



CERTIFIED CREIA INSPECTOR

Property Inspection Report



Prepared Exclusively for:

Nicholas Sevilla

Date of Inspection: 5/8/2026

Report# SEVILLA050826

27809 Alpen Dr

Lake Arrowhead, CA. 92352

INSPECTOR: Greg S. Terry II

greg@gtdpi.com



DIAMOND
PROPERTY INSPECTIONS

**“We don’t cut corners,
we inspect them!”**



yelp*

Our Website:

www.diamondinspect.com

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general condition. The following report is an overview of the conditions observed. In this report, there may be references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for view hidden damage may exist. With access and an opportunity for inspection, reportable conditions that may be present may be discovered. Inspection of the inaccessible areas will be performed upon arrangement at additional cost after access is provided. Our recommendations are not intended as criticisms of the building, but as professional opinions regarding the present conditions. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions, which affect performance and life safety issues, are the highest priorities.
(B). Next are conditions that need repair, but have not yet affected performance. Typically, these are deferred maintenance items. We also suggest upgrades, which will enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must be left to the licensed professionals retained for detailed evaluation and repair. Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report includes photos of a number of these conditions. The photos are included for clarification purposes, "Pictures are worth a thousand words". The photos are a representative sample of these conditions and are not to be considered all-inclusive. These photos should be NOT substituted in place of our recommendation for further evaluation by a licensed tradesman.

WARNING! THIS REPORT CANNOT BE SOLD OR TRANSFERRED.

If your name does not appear on the cover of this report, you shall not rely on it whatsoever. Client agrees to indemnify, defend and hold harmless the inspector and inspection company from any third party claims relating to this inspection report. If you have been given this report by any other person representing this property, realize that it was not prepared for you and conditions may have changed since the original inspection date. All of the pages of this report are numbered. Notify this inspection company immediately if any pages are found to be missing.

Time

Start Time: 2:30 pm

Completion Time: 6:00 pm

Orientation

Locations of various property features will be described as left or right, etc., as though standing on the street and looking at the building.

Weather

The weather was warm and sunny.

General Information

The following people were present at the time of the inspection or at some point during the inspection: Client's Agent and Client.

The structure was occupied at the time of the inspection.

Notes

For additional information regarding environmental issues; suggest obtaining and reviewing the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

No representations as to the extent or presents of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

If caulking is needed for maintenance, or in preparation for the next paint job, a high quality urethane-base sealant is recommended, rather than latex, butyl, oil based, silicone or "architectural grade" sealants.

It is recommended that after the close of escrow a qualified locksmith be retained to "re-key" all exterior entry doors in the interest of normal homeowner security. Plus any WiFi controls the seller or previous occupant credentials should be revoked and obtain new login credentials.

It is recommended that the property owner (seller) provide our client(s) copies of all invoices, permits and record of inspections and sign-offs by the local authority having jurisdiction, where required, on any repairs or replacement performed on the property before the end of the contingency period.

Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements.

Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: California Residential Purchase Agreement and related addenda)

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed in Serviceable Condition, or are Inoperable, Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.

Environmental issues include but are not limited to radon, asbestos, mold or any fungi, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination and soil contamination, animal or insect waste or carcasses. We are not trained or licensed to recognize or discuss any of these materials, and we may refer to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised. For animals, contact a licensed branch II pest control inspector.

This building was located in a hillside development. As geological evaluations are beyond the scope of this inspection, client is advised to consult a licensed geotechnical engineer if concerned by that fact and/or by conditions listed in this report and/or which you or your agent have observed and/or are aware of.

Emergency Control Locations

In an emergency you may need to know where to shut off the water, electrical system, and/or the gas supply. We have listed the locations of the controls for your convenience. We strongly recommend you familiarize yourself with their location and operation.

Main Water Shut-off

The domestic water supply shut-off was not located. This is an important shut-off; recommend contacting the homeowner to identify the location.

Main Gas Shut-off

The main gas shut-off was located at the right side of the house.

Main Electrical Disconnect

The main electrical disconnect was located at the front of the house.

Sewer Cleanout

A sewer clean-out was located in the crawl space.

Structure

Structure Condition

The structural elements include foundation, footings, lower support framing and components, wall framing, and roof framing. The inspector examined these items, where visible, for proper function, excessive wear or unusual wear, and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage, and deterioration. There are no visible symptoms, conditions requiring further review or repair may go undetected, and identification will not be possible. Except as exhibited by their performance, no representations of the internal conditions or stabilities of soils, concrete footings, and foundations are made.

Crawl Space

Crawl Space Access

There are crawl space accesses were located at the rear of the garage and right-side of the house.

The step in front of the garage access door was damaged; further evaluation and correction are recommended.

The door at the garage rubs its frame and should be adjusted. We recommend a "tune up" by a carpenter skilled in trim work as a prudent preventive maintenance measure.

The garage pedestrian door was not equipped with a threshold, or weather stripping; recommend installing these items as an upgrade.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.



Foundation Condition

Type: Poured Concrete

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. No critical cracks, or deterioration were visible.

Mudsill

Earth to wood contact was found at the mud sill in the crawl space under the garage and below that master bathroom. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.



Anchor Bolts

In the visible areas of the crawlspace anchor bolts were present as installed at the time of construction. Additional seismic connectors could be installed as an upgrade.

Cripple Walls

A cripple wall is a short wall that rests on the foundation and supports the floor and exterior walls of a structure.

There are cripple walls installed in the foundation system, and appear to be in serviceable condition.

Shear Panel

The cripple walls do not appear to be constructed to resist racking. In our opinion, this condition indicates improper design or workmanship. We recommend installation of shear bracing as per present standards and/or design specifications.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.

Sub Flooring

In the areas where the sub flooring was visible, we checked a representative sampling and found it to be in serviceable condition.

Floor Joist

The joists in garage crawlspace were in contact with the crawlspace soil. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.



Post and Girders

The bottoms of the post(s) in the garage crawl space were supported at or below the grade of the crawl space soil. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.



Seismic Bracing

Seismic hold downs are not installed, as would be required in more modern construction of this type. As an upgrade, installation of seismic bracing might be considered at the time of other improvements and/or remodeling

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the close of escrow.

Moisture

Water stains were found at the cripple walls below the carport and sub floor in the house. Most of the stains were dry but this does not mean they are not active; further evaluation and correction are recommended.

Wet soil was noted in the garage crawl space; further evaluation and correction are recommended.

Water was found in the crawl space for the house due to an active leak; further evaluation and correction are recommended. Hidden damage may exist.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed leak detection contractor before the end of the contingency period.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed leak detection contractor before the end of the contingency period.



Grading/Drainage

Current grading recommendations suggest a minimum grade slope ratio of 1/2 inch per foot for six feet away from the structure to prevent moisture retention and possible penetration under the structure. There were areas around the perimeter where adjustments of the grading would be advised to help excess moisture flow away from the foundation. Further evaluation of the drainage conditions and any corrective action recommended by a qualified drainage specialist is advised.

Exterior Walls

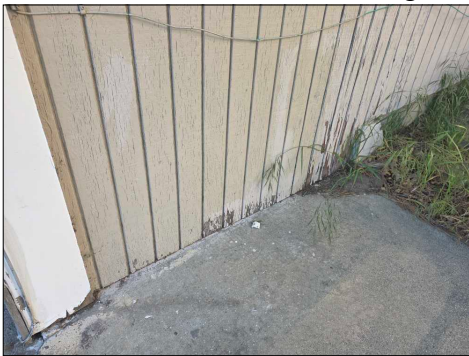
Our review of the exterior walls includes the finished surfaces and siding. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage, and/or the nature of construction. In such cases these items are considered inaccessible.

Wood Siding

The siding was in proximity to the earth in a number of locations. These areas will require vigilant maintenance to guard against damage and deterioration. We recommend these areas be monitored regularly and painted or otherwise sealed.

The siding at the front entryway was bowed and damaged; further evaluation and correction are recommended. Hidden damage may exist.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Exterior Doors

The right-side pedestrian door was pet damage; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door contractor before the end of the contingency period.



Sliding Door

The sliding door does not operate properly, indicating the track was misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

The sliding glass door appears to have a makeshift water proofing on the exterior side; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door and window contractor before the end of the contingency period.



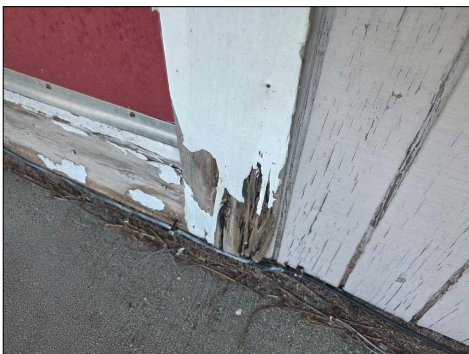
Screen Door

The screen door was missing, and should be replaced to help keep out insects.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door and window contractor before the end of the contingency period.

Eaves, Fascia, & Trim

Signs of wood-destroying pest/organism damage noted at the trim; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.



Paint/Stain

Portions of the exterior finish in several locations around the dwelling were failing, exposing the underlying surfaces to damage. We recommend thorough scraping, sanding, caulking, and priming prior to application of a high quality exterior finish in accordance with the manufacturer's directions.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed paint contractor before the end of the contingency period.



Window Screens

There are a number of missing and torn window screens, we recommend that they be installed and repaired to help keep out insects.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.

Safety Glazing

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

All currently required safety glazing areas have a visible safety stamp.

Receptacles

The exterior receptacles tested serviceable.

GFCI

We were unable to locate the GFCI protection. We recommend GFCI protection be verified or provided.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

General Electrical

Unsupported conduit was found at the rear of the house; further evaluation and correction are recommended.

There are non-exterior rated materials used in a number of locations around the house. Non-exterior materials are not weather tight and can become damaged over time due to exposure, we recommend all non-exterior rated materials be replaced with approved materials.

Lamp cord or extension cord wiring has been installed as permanent wiring. This type of wiring is easy to overload, easily damaged, and is not rated for exterior use.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



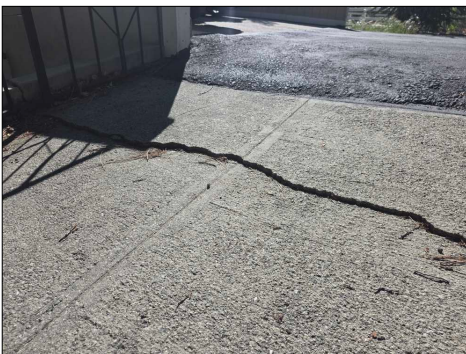
Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Driveway

The driveway surface was raised and creating trip hazards, corrections are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.



Walkway

The main entry walkway had damaged tiles and failed substrates, this is a safety hazard, further evaluation and correction are recommended.

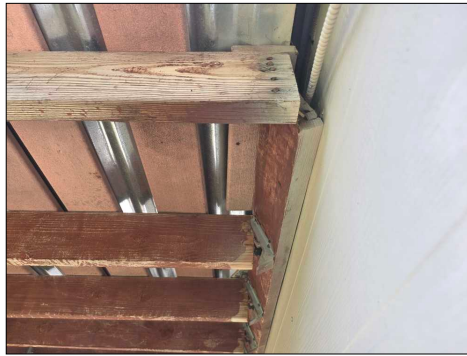
Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.



Patio Cover

The small patio cover on the right side of the house was pulled away from the structure, this is a safety hazard; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.

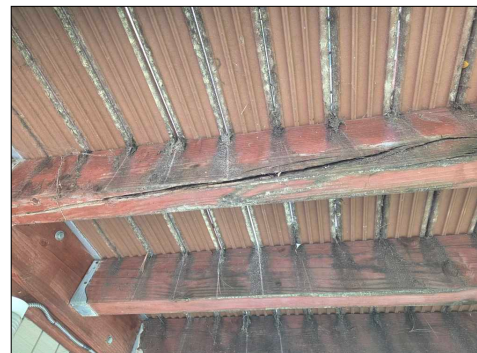


Deck Condition

The deck board attached to the structure has been installed without flashing, creating a condition conducive to deterioration. We recommend this board be flashed or caulked to help prevent deterioration at this location.

One of the deck joists had significant checking that may compromise the integrity; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.



Retaining Wall(s) Condition

Type: Masonry

Location: Rear, Front

True retaining walls are engineered structures retaining earth, which, if they collapsed, would adversely affect the integrity of buildings, driveways, pools, or other improvements. We are not equipped to fully analyze such structures.

The retaining walls on this property are the structural variety and are necessary to provide support for existing improvements. Inspector is not equipped to inspect this system. Further evaluation may be obtained from a licensed structural engineer.

The roots of nearby trees have grown towards the wall resulting in damage. We recommend the damaged areas be repaired or replaced. A qualified tree specialist might determine that roots could be cut to minimize future upheaval. The trees may need to be removed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed engineer before the end of the contingency period.



Landscape Stairs

The exterior steps are nonconforming. Standards require all steps to be almost identical in "rise" and "run" for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Chimney & Fireplace

This inspection of the fireplace is a visual inspection only, and is not a warranty and/or guarantee that the fireplace(s), chimney(s), and termination cap(s) has/have been properly or safely

installed/built. No seismic damage assessments are made on fireplace(s).

Chimney

Number of Chimneys: 1
Location(s): Left side
Type: Prefabricated Metal

The visual portions of the chimney appear to be in serviceable condition, however. My inspection of the fireplace and chimney was limited to the readily visible portions only. The inside of the flue is inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, I recommend annual inspections by a qualified fireplace professional.

Fireplace

Location(s): Family room

Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair. Portions of standard fireplace construction are inaccessible for our inspection. Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter.

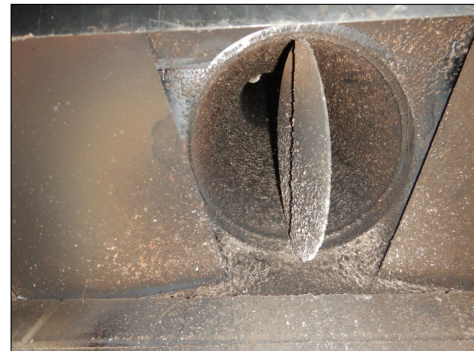
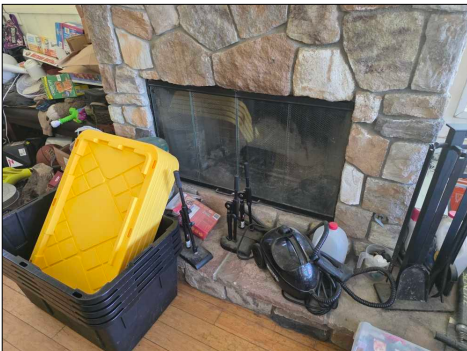
The fireplace appears in serviceable condition with no signs of excessive or unusual wear.

The fireplace damper operated when tested.

The gas log lighter was controlled by a valve near the hearth and was operating. We suggest keeping the key for the log lighter out of the reach of children.

The chimney flue was dirty we recommend a qualified chimney sweep clean and evaluate the chimney and complete any and all repairs needed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed chimney contractor before the end of the contingency period.



Roof

The roof system consists of the surface, connections, penetrations, and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections, penetrations and drainage for

evidence of damaged and deterioration. If we find conditions suggesting damage or limited service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidence by our visual inspection. Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

Basic Roof Information

Location(s): House and carport
Roof Slope: Steep Pitch, Medium Pitch
Layers: Single
Roof Materials: Composition Shingles

Inspection Method

The steep pitch and height of the roof on this dwelling and garage rendered a physical inspection from the surface hazardous. Our comments, therefore, are based upon limited visual observations.

Surface Condition

There was a build of debris on the roof. We recommend the debris be removed and the areas inspected and maintained regularly.

There are damaged shingle "tabs" on the roof, we recommend repairing the damaged shingles.

There are a number of missing edge shingles; further evaluation and correction are recommended.

Extensive granule loss, erosion and cracking were observed throughout the shingled surface of the garage. These conditions often indicate the end of the useful life of this type of roofing. Further evaluation is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.



Appliance Vents

The appliance vent flashing was improperly installed and can be a source of leaks; further evaluation and correction are recommended.

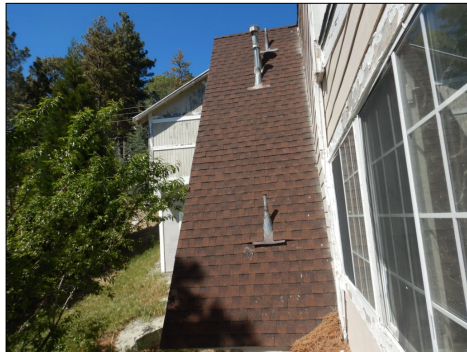
Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.



Plumbing Vents

There are a number of lifted flashings at the plumbing vents, this can allow moisture to penetrate under the flashing, correction is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.



Chimney at Roof

The chimney flashings were not visible for inspection due to limited access.

Skylights

The skylights are in serviceable condition with no signs of leakage.

Gutters & Downspouts

The home was not equipped with roof gutters and downspouts; recommend adding gutters and downspouts to enhance drainage around the structure.

Insulation

Insulation, weather-stripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficacy. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated to

current standards.

Attic Insulation

The attic space was not accessible for inspection. We are unable to determine the presents or absents of attic insulation.

Under Floor Insulation

The crawlspace had some bare areas; recommend additional insulation to increase energy efficiency.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.

Weather-Stripping

Weather-stripping was found at all exterior doors and was in serviceable condition.

Electrical

The electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over-current protection devices, and a random sampling of convenience outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity, and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Electrical Information

Main Panel Location: Left side
Sub Panel Locations: Crawlspace and rear of house
Main Ampacity: 200 amp
Service Type: Overhead
Overcurrent Type: Breakers
Wire Type: Copper
Ground Type: Driven rod

Cable Feeds

The overhead service was in contact with the neighboring trees; recommend contacting the local utility for corrections.



Electrical Panel Condition

The electrical panels were in serviceable condition, with exceptions noted:

There are holes in the sub panel where "knockouts" have been removed and left open. This is not an approved practice, and we recommend the holes be closed with approved filler plugs.

One of the sub panel cover screw was improper; recommend a proper, blunt-end screw be installed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Breakers / Fuses Condition

The circuits in the panel are labeled. The accuracy of the labeling appears typical but was not verified. When the opportunity arises, suggest checking the labeling by operating the breakers to see what turns off.

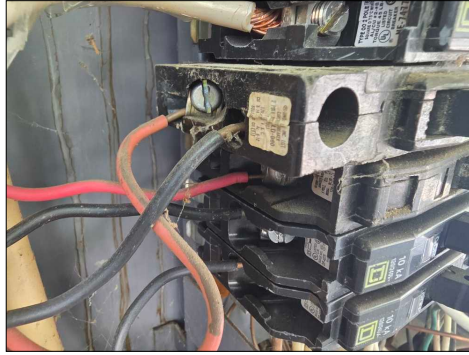
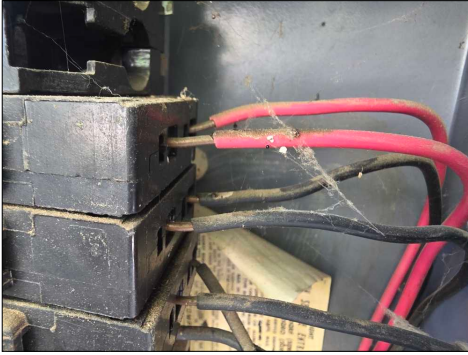
Exposed conductor were observed in several areas. The individual conductors are insulated to protect the conductor. The conductor should not be exposed at the breaker connections. We recommend exposed wiring be adequately trimmed to eliminate the exposed conductors.

GFCI (ground fault circuit interrupter) protection was provided by a breaker installed in the electrical panel. This protects all the receptacles on that particular circuit.

Corrosion was noted at the sub panel feed wired at the rear sub panel; further evaluation and correction are recommended.

The GFCI breaker was tested with its button and did not trip. We recommend it be replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Grounding and Bonding

Visible grounding electrode conductor was noted inside the main panel.

The water heater does not have a proper bonding jumper wire between the hot and cold supply lines. The bonding jumper wire provide bonding protection for the hot water side of the supply piping.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Plumbing

Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some 'polybutylene' plastic piping systems have experienced documented problems. City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

Basic Plumbing Information

Main Water Line: Unable to determine
Supply Piping: Copper & Galvanized
Approximate Water Pressure: Unable to dertermine
Waste Piping: Plastic & Cast Iron
Gas Piping: Iron Pipe

Water Shut-off Valve

The water shut-off valve was not located; further evaluation is recommended.

Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Main Supply

The main water line was not visible for inspection; unable to determine the condition or type of piping.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Interior Supply

Galvanized water lines are still used for at least part of the water supply system. They were not used much after about 1950, and any still in use generally needs to be considered at or past the end of its life.

You should have a plumbing contractor inspect the water system and estimate the cost of replacing any galvanized pipe still in use. When copper and galvanized steel pipes are mixed in the same system, the potential for corrosion due to electrolysis is very high. Sometimes, dielectric couplers are used where the copper joins the steel. It is never recommended to replace only parts of the system. In most cases, all remaining galvanized pipes should be replaced.

Corrosion and rust was found at the galvanized piping in a number of locations; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Drain / Waste Piping

The piping should be routinely cleaned to remove the buildup of grease, hair, and dirt, and help prevent debris blockage and subsequent drainage failures.

A video scan and analysis of the main building drain and sewer system to the municipal connection by a licensed plumber before the end of the contingency period is highly recommended, confirming that a blockage or deterioration of the non-visible portions of the plumbing system is not present.

A substandard repair was found in the crawlspace; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Vent Piping

The visible portions of the vent piping for the waste system appear to be in good condition.

Gas Meter

The condition and placement of the gas meter were acceptable. A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shut-off in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

The meter was not equipped with an automatic seismic gas shut-off valve. We recommend further investigation regarding local jurisdiction requirements for installation of these devices upon sale or transfer of the dwelling. A competent, licensed plumber should be retained to install such shut-off devices as required to help prevent gas leakage in the event of an earthquake.



Gas Piping

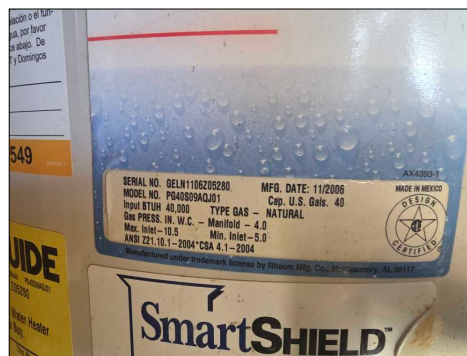
The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Water Heater

Our review of the water heaters includes the tank jacket, water and gas connections, electrical connections, venting and safety valves. These items are examined for, excessive or unusual wear, leakage and general state of condition. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Water Heater Information

Location: Basement
Energy Source: Natural Gas
Capacity: 40 Gal Tank
Manufacture Date: 2006



Water Heater Tank

The exterior water heater tank jacket was in good condition with no visible signs of rust or corrosion.

Temperature / Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.

The temperature and pressure relief valve was installed with an exterior routed drain line.

No adverse conditions were noted.

Gas valve(s) & flexible line(s)

The gas piping for the water heater includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

Vent Piping

The water heater vent appears in serviceable condition.

Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or out, providing industry standards are met. The combustion air appears to be sufficient.

Ignition System

The standing pilot light was controlled by a thermocouple which ensures that the gas valve will remain closed if the pilot light is extinguished. This system appears to be in serviceable condition.

Burners

Because of the configuration of the water heater, which was a fully enclosed, the burner was not accessible for inspection.



Water Connections

The cold water supply to the water heater was missing a shut-off valve; recommend installation of a ball type valve.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Seismic Restraint

The water heater tank has been properly secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

Clearance

There was adequate clearance to combustible materials in the area around the water heater as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Catch pan

The water heater does not have a catch pan with a properly sized drain line extended to the exterior. We recommend installing a catch pan in the event of the failure of the water heater the pan will direct the water to the exterior.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

General Comments

The water heater was functional.

We recommend draining a few gallons from the unit periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced.

The water temperature was not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety. Maximum delivery water temperature at faucets should not be more than 120F, except for bidets which are 110F maximum.

This water heater was near the end of its expected service life. Although operating, the need for replacement should be expected. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumber contractor before the end of the contingency period.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These are visually examined for, excessive wear and general state of condition. The system(s) is operated via normal user controls. Regular service and inspection is encouraged.

Basic Heater Information

Location: Crawl space
Energy Source: Natural Gas
BTU's: 100,000
Manufacture Date: 2017

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

Gas Supply

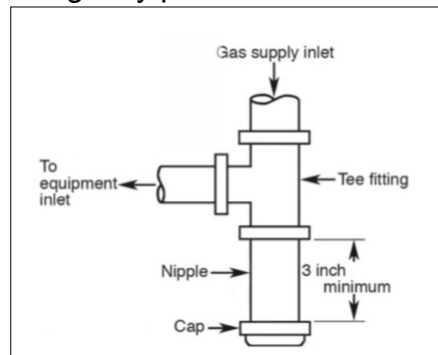
The gas piping installation included a 90 degree shut-off valve for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas valve and line are installed and in serviceable condition.

A sediment trap was not installed at the furnace. Most gas appliance manufacturers require a sediment trap at the appliance to catch potential debris in the gas line that could clog and block an automatic valve in the open position, preventing the appliance from shutting off. A valve blocked in the open position poses a significant fire hazard.

Absence of a sediment trap may void manufacturers warranties. I recommend that you refer to manufacturers installation instructions for appliance requirements. The installation of a sediment trap at all gas appliances where required by a qualified state licensed plumbing contractor is recommended as a fire safety upgrade.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.



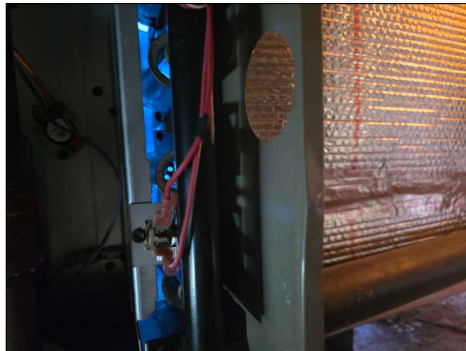
Regulator & Control

The gas pressure regulator and control valve appear to be in serviceable condition.

Burners

The burners were inspected and found to be clean and in good working order.

The burner flame appears typical.



Heat Exchanger

The heat exchanger was inaccessible and could not be visually examined.

Ignition

The heating unit was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system is in serviceable condition.

Inducer Fan

The inducer fan operated when tested.

Blower Motor

The blower motor was in serviceable condition.

Fan Limit Switch

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appear to be working properly and are in serviceable condition.

Plenum

The plenums are the "boxes", or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all individual supply or return ducts attached to it.

The plenums are in serviceable condition.

Filter Condition

Filter Location(s): Inside unit

The air filter for the heating unit was a conventional, disposable filter.

The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend removing and replacing the filter.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.



Clearance

There was adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Vent

The visible portions of the flue vent was intact and functioning correctly.

Combustion Air

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

The combustion air supply for the furnace was adequate.

Ducts

New to old ductwork connections were present; recommend checking with the building department and consulting sellers regarding all past repairs, modifications and/or upgrades.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.



Heat Registers

The heat registers are intact.

Thermostat

The thermostat responded to the user controls, and was properly located.

Interior Areas

Interior areas consist of hallways, foyer, living room, family room, dining room, kitchen nook, bedrooms, bathrooms, 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. Visible damage, wear and tear, and moisture problems is seen will be reported. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

Main Entry Door

The main entry door was in serviceable condition.

Floor Condition

Materials: Tile • Carpet • Laminate

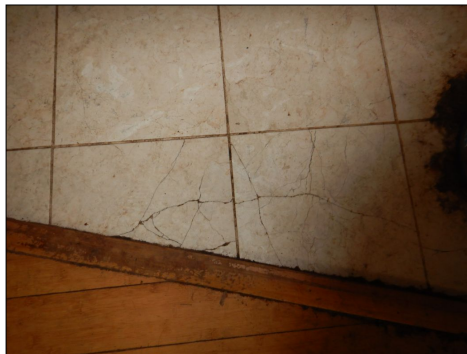
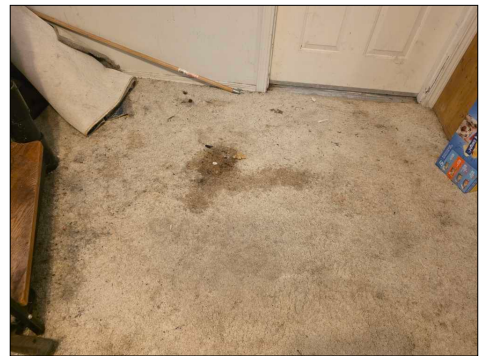
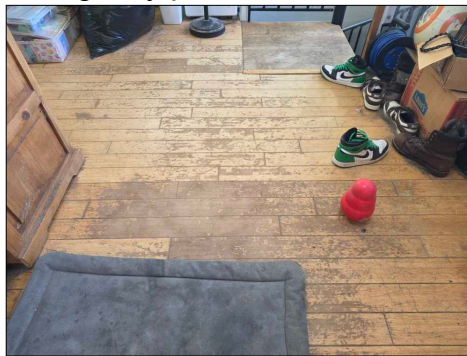
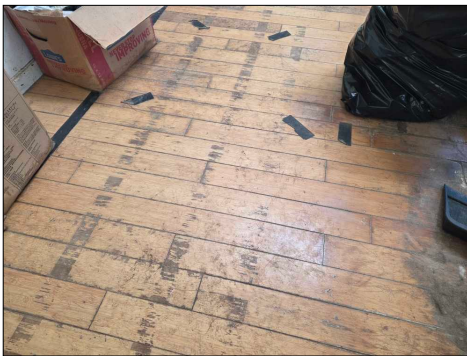
Furnishings prevent full view and access to floors. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The carpets are heavily soiled and should be replaced.

The laminate flooring was worn and damaged in several areas; replacement is recommended.

Some floor tiles are cracked and/or damaged. For a better appearance and to minimize additional damage, we recommend the affected tiles be replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed flooring contractor before the end of the contingency period.



Interior Walls

Furnishings prevent full view and access to walls. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

There are holes in the wall in the kitchen sink cabinet and master bathroom cabinet; recommend this be corrected to improve appearance and as security against insects, rodent, and pests.

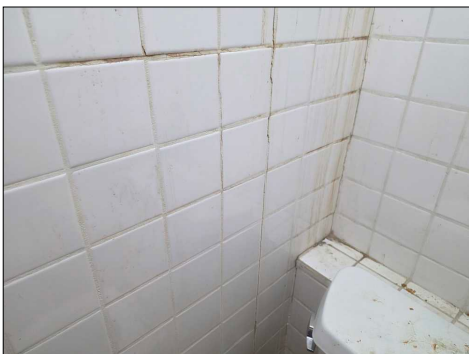
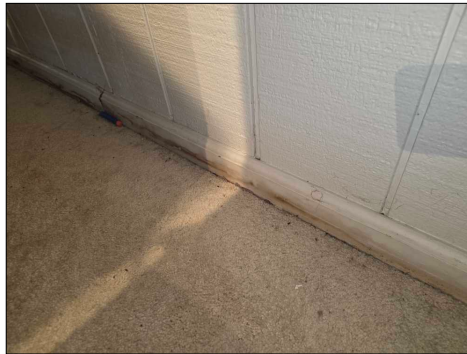
Water stains were noted at the baseboards in the music room; further evaluation and correction are recommended.

The tiled wall in the lower bathroom near the toilet had cracked grout and hollow tiles, this can be an indication of hidden water damage; further evaluation and correction are recommended. Hidden damage is likely.

Black staining observed at the wall below the sink in the lower level bathroom. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist.

Water damage was found near the tub in the upper bathroom; further evaluation and correction are recommended. Hidden damage may exist.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.





Interior Ceilings

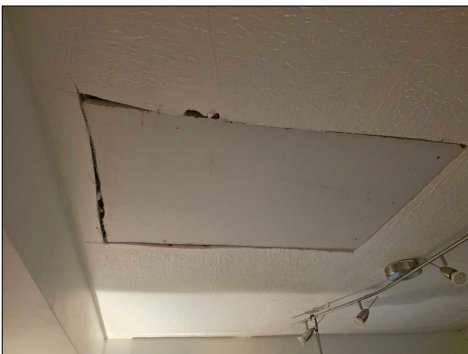
The lower level ceiling had unfinished repairs; further evaluation and correction are recommended.

Recommend repairing the holes in the ceiling; further evaluation and correction are recommended.

Water stains were found in the lower level bathroom ceiling; further evaluation and correction are recommended.

Water damage was noted in the sun room; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.





Windows

Materials: Vinyl clad / Dual pane

Furnishings prevent full view and access to all windows. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

My inspection and resulting written report does not address California Title 24 energy regulations for residential dwelling units and in particular possible fenestration (glazing) failure of double pane windows. Visual evidence of seal leakage at double pane window glazing resulting in "fogging" is not always available as it often depends on the location of the window(s) relative to compass direction, time of day, and length of exposure to the sun which would dictate such visual evidence of failure.

Bedroom window(s) does not appear to meet current emergency exiting and rescue requirements. We recommend installing a proper exiting window in every sleeping room for enhanced safety.

The lower level bathroom window had signs of wood destroying pest/organisms at the exposed wood and signs of water damage; further evaluation and correction are recommended. Hidden damage is likely.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed window contractor before the end of the contingency period.



Smoke Alarm Condition

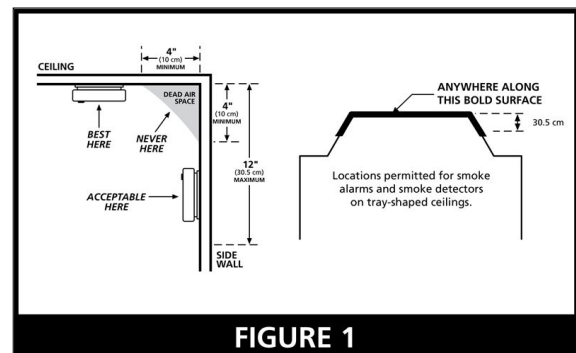
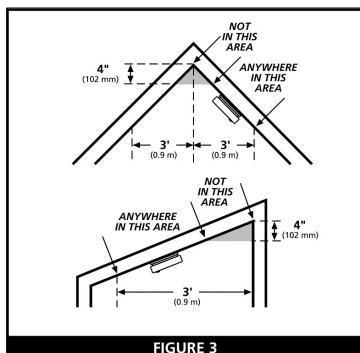
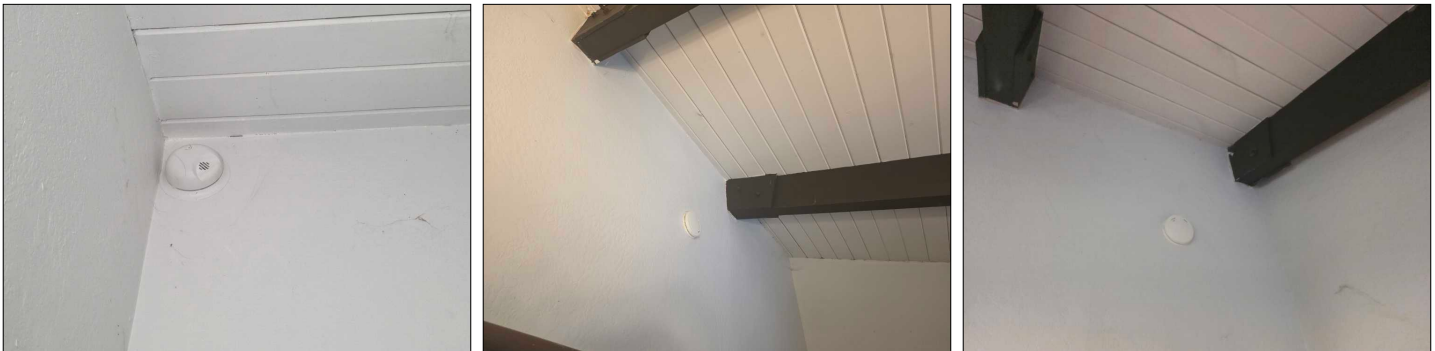
Location(s): Upper Hallway • Entry-level • Bedrooms

Testing of smoke alarms is beyond the scope of the inspection; the report will note the presence or absence of alarms but does not verify their operation. Pressing an alarm's test button is the standard method recommended to confirm power, sounder, and internal circuitry, but it does not ensure the sensing chamber will respond to smoke. If a sensor check is desired, it is recommended to use manufacturer-approved simulated smoke and follow the manufacturer's instructions. It is recommended to test alarms monthly. For units with replaceable batteries, it is recommended to replace the battery at least annually; alarms with sealed 10-year batteries should be replaced as a whole at end of life. It is recommended to replace smoke alarms after 10 years of service (or sooner if specified by the manufacturer). If smoke alarms are missing, damaged, outdated, or improperly located, it is recommended that compliant smoke alarms be installed, interconnected as appropriate, and verified operational by a qualified person prior to removal of any contingencies.

Cathedral ceiling smoke alarm was too low. The alarms should be installed within 12-inches of the highest point of the ceiling but no closer than 4-inches of any corner; recommend the alarm(s) be relocated in accordance with the manufactures requirements prior to removal of contingencies.

The smoke alarm was not in the proper location recommended by the manufacturer. They should be installed within 12-inches of the highest point of the ceiling but no closer than 4-inches of any corner; recommend the alarm(s) be relocated in accordance with the manufactures requirements prior to removal of contingencies.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Carbon Monoxide Alarm

Location(s): Entry-level • Upper-level • Lower level bedroom

The carbon monoxide (CO) alarm(s) were inspected for location only; the report will note whether alarms are present in recommended locations but does not verify their operation. Testing with the built-in Test/Reset button is the standard method recommended to confirm power, sounder, and internal diagnostics; however, it does not expose the sensor to CO gas. It is recommended to test CO alarms monthly using the test button. It is recommended to replace CO alarms per the manufacturer's stated service life (commonly 5–7 years for many models; some sealed-battery units are 10 years) or sooner if the unit signals end-of-life. If CO alarms are missing, outdated, or improperly located, it is recommended that compliant CO alarms be installed in required locations—typically on every level of the dwelling and outside each sleeping area—and verified operational prior to removal of any contingencies.

The carbon monoxide alarms are appropriately located.

Ceiling Fans

The ceiling fan operated when tested.

The competency of the method of attachment was not verified.

Closets

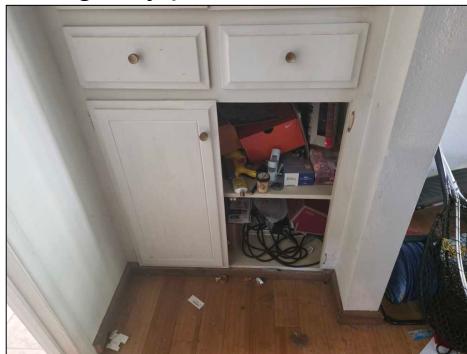
Stored items in the closet prevent a full inspection of the closets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Cabinets

Stored items in the cabinets prevent a full inspection of the cabinets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

One of the cabinet doors was missing; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.



Doors

A number of the doors are missing their door stops. This condition will lead to damage to the wall surfaces. We recommend door stops be installed where needed.

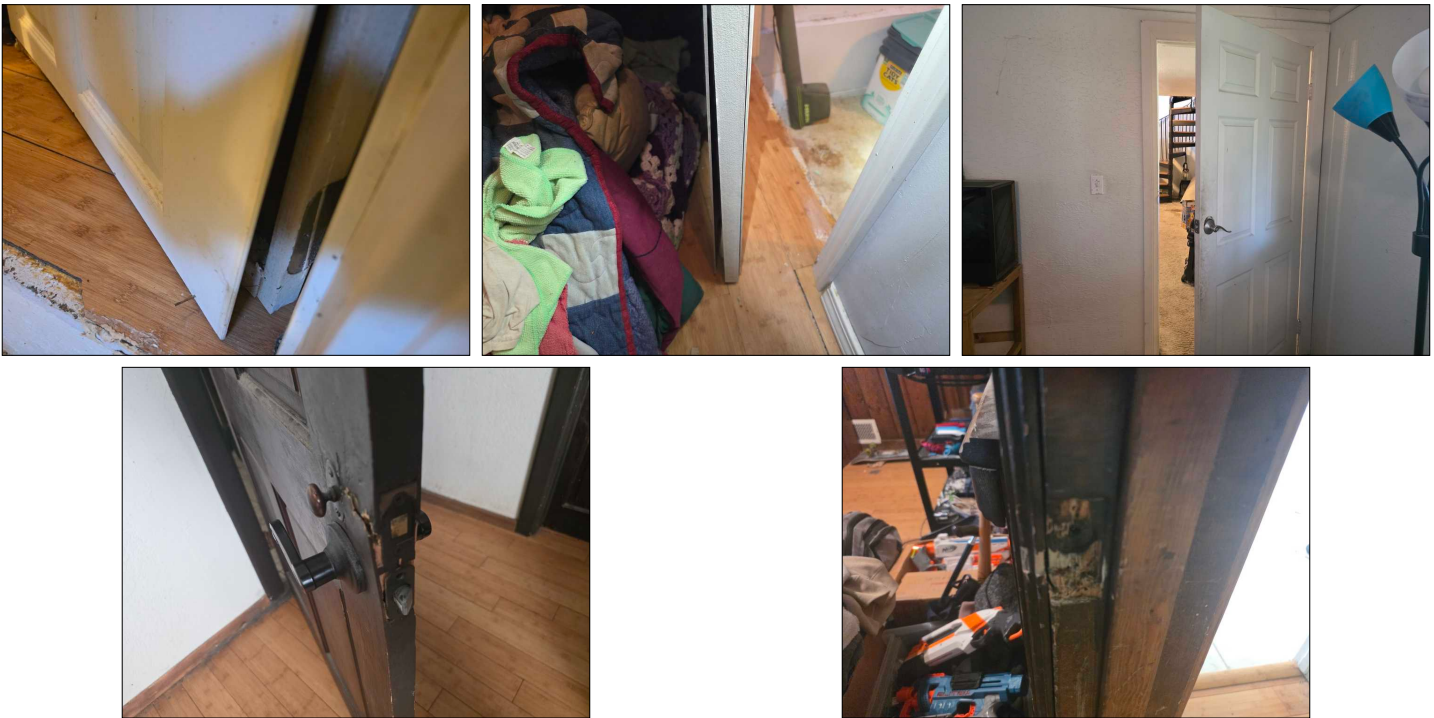
The entry-level bedroom door was damaged; replacement is recommended.

The laundry room door was separated; further evaluation and correction are recommended.

The strike plate was missing. We recommend the strike plate be replaced to restore this latch to its proper function.

The door in the lower level bedroom appears to be out of plumb, the door swings closed under its own weight; recommend further evaluation and correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles.

One of the receptacles in the music room was loose; further evaluation and correction are recommended to.



Light Condition

The interior lights are in serviceable condition.

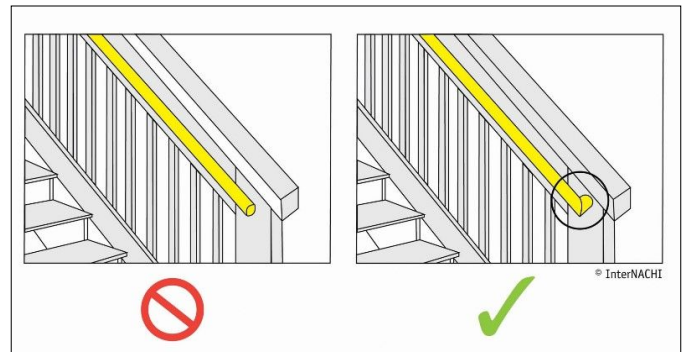
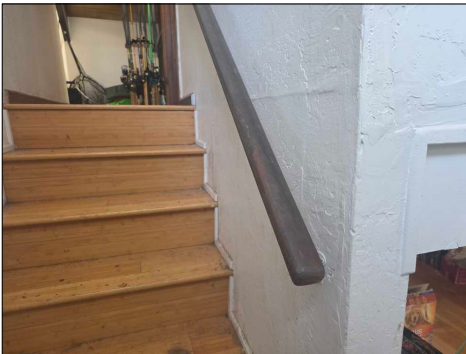
Light Switch Condition

The interior light switches are in serviceable condition.

Stairs & Handrail

The handrail does not return to post and creates a snag hazard for loose clothing and purse straps, although at the time of construction this may have been permissible; recommend correcting this issue as a safety upgrade.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Miscellaneous

There was a strong musty odor inside the home. These odors are often related to moisture problems within the home. We recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Interior Features and Recalls

Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) website <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

Laundry

Location(s)

Lower level

Exhaust Fan

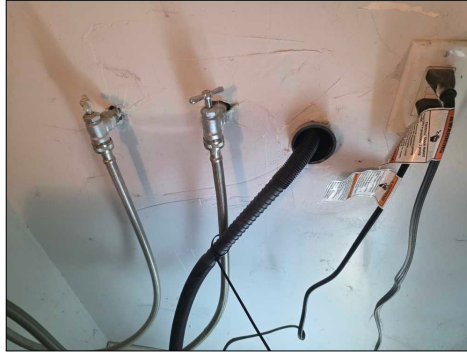
The laundry room lacked both a window and mechanical exhaust ventilation. This condition may contribute to excessive moisture accumulation, condensation, microbial growth, and premature deterioration of building materials; further evaluation and correction are recommended.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.

Laundry Plumbing

The hook ups for the washer appear to be in serviceable condition. The washer stand pipe was not visible and was not tested. The supply valves were not tested. Expect these valves to leak when used and most likely maintenance will be needed.

Most manufactures recommend the water supply hoses be replaced every five years.



Laundry Receptacles

The 120 volt receptacle(s) tested grounded.

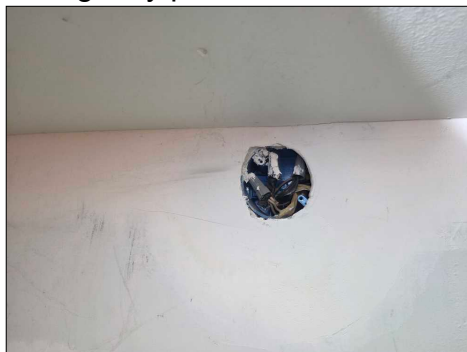
240 volt Receptacle

240 volt dryer receptacle was not provided. No action is indicated

Laundry Room Lights

One of the light fixtures was missing; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Laundry Room Light Switches

The laundry room light switch(es) are in serviceable condition.

Gas Valves

The gas piping for the clothes dryer includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

Dryer Vent Condition

The dryer vent was provided.

We recommend cleaning and regular maintenance of the dryer vent pipe.

Combustion Air

The combustion air was insufficient, we recommend additional vents and louvered doors be installed to allow air flow into the closet.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

General Comments

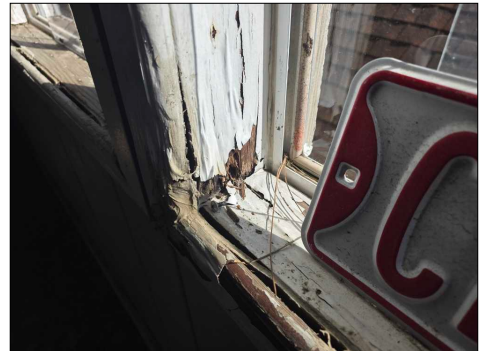
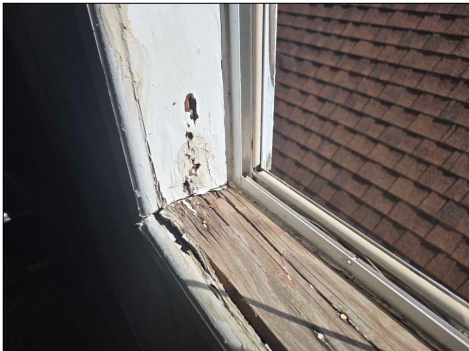
The clothes washer and dryer were present. Testing and inspecting these appliances is outside the scope of this inspection.



Garage

Miscellaneous

Signs of wood-destroying pest/organism damage noted at the window frames; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Free standing stoves are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

Cabinets

The kitchen cabinets are not fully visible due to personal belongings, the doors and drawers were tested for operation. We recommend careful check inside the cabinets once all belongings have been removed.

The cabinets were missing doors and faces; further evaluation and correction are recommended.

The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

The sink cabinet base was damaged; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Countertop Condition

Materials: Stone

The kitchen countertops were not fully visible due to personal belongings. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The grout in the countertop was missing in a number of locations. Grouting will keep moisture from getting below the surface and damaging the substrates below. Correction is recommended.

Water stains were found on the underside of the countertop near the sink faucet; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Dishwasher

Dishes in dishwasher prevent a complete inspection. We recommend they be removed and a full inspection completed.

The dishwasher was not secured to the cabinets, further evaluation and correction is recommended.

The dishwasher controls are damaged, correction is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed repair technician before the end of the contingency period.



Garbage Disposal

The disposal operated and was in serviceable condition.



Kitchen Receptacles

A number of the receptacles are loose, we recommend they be properly secured to prevent damage to the wires or receptacles.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Kitchen GFCI

The GFCI did not respond to the test button, we recommend replacement of the receptacle.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Kitchen Lights

The kitchen lights are in serviceable condition.

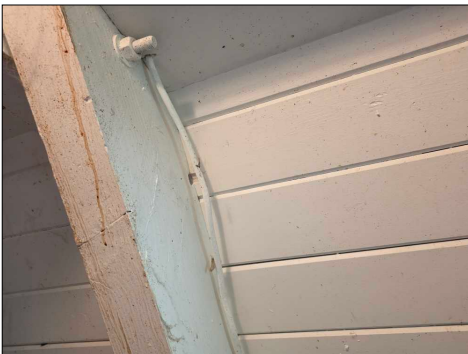
Kitchen Light Switches

The kitchen light switches are in serviceable condition.

General Electrical

Exposed wires found at the lights. The wiring was not well protected and is subject to physical damage; recommend the installation of mechanical protection to help prevent physical damage.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Stove Condition

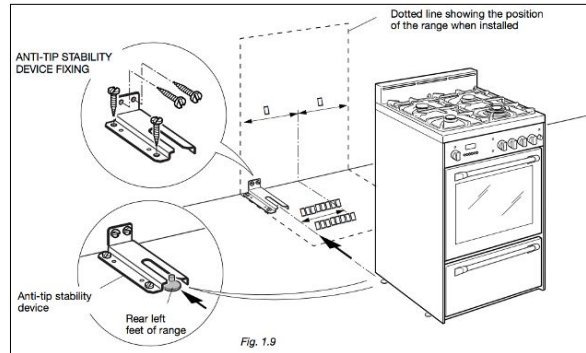
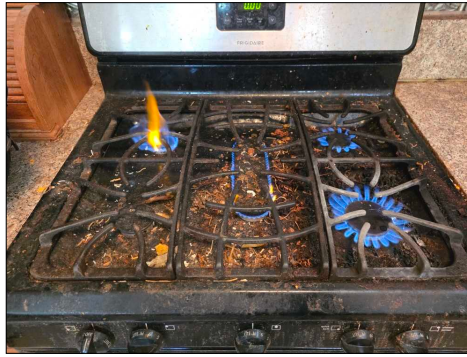
Type: Free standing natural gas stove

Part of the door gasket was missing; further evaluation and correction are recommended.

The stove was not equipped with the required anti tipping hold down bracket. This can be very hazardous to children potentially resulting in burning or other injury if the child opens the oven door and stands on it in an attempt to reach something on the stove top. We recommend an anti tip bracket be installed.

The burner did not respond when tested; correction is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Vent Condition

Type: Mechanical vent

The vent screen(s) are dirty and should be cleaned or replaced.

The exhaust fan was a recirculation type with a charcoal filter; the charcoal filter should be replaced every 6 months. While this may have been acceptable at the time of construction, it would not meet today's standards; upgrading where practical is recommended.

The exhaust vent was noisy when operated, we recommend further evaluation and correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Microwave

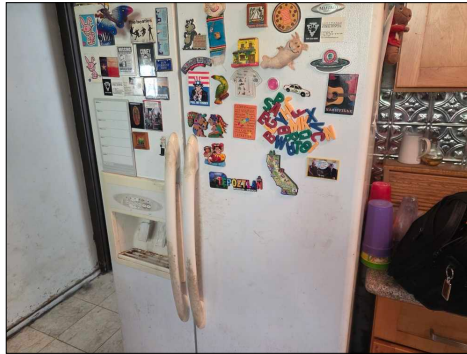
The microwave operated when tested but was unsanitary; recommend a thorough cleaning or replacement.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general or specialty contractor.



Appliances Not Inspected

Refrigerator was present. Testing and inspecting the refrigerator is outside the scope of this inspection.



Kitchen Sink

Dishes in sink prevent complete inspection. We recommend they be removed and a full inspection completed.



Kitchen Sink Faucet

The kitchen sink faucet was in serviceable condition with no visual leaks.

Supply Lines

The sink water supply lines are in serviceable condition.

Drain/Waste Piping

The visible portions of the waste piping are in serviceable condition.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

Locations

Powder Room (1/2 Bath) • Lower level • Master • Upper hallway

Cabinets

Personal items were stored under the bathroom sinks preventing full access for inspection of the supply and waste piping of the sinks. Recommend items be removed and area inspected prior to the end of the contingency period.

The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Bathroom Sink(s)

The bathroom sinks are in serviceable condition.

Sink Faucet

The sink faucets are in serviceable condition with no visible leaks.

Supply Lines

The supply lines are in serviceable condition.

Sink Drain Piping

Bottle trap(s) found in the powder bathroom and upper bathroom. These types of traps depend on movable internal parts to function properly, and are generally not permitted without specific approval from the local Authority Having Jurisdiction. These traps are generally slow to drain. For these reasons we do not recommend or endorse the use of these traps and recommend that a standard P-trap be installed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Receptacle Condition

The receptacles operated when tested.

GFCI

The GFCI receptacles in the powder bathroom, and entry-level bathroom responded to the test button.

The GFCI receptacle in the Lower-level bathroom did not respond to the test button; recommend replacement of the receptacle.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Light Condition

The bathroom lights were in serviceable condition.

Light Switch Condition

Lamp cord was used at the entry-level bathroom light switches; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Ventilation

The windows in the bathrooms appear to be adequate for ventilation.

Toilets

The toilets were flushed and functioned correctly.

Tub

Tub areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

The tub overflow drain was not tested by filling the tub water above it to see if it leaks. Seals tend to dry out and can leak over time. It is recommended that the seals be checked and or replaced to prevent leakage as part of regular home maintenance.

Hydrotherpay Tub

Because of their design, hydrotherapy tubs can retain small amounts of water in their pipes, which may contain soap film, hair, dead skin, body oils, dirt, and anything washed off in the bath. This retained water can become a breeding ground for mold, bacteria, viruses or other microorganisms, which are beyond the scope of our inspection. We recommend sanitizing prior to use. You can find information on companies that do sanitation or information on how to do it yourself on the internet.

The hydrotherapy tub was not filled and tested; further evaluation is recommended.

The hydrotherapy tub does not have an access opening to view the pump motor. We were unable to verify that the pump was GFCI protected. We recommend an access be installed and the pump inspected.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Shower Pan

The master bathroom shower has a tile floor. It is outside the scope of this inspection to water test the shower pan or determine the integrity of the shower pan or lining below the tile. The tile grout is porous and this shower pan is what waterproofs the shower floor. Unfortunately, it is not visible for inspection, and leaks can go undetected.

Shower Walls

The shower surrounds are in serviceable condition.

Shower Head(s)

The master bathroom shower head had low flow; replacement is recommended.

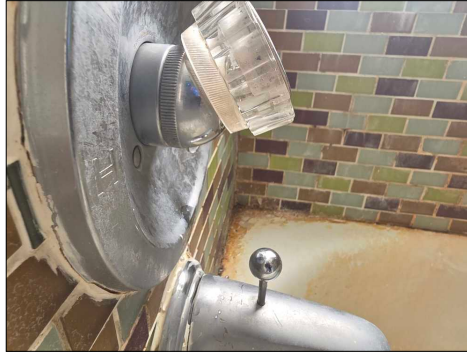
For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.



Tub/Shower Faucet

The upper-level bathroom tub/shower mixing valve leaks when operated; recommend repair or replacement.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Enclosure

The wire reinforced glass enclosure in the upper bathroom was not an approved safety glass; recommend replacement of the shower enclosure for increased safety.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Mirror

The vanity mirrors are in serviceable condition.

Bedrooms

Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Locations

Lower level • Entry-level (Master) • Upper-right • Upper-left

Closets

Personal belongings prevent full view and access to walls, and floors inside the closets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles and found them operating and generally in serviceable condition.

Light Switch Condition

The bedroom light switches are in serviceable condition.

Conclusion

Conclusion

The overall condition of the home was observed to be unsanitary and indicative of significantly deferred maintenance. Extensive accumulations of debris, organic matter, and general uncleanliness were present throughout the property. Water damage and moisture-related concerns were noted in multiple locations. Due to the overall condition of the home, visibility of many surfaces and components was limited, and it is considered very likely that additional reportable conditions, concealed damage, and necessary repairs will be discovered during the course of cleaning, demolition, repairs, and/or further evaluation. Prospective buyers should be aware that the scope of needed repairs may exceed the conditions specifically identified within this report.

Executive Summary

The summary is a review of the inspectors findings during this inspection, however, it does not include every detailed observation. This is provided as an additional service to our Client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further evaluation, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by an owner such as yourself. As with most other facets of your transactions; recommend consultation with your Real Estate Professional for further advice with regards to the following.

Crawl Space

Page 5	Mudsill	Earth to wood contact was found at the mud sill in the crawl space under the garage and below that master bathroom. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil. Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.
Page 6	Floor Joist	The joists in garage crawlspace were in contact with the crawlspace soil. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil. Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.
Page 6	Post and Girders	The bottoms of the post(s) in the garage crawl space were supported at or below the grade of the crawl space soil. This condition is conducive to deterioration. Action should be taken to ensure that a 6-inch clearance is maintained between wood and soil. Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.

Page 7	Moisture	Water stains were found at the cripple walls below the carport and sub floor in the house. Most of the stains were dry but this does not mean they are not active; further evaluation and correction are recommended. Wet soil was noted in the garage crawl space; further evaluation and correction are recommended. Water was found in the crawl space for the house due to an active leak; further evaluation and correction are recommended. Hidden damage may exist. Suggest complete review/correction including cost estimate (bids) by a qualified licensed leak detection contractor before the end of the contingency period. Suggest complete review/correction including cost estimate (bids) by a qualified licensed leak detection contractor before the end of the contingency period.
Exterior Areas		
Page 9	Sliding Door	The sliding glass door appears to have a makeshift water proofing on the exterior side; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed door and window contractor before the end of the contingency period.
Page 9	Eaves, Fascia, & Trim	Signs of wood-destroying pest/organism damage noted at the trim; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.
Page 11	General Electrical	Unsupported conduit was found at the rear of the house; further evaluation and correction are recommended. There are non-exterior rated materials used in a number of locations around the house. Non-exterior materials are not weather tight and can become damaged over time due to exposure, we recommend all non-exterior rated materials be replaced with approved materials. Lamp cord or extension cord wiring has been installed as permanent wiring. This type of wiring is easy to overload, easily damaged, and is not rated for exterior use. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Grounds

Page 11	Driveway	The driveway surface was raised and creating trip hazards, corrections are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 11	Walkway	The main entry walkway had damaged tiles and failed substrates, this is a safety hazard, further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 12	Patio Cover	The small patio cover on the right side of the house was pulled away from the structure, this is a safety hazard; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 12	Deck Condition	The deck board attached to the structure has been installed without flashing, creating a condition conducive to deterioration. We recommend this board be flashed or caulked to help prevent deterioration at this location. One of the deck joists had significant checking that may compromise the integrity; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 13	Retaining Wall(s) Condition	The roots of nearby trees have grown towards the wall resulting in damage. We recommend the damaged areas be repaired or replaced. A qualified tree specialist might determine that roots could be cut to minimize future upheaval. The trees may need to be removed. Suggest complete review/correction including cost estimate (bids) by a qualified licensed engineer before the end of the contingency period.
Page 13	Landscape Stairs	The exterior steps are nonconforming. Standards require all steps to be almost identical in "rise" and "run" for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Chimney & Fireplace

Page 14	Fireplace	The chimney flue was dirty we recommend a qualified chimney sweep clean and evaluate the chimney and complete any and all repairs needed. Suggest complete review/correction including cost estimate (bids) by a qualified licensed chimney contractor before the end of the contingency period.
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Roof

Page 15	Surface Condition	There are damaged shingle "tabs" on the roof, we recommend repairing the damaged shingles. There are a number of missing edge shingles; further evaluation and correction are recommended. Extensive granule loss, erosion and cracking were observed throughout the shingled surface of the garage. These conditions often indicate the end of the useful life of this type of roofing. Further evaluation is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Page 16	Appliance Vents	The appliance vent flashing was improperly installed and can be a source of leaks; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Page 16	Plumbing Vents	There are a number of lifted flashings at the plumbing vents, this can allow moisture to penetrate under the flashing, correction is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.

Electrical

Page 18	Breakers / Fuses Condition	Corrosion was noted at the sub panel feed wired at the rear sub panel; further evaluation and correction are recommended. The GFCI breaker was tested with its button and did not trip. We recommend it be replaced. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
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Plumbing

Page 20	Interior Supply	Corrosion and rust was found at the galvanized piping in a number of locations; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Page 20	Drain / Waste Piping	A substandard repair was found in the crawlspace; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Water Heater

Page 23	General Comments	This water heater was near the end of its expected service life. Although operating, the need for replacement should be expected. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumber contractor before the end of the contingency period.
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Heat

Page 25	Filter Condition	The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend removing and replacing the filter. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
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Interior Areas

Page 28	Interior Walls	Water stains were noted at the baseboards in the music room; further evaluation and correction are recommended. The tiled wall in the lower bathroom near the toilet had cracked grout and hollow tiles, this can be an indication of hidden water damage; further evaluation and correction are recommended. Hidden damage is likely. Black staining observed at the wall below the sink in the lower level bathroom. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist. Water damage was found near the tub in the upper bathroom; further evaluation and correction are recommended. Hidden damage may exist. Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.
Page 29	Interior Ceilings	Recommend repairing the holes in the ceiling; further evaluation and correction are recommended. Water stains were found in the lower level bathroom ceiling; further evaluation and correction are recommended. Water damage was noted in the sun room; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.
Page 30	Windows	The lower level bathroom window had signs of wood destroying pest/organisms at the exposed wood and signs of water damage; further evaluation and correction are recommended. Hidden damage is likely. Suggest complete review/correction including cost estimate (bids) by a qualified licensed window contractor before the end of the contingency period.

Page 31	Smoke Alarm Condition	Cathedral ceiling smoke alarm was too low. The alarms should be installed within 12-inches of the highest point of the ceiling but no closer than 4-inches of any corner; recommend the alarm(s) be relocated in accordance with the manufactures requirements prior to removal of contingencies. The smoke alarm was not in the proper location recommended by the manufacturer. They should be installed within 12-inches of the highest point of the ceiling but no closer than 4-inches of any corner; recommend the alarm(s) be relocated in accordance with the manufactures requirements prior to removal of contingencies. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 34	Stairs & Handrail	The handrail does not return to post and creates a snag hazard for loose clothing and purse straps, although at the time of construction this may have been permissible; recommend correcting this issue as a safety upgrade. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 34	Miscellaneous	There was a strong musty odor inside the home. These odors are often related to moisture problems within the home. We recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Laundry		
Page 35	Exhaust Fan	The laundry room lacked both a window and mechanical exhaust ventilation. This condition may contribute to excessive moisture accumulation, condensation, microbial growth, and premature deterioration of building materials; further evaluation and correction are recommended. For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.
Page 36	Combustion Air	The combustion air was insufficient, we recommend additional vents and louvered doors be installed to allow air flow into the closet. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Garage

Page 36	Miscellaneous	Signs of wood-destroying pest/organism damage noted at the window frames; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.
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Kitchen

Page 37	Countertop Condition	Water stains were found on the underside of the countertop near the sink faucet; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 38	Kitchen Receptacles	A number of the receptacles are loose, we recommend they be properly secured to prevent damage to the wires or receptacles. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 39	Kitchen GFCI	The GFCI did not respond to the test button, we recommend replacement of the receptacle. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 39	General Electrical	Exposed wires found at the lights. The wiring was not well protected and is subject to physical damage; recommend the installation of mechanical protection to help prevent physical damage. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 39	Stove Condition	The stove was not equipped with the required anti tipping hold down bracket. This can be very hazardous to children potentially resulting in burning or other injury if the child opens the oven door and stands on it in an attempt to reach something on the stove top. We recommend an anti tip bracket be installed. The burner did not respond when tested; correction is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Bathroom

Page 43	GFCI	The GFCI receptacle in the Lower-level bathroom did not respond to the test button; recommend replacement of the receptacle. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 43	Light Switch Condition	Lamp cord was used at the entry-level bathroom light switches; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 44	Tub/Shower Faucet	The upper-level bathroom tub/shower mixing valve leaks when operated; recommend repair or replacement. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Page 45	Enclosure	The wire reinforced glass enclosure in the upper bathroom was not an approved safety glass; recommend replacement of the shower enclosure for increased safety. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.