

Fixture was tested and operating at time of inspection via normal fixture controls • Fixture was in a worn condition – typical for the age



13. Shower Walls

Tile and grout present • Wall materials in a worn/stained-faded/old condition – typical for age – recommend routine grout and sealer maintenance • Shower pan is in a worn condition – typical for the age – recommend routine grout and sealer maintenance • Surface microbial growth/irregular staining is present in areas on nonporous surfaces – recommend cleaning and sealing materials regularly • Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls



14. Enclosures / Shower doors

Operational at time of inspection – Tempered glass label observed • Normal wear for age at the time of the inspection – no major visible defects



15. Toilets

Tested and operational at time of inspection via normal fixture controls, flush test performed • No visible leaking at the time of inspection and flush testing



16. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • No visible leaks found at the time of the inspection after running water at fixtures • Irregular drain present – recommend further evaluation by a plumber



17. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Outlets/switches had normal wear for age – no major visible defects • Three prong outlet(s) not grounded – service recommended



18. GFCIs

None installed -Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations



19. Exhaust Fans

Operated at time of inspection

20. Heating

See HVAC page for more information about this section • Central unit

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Conditions

Appliances present and are not moved for inspection – limited inspection of walls, floors, cabinet areas covered by appliances • Cosmetic blemishes observed – typical for age of structure • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of the inspection



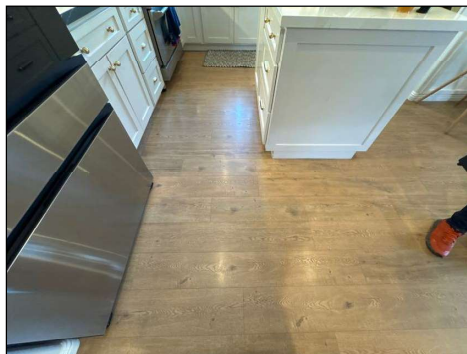
2. Ceiling Conditions

Cosmetic blemishes observed – typical for age of structure



3. Floor Conditions

Scratched/worn areas – typical for age and use



4. Window Conditions

Accessible windows were tested and operated at time of inspection • Recommend general window maintenance/lubrication and weather tight service



5. Counters

Counter is worn and has typical wear for age • Recommend grout/sealer/stone maintenance



6. Cabinets

Worn cabinets – typical for age • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of the inspection • Interior cabinet areas have been painted – paint or patching may cover known past defects – consult the seller/disclosures for all past repairs



7. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink – typical for the age



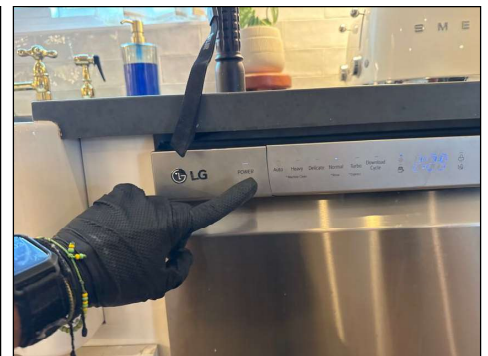
8. Spray Wands

Operational at time of inspection • Sprayer leaks – service recommended



9. Dishwashers

The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles. • Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls • Worn/older unit – typical wear for age and use • Drained properly during inspection • No visible leaks found at the time of the inspection • Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination. • **Drains directly to the disposal without an air gap – improper installation – service recommended** • **Unit not fastened to underside of countertop – tip hazard – service recommended** • **Cracked door – service recommended**



Cracked door – service recommended

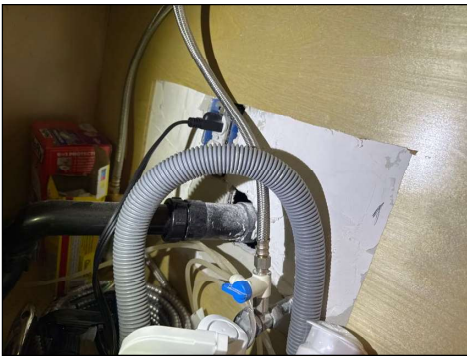
10. Garbage Disposals

The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection. • Tested and operational at time of inspection via normal controls • Normal wear for age – no major visible defects • No visible leaks at the time of the inspection



11. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • Angle stops/hoses/drain pipes are in a normal condition for their age – no major visible defects • No visible leaks found at the time of the inspection after running water at fixtures



12. Ranges

The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units – gas leaks cannot be detected with this inspection – a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn unit – typical wear for age and use



13. Ovens

The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units – gas leaks cannot be detected with this inspection – a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn unit – typical wear for age and use



14. Exhaust Vents

Hood with fan

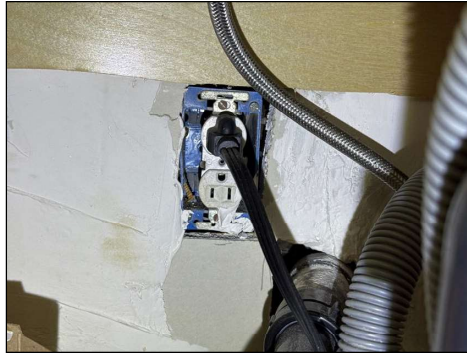
The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.



15. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Outlets/switches had normal wear for age – no major visible defects • Three prong outlet(s) not grounded – service recommended • Outlet cover missing – service recommended





Outlet cover missing – service recommended

16. GFCIs

None installed- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.



None installed- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.

Laundry Area

1. Laundry Area Location

Separate laundry room present

2. Wall Conditions

Cosmetic blemishes observed – typical for age of structure • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of the inspection • Some areas not accessible or visible due to access limitations or personal items/furnishings



3. Ceiling Conditions

No major visible defects observed at the time of inspection

4. Floor Conditions

Scratched/worn/tears areas – typical for age and use

5. Window Conditions

None

6. Doors

Operated at time of inspection • Weathered/worn door(s) – typical for age • Recommend routine maintenance on hardware and weather seals on all exterior doors



7. Cabinets

Worn cabinets with loose/worn hardware – typical for age