AZTEC PROPERTY INSPECTIONS
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PROPERTY INSPECTION REPORT

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JUNE 11, 2021



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SUMMARY

The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview

AZTEC PROPERTY INSPECTIONS
(858) 245-9329

A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CREIA and/or InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

General: Notes

Note: Read the Standards of Practice set forth by the California Real Estate Inspectors Association for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Aztec Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, front, rear) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or **"Safety Item/Defective"** by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Observation = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Attention Required = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

Safety Item = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-**OR-**

Defective = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance
Buyer, Buyer's Agent, Inspector

General: Building Type
Condo

General: Occupancy
Vacant, Unfurnished

General: Utilities
All Utilities On

General: Temperature
60-70 F

General: Weather Conditions
Dry, Sunny

Limitations

General

CONDO/TOWNHOUSE INSPECTION

HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection; the exterior, roof, lots and grounds, and other areas maintained by the HOA will not be mentioned in this report. It is unknown what portion of the plumbing is the responsibility of the home owner. We recommend inquiring with the HOA. It is beyond the scope of this inspection to determine if adjoining and above units are occupied and if the plumbing has been recently used. Hidden problems may arise that are not documented in this report from other units, or in other units that are not occupied and or currently in use. Inquire with the seller and/or the HOA for more information. Typically the service entrance cables and the main electric panel are HOA items and are not accessible to the inspector. If they are reported on then they were mentioned as a courtesy and were not fully inspected. Not all HOA items were inspected.

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Vacant / Not Occupied

Note: This property was not occupied (it is unknown how long the property has been vacant) and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the structure should be evaluated after plumbing has been operated. Any problems that are found should be repaired by a qualified plumber.

Misc. Concerns / Comments: Lead / Asbestos Disclaimer

Note: Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

4: LOTS, GROUNDS, AND EXTERIOR

		IN	NI	NP	F
4.1	Decks / Balconies / Stairs				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Findings

4.1.1 Decks / Balconies / Stairs

Attention Required

DAMAGED / CRACKED WATER PROOF COATING

Damage and or cracking was present at one or more areas of the water proof coating. A qualified and licensed contractor is recommended to evaluate and estimate repairs. This is most likely an HOA item; inquire with the HOA for more information.

Recommendation

Contact a qualified professional.



5: ATTIC INSULATION & VENTILATION

		IN	NI	NP	F
5.1	Access		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Access: Access Location(s)
No Attic

Access: How Viewed
Not inspected, No Attic

Limitations

Access

CONDO/TOWNHOUSE LIMITATIONS

This inspection is being performed on a condo/townhouse. The inspection is limited to the interior space only, and it is unknown what portion of the attic space is covered by the HOA. Please contact the HOA for information regarding the condition of the attic, repair history, or any other attic concerns. Any attic findings in this report were mentioned as a courtesy.

6: PLUMBING

		IN	NI	NP	F
6.1	Excluded Items				X
6.2	Service		X		
6.3	Supply Lines / Hose Bibs				X
6.4	Drain, Waste, & Vent Systems	X			
6.5	Water Heater(s)		X		
6.6	Sinks / Fixtures				X
6.7	Bathtubs / Showers				X
6.8	Toilets				X
6.9	Laundry				X
6.10	Exhaust Fans / Ventilation				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Water meter location
Not Found, Common Area

Service: Water Service Type
Public

Service: Water service Material
Unknown / Not Visible

Service: Water Shut-Off Location
Unknown, Common Area

Service: Pressure Regulator Present
Unknown

Service: Sewer Type
Unknown

Supply Lines / Hose Bibs: Materials
Copper

Drain, Waste, & Vent Systems: Waste and Vent Materials
ABS, Unknown / Not Visible

Drain, Waste, & Vent Systems: Clean-out Location(s)
None Found

Water Heater(s): Energy Source / Type
Unknown

Water Heater(s): Capacity
Unknown

Water Heater(s): Location
Common area

Water Heater(s): Thermal Image - Water Heater Operational

Thermal image of the water heater producing hot water.



Laundry: Information

220 Volt Outlet

Exhaust Fans / Ventilation: Type

Window, No bathroom ventilation

Service: Water Pressure

Unable to Test - No Bib Available

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: irrigation systems; private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are mentioned as a courtesy only.

Note: The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Wall coverings, rugs, and contents in drawers and cabinets were not moved and may have prevented a complete inspection.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection, but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

Service

COMMON AREA PRESSURE REGULATOR (HOA)

The pressure regulator appears to be located in a common area and was not inspected. Inquire with the HOA for more information.

Service

COMMON AREA WATER MAIN SHUT OFF (HOA)

The main water shut off appears to be located in a common area and was not inspected. Inquire with the HOA for more information.

Drain, Waste, & Vent Systems

HOA - LIMITED REVIEW

The property is a condo or townhome with an HOA. Only the visible waste lines within the unit were viewed / inspected.

Water Heater(s)

COMMON AREA WATER HEATER (HOA)

The water heater appears to be an HOA item and was not inspected. Inquire with the seller and/or the HOA for information regarding the condition of the water heater, repair history, or any other water heater concerns.

Bathtubs / Showers

BATHTUB/SHOWER LIMITATIONS

Tub overflow drains are beyond the scope of this inspection, as set forth by the Standards of Practice. Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.

Laundry

LAUNDRY LIMITATIONS

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the Standards of Practice.

Findings

6.1.1 Excluded Items

Observation

WATER SOFTENER / TREATMENT / FILTRATION DEVICE



A water softener system / water treatment device / water filter was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Note: Water from a water softener system is not recommended for drinking due to its increased sodium content. If the system installed is a water softener (as opposed to a water treatment or filtration system), then we recommend confirming that a water filter is installed in conjunction with this device so that drinking water is present in the house.

Recommendation

Contact a qualified professional.

6.1.2 Excluded Items

Observation

WATER FILTER LOOSE - NOT ATTACHED

KITCHEN

The water filter device under the sink is not properly secured. Corrections may be desired.

Recommendation

Contact a qualified professional.



6.3.1 Supply Lines / Hose Bibs

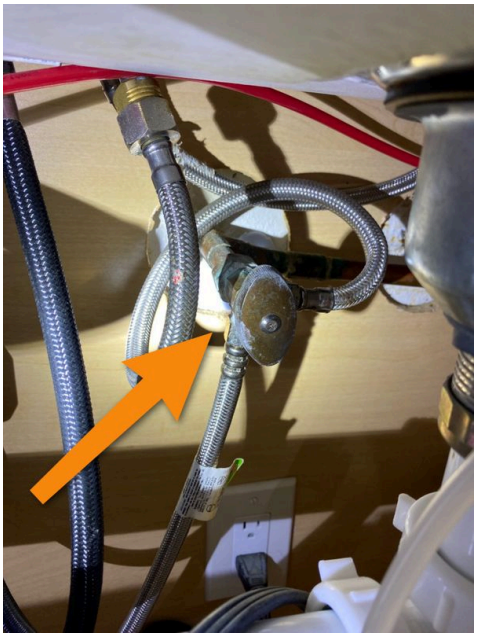
Attention Required

OLD VALVES OR ANGLE STOPS

Old water lines and or angle stops were noted in one or more areas. These are prone to leaking and replacement is recommended.

Recommendation

Contact a qualified professional.



6.4.1 Drain, Waste, & Vent Systems

Observation

RECOMMEND WASTE LINE VIDEO SCOPE

We recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

Recommendation

Contact a qualified professional.

6.6.1 Sinks / Fixtures

Observation

DRAIN STOPPER ISSUE

BATHROOM

One or more sink drain stops were inoperable, missing, difficult to operate and/or ineffective. Corrections are recommended.

Recommendation

Contact a qualified plumbing contractor.



6.6.2 Sinks / Fixtures

Attention Required

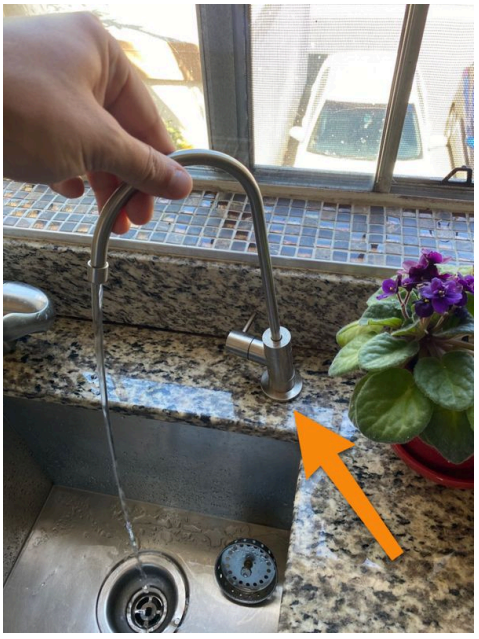
FAUCET LOOSE

KITCHEN

The drinking water faucet was loose. Recommend that a qualified person repair as necessary.

Recommendation

Contact a handyman or DIY project



6.7.1 Bathtubs / Showers

Observation

DRAIN STOPPER ISSUE

The tub drain stop was noted missing/not functioning properly at the time of the inspection. Advise repair to ensure proper function.

Recommendation

Contact a qualified professional.



6.7.2 Bathtubs / Showers

TUB DIVERTER

Attention Required

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified professional.



6.7.3 Bathtubs / Showers

BATHTUB FAUCET LOOSE

Attention Required

The bathtub faucet was noted loose. This condition can allow water to leak behind wall. Caulking is recommended at the tub faucet. Determining if damage exists behind any wall, floor or ceiling surface is beyond the scope of a home inspection.

Recommendation

Contact a qualified plumbing contractor.



6.7.4 Bathtubs / Showers

Attention Required

FAUCET HANDLE SPINS 360

The tub/shower faucet handle spins 360 degrees, making it difficult to achieve the desired temperature. A licensed plumbing contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



6.7.5 Bathtubs / Showers

Observation

NO ENCLOSURE INSTALLED

An enclosure has not been installed. Correction is recommended.

Recommendation

Contact a qualified professional.



6.8.1 Toilets

Attention Required

TOILET RUNS CONTINUOUSLY

Toilet ran water continuously or didn't shut off after being flushed, and water leaked from the tank into the bowl. Significant amounts of water can be lost through such leaks. This can be an especially significant issue when on a septic system. A qualified person should repair or replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.



6.9.1 Laundry

WATER LINES NOT BRAIDED METAL

Attention Required

Non braided metal water lines were noted. These water lines are more likely to leak and upgrades are highly recommended. Adding a water sensor in this area is also a good idea.

Recommendation

Contact a handyman or DIY project



6.9.2 Laundry

NO CATCH PAN

Attention Required

A clothes washer was or can be installed over a finished space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. If concerned, consult with a qualified contractor about installing a catch pan. Note that installing a drain line for a catch pan routed to the outdoors may not be feasible. As an alternative, a water alarm can be installed in the catch pan.

Recommendation

Contact a qualified professional.



6.9.3 Laundry

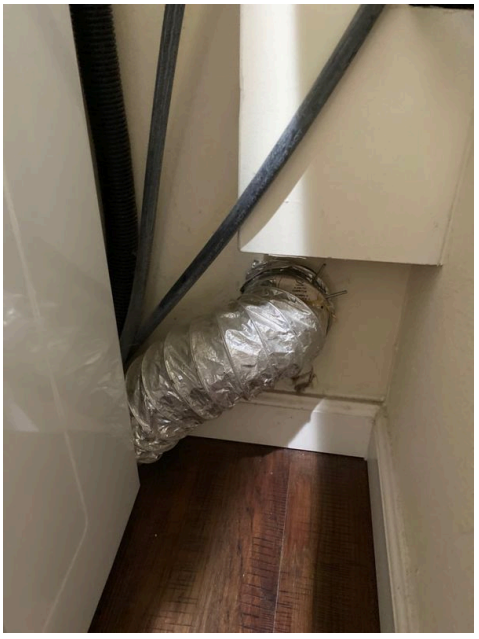
Safety Item/Defective

FOIL OR PLASTIC DRYER VENT PRESENT

The dryer vent is equipped with plastic or foil type flexible duct(s). The Consumer Product safety Commission considers these to be unsafe and a fire hazard. These products can more easily trap lint and is more susceptible to kinks or crushing; which can greatly reduce the airflow. Rigid or semi-rigid metal ducting is recommended.

Recommendation

Contact a handyman or DIY project



6.10.1 Exhaust Fans / Ventilation

Attention Required

EXHAUST FAN MISSING

BATHROOM, LAUNDRY

One or more exhaust fans were missing. Today's building standards require exhaust fans in all wet locations.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

		IN	NI	NP	F
7.1	Excluded Items	X			
7.2	Service		X		
7.3	Electrical Panel(s)				X
7.4	Breakers & Panel Wiring		X		
7.5	GFCI / AFCI Protection				X
7.6	Electrical Wiring		X		
7.7	Outlets / Switches / Lighting / Fans				X
7.8	Smoke Detectors / CO Alarms / Door Bell				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: **Information**
Unknown - Common Area

Service: **Entrance Conductor Material**
Unknown / Not Visible

Electrical Panel(s): **Panel Equipment Photographs**



Electrical Panel(s): **Main Panel Location**
Common area

Electrical Panel(s): **Panel Capacity**
Unknown

Electrical Panel(s): **Main disconnect rating**
Unknown

Electrical Panel(s): **Sub Panel Location(s)**
Master bedroom closet

Breakers & Panel Wiring: **Over Protection Devices**
Breakers

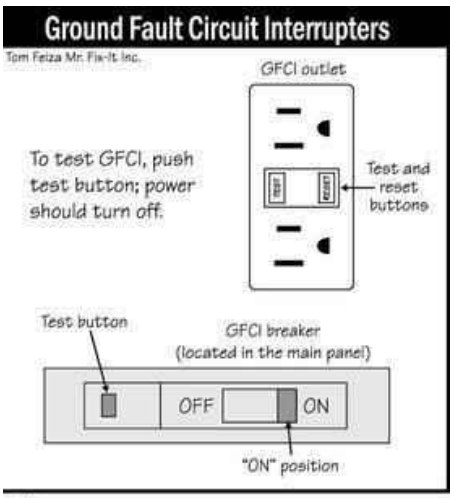
GFCI / AFCI Protection: **GFCI Reset Location(s)**
Kitchen, Bathrooms

Electrical Wiring : **Wiring Type**
Unknown

GFCI / AFCI Protection: GFCI protection present

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

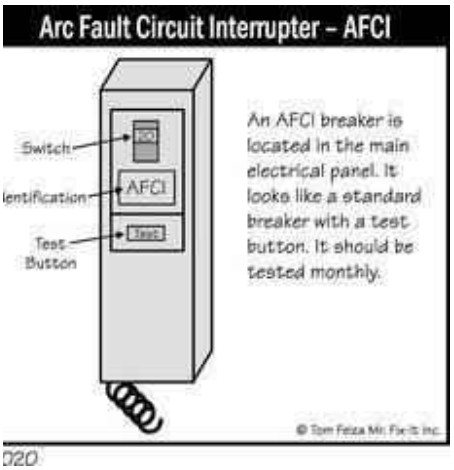


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GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations

No

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations

No, Not Required

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Limitations

Excluded Items

CONDO/TOWNHOUSE LIMITATIONS

Typically the service entrance cables and the main electric panel are HOA items and are not accessible to the inspector. If they are reported on then they were mentioned as a courtesy and were not fully inspected.

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring. Any comments made regarding these items are as a courtesy only.

Note: The inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded.

The functionality of, power source for and placement of **smoke and carbon monoxide alarms** is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years.

The inspector attempts to locate and evaluate all **main and sub-panels**. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electrical Panel(s)

MAIN NOT INSPECTED - COMMON AREA

Inspector was unable to verify or inspect the main electrical disconnect due to it being in a common area and/or a locked closet. This is beyond the scope of this inspection.

Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.

Electrical Wiring

WIRING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

Findings

7.1.1 Excluded Items

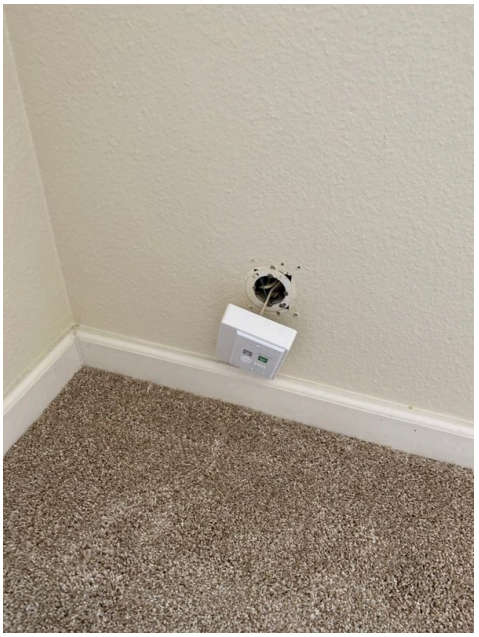
Observation

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM STYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.



7.3.1 Electrical Panel(s)

Attention Required

UNABLE TO INSPECT

The inspector was unable to open and evaluate an electrical panel. The panel is excluded from this inspection. Recommend that repairs, modifications, and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Recommendation

Contact a qualified professional.



7.3.2 Electrical Panel(s)

Safety Item/Defective

SCREWS POINTED

One or more pointed and/or too-long screws are used to fasten the cover to a service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. Long and/or pointed crews should be replaced as necessary with the correct screws.

Recommendation

Contact a qualified electrical contractor.



7.3.3 Electrical Panel(s)

Safety Item/Defective

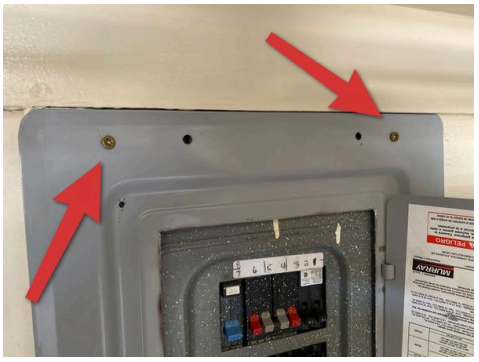
PANEL COVER CAN'T FULLY OPEN

BEDROOM

The subpanel cover wouldn't fully open due to improper screws. Recommend repair and further evaluation.

Recommendation

Contact a qualified electrical contractor.



7.3.4 Electrical Panel(s)

Attention Required

SUB PANEL IN CLOSET

BEDROOM

Sub panel is located in a closet. This was acceptable during the time of construction. However, we recommend further evaluation by a licensed electrical contractor to determine if relocation is necessary and/or possible at this time.

Recommendation

Contact a qualified professional.



7.5.1 GFCI / AFCI Protection

Attention Required

GFCI DID NOT TRIP WHEN TESTED

SUBPANEL AT BEDROOM

One or more GFCI outlet did not trip when tested. The breaker appeared to be defective or improperly wired. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



7.7.1 Outlets / Switches / Lighting / Fans

Attention Required

LIGHTS FLICKERED DURING INSPECTION

BATHROOM

Lights flickered during the inspection. The reason for this is unknown and further evaluation may be desired.

Recommendation

Contact a qualified professional.



7.8.1 Smoke Detectors / CO Alarms / Door Bell

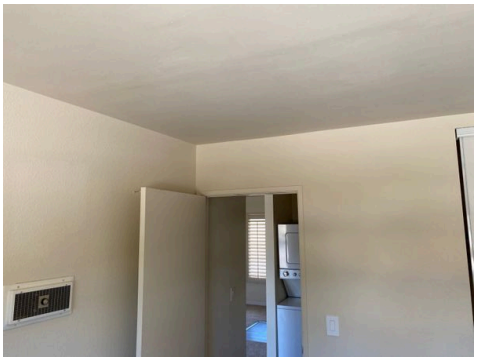
Safety Item/Defective

SMOKE DETECTORS MISSING AT BEDROOM(S)

We recommend installing additional smoke detectors in all bedrooms to comply with current fire and safety standards and regulations.

Recommendation

Contact a handyman or DIY project



7.8.2 Smoke Detectors / CO Alarms / Door Bell

Attention Required

UPDATING DETECTORS RECOMMENDED

We recommend updating the detectors to the newer style with an internal 10-year battery. Corrections are recommended for added safety.

Recommendation

Contact a handyman or DIY project



8: HVAC

		IN	NI	NP	F
8.1	General	X			
8.2	Individual Heating (Not Forced Air)				X
8.3	Air Conditioner	X			
8.4	Filter & Thermostat				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Individual Heating (Not Forced Air): Type
Wall Mounted

Individual Heating (Not Forced Air): Energy Source
Electric

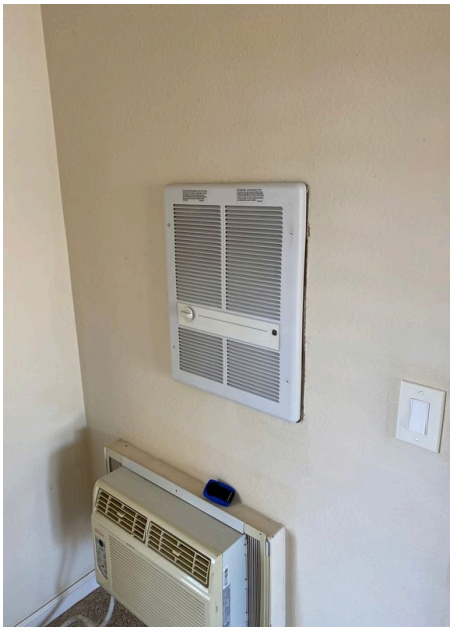
Air Conditioner: Equipment Photos



Air Conditioner: Location
Living room

Air Conditioner: System Type
Through window / wall

Individual Heating (Not Forced Air): Equipment Photos

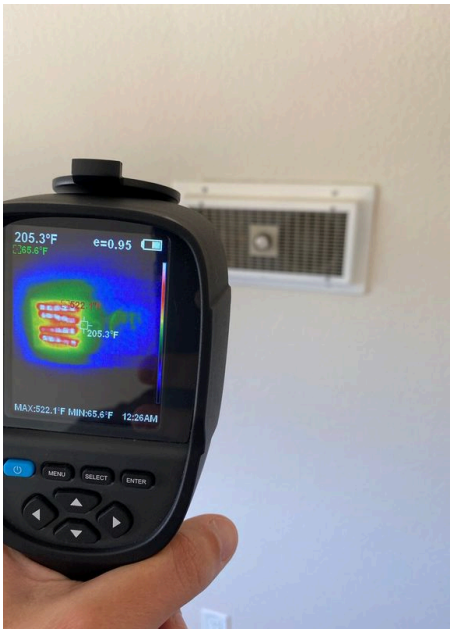




Individual Heating (Not Forced Air): Individual Heater(s) Appear Functional

Bedroom

Note: Individual gas and/or electric heating system(s) appear to be functioning as intended. Below are thermal images of the heating systems during operation.



Air Conditioner: Appears Functional

AC unit appears functional.





Filter & Thermostat: Thermostat and Air Filter(s) Disclaimer

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filer and or air filter size is beyond the scope of this inspection.

Limitations

General

HVAC LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; wine room condensers, thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's / oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "live-able" rooms (e.g. bedrooms, kitchens and living/dining rooms). The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

Note: Please be aware that when an air conditioner is tested during cooler or cold seasons the temperature recorded can be inaccurate due to certain pressures in the system.

Air Conditioner

WINDOW UNIT(S)

One or more window units were noted. These units are beyond the scope of a home inspection.

Findings

8.2.1 Individual Heating (Not Forced Air)

Safety Item/Defective

HEATER(S) INOPERABLE

LIVING ROOM

One or more heater(s) were inoperable. Recommend that a qualified contractor repair or replace as necessary.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Filter & Thermostat

Attention Required

THERMOSTAT CONTROLS DAMAGED

BEDROOM

One or more control buttons, selectors, or knobs were damaged. Recommend replacing knobs as necessary.

Recommendation

Contact a qualified HVAC professional.



9: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
9.1	General	X			
9.2	Exterior Doors	X			
9.3	Interior Doors				X
9.4	Windows				X
9.5	Ceiling	X			
9.6	Walls	X			
9.7	Floors	X			
9.8	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Windows: Type
Metal, Single-pane

Limitations

General

CONDO/TOWNHOUSE LIMITATIONS

This inspection is being performed on a condo/townhouse. The inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

General

WATER TIGHTNESS NOT TESTED

Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. Home inspectors are looking for obvious and visual deficiencies / defects. There are companies that can water test with spray rigs if desired.

Windows

SINGLE PANE WINDOWS

Single pane windows were noted. These windows are not energy efficient and replacement should be considered.

Countertops & Cabinets

OBSCURED BY STORED ITEMS

The countertops and/or areas below sink(s) were obscured by stored items and couldn't be fully evaluated.



Findings

9.2.1 Exterior Doors

Attention Required

SEAL EXTERIOR DOOR TRIM

Failed sealant noted at one or more exterior door trim. Recommend sealing to help prevent intrusion.

Recommendation

Contact a qualified professional.



9.2.2 Exterior Doors

Attention Required

RECOMMEND RE KEYING ALL EXTERIOR DOORS

We recommend re keying all the exterior doors for improved safety.

Recommendation

Contact a qualified professional.

9.3.1 Interior Doors

Attention Required

DOOR STOP(S) MISSING / DAMAGED

BATHROOM

Door stop(s) were missing or damaged at one or more areas. Correction is recommended.

Recommendation

Contact a handyman or DIY project



9.4.1 Windows

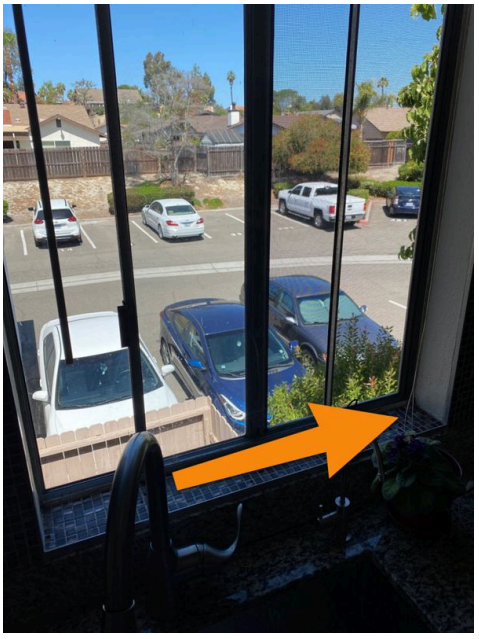
DIFFICULT TO OPEN / CLOSE

Attention Required

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



9.4.2 Windows

WINDOW(S) MORE THAN 44" ABOVE FLOOR - FIRE ESCAPE ISSUE

Safety Item/Defective



One or more bedrooms had windows that were too high above the floor (above 44"). Unless a bedroom has an exterior entry door, at least one window requires adequate fire escape in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings (bottom of the window) for fire escape windows should be a maximum of 44 inches above the floor. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor (within 44" of exterior grade level) fire escape windows should have a net clear opening of 5 square feet and other fire escape windows should have a net clear opening of 5.7 square feet. These issues are not required to be updated but are a safety concern and we recommend that a qualified contractor repair or make modifications per standard building practices.

Recommendation

Contact a qualified window repair/installation contractor.

9.4.3 Windows

Safety Item/Defective

POSSIBLE ORGANIC GROWTH

SEVERAL AREAS

Unknown discoloration was noted in one or more areas which may indicate the presence of organic growth or mildew. This is most likely caused by the ongoing presence of moisture, or lack of fresh air exchange. Testing for mold is beyond the scope of a home inspection. If you have health issues or if you are concerned about the air quality inside this house, you should have testing performed.

Recommendation

Contact a qualified mold inspection professional.





9.4.4 Windows

Attention Required

LOCKING HARDWARE - NOT FUNCTIONING

LIVING ROOM

Locking hardware was not operational. Correction is recommended.

Recommendation

Contact a qualified window repair/installation contractor.



9.4.5 Windows

Observation

SCREEN(S) DAMAGED

SEVERAL AREAS

One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Recommendation

Contact a qualified window repair/installation contractor.







9.4.6 Windows

Attention Required

SCREENS IMPROPERLY INSTALLED

Screens in one or more areas were installed backwards. Corrections are recommended.

Recommendation

Contact a qualified professional.



9.4.7 Windows

Attention Required

WINDOW DRY STAINS AND/OR DAMAGE

SEVERAL AREAS

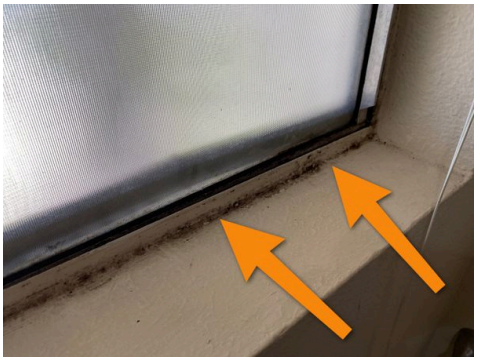
One or more windows had prior moisture signs or damage around them. These areas were dry at time of inspection and may be old damage. Recommend following up with seller. If seller cannot confirm, invasive leak testing may be necessary. Please note areas behind the wall may already be damaged. Client can repair damage at their discretion.

Recommendation

Contact a qualified general contractor.







10: APPLIANCES

		IN	NI	NP	F
10.1	General	X			
10.2	Range/Oven/Cooktop				X
10.3	Exhaust / Ventilation				X
10.4	Dishwasher	X			
10.5	Garbage / Food Disposal	X			
10.6	Microwave				X
10.7	Refrigerator		X		
10.8	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Range / Oven / Cooktop **Energy Source / Supply**

Electric

General: Exhaust / Ventilation **Type**

Re-circulating, Built into Microwave

Range/Oven/Cooktop: Equipment **Photo**



Dishwasher: Equipment Photo



Garbage / Food Disposal: Equipment Photo



Microwave: Equipment Photo



Refrigerator: Fridge Conveys?

Unknown

Refrigerator: Fridge Water Supply Connection

Not Present / NA



Washer/Dryer: Equipment Photo



Refrigerator: Refrigerator(s) Not Inspected

Refrigerators and wine fridges are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). Fridges are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Washer/Dryer: Washer Not Inspected

Washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). The dryer was not present. These items are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Limitations

General

APPLIANCE LIMITATIONS

The following items are not included in this inspection: household appliances such as refrigerators, freezers, outdoor barbecues, ice makers, coffee makers, warming ovens, griddles, broilers, trash compactors, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Findings

10.2.1 Range/Oven/Cooktop

Observation

THERMAL IMAGE OF RANGE WORKING

Infrared picture of range/cooktop in operation. This unit appeared operational.



10.2.2 Range/Oven/Cooktop

Observation

THERMAL IMAGE OF OVEN WORKING

Thermal image of the oven working. This unit appeared functional.



10.2.3 Range/Oven/Cooktop

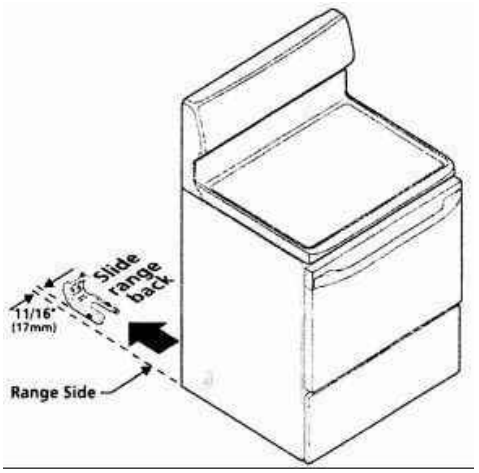
Safety Item/Defective

ANTI-TIP BRACKET NOT INSTALLED / INEFFECTIVE

The range could tip forward. An anti-tip bracket may not be installed or may be ineffective. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

Recommendation

Contact a qualified professional.



10.3.1 Exhaust / Ventilation

Observation

EXHAUST FAN RE-CIRCULATING

The ventilator was re circulating (not routing the air to the exterior) which is not up to today's standards. This is to exhaust heat and the products of combustion if a gas appliance is installed. Upgrades may be desired.

Recommendation

Contact a qualified appliance repair professional.



10.6.1 Microwave

PICTURE OF MICROWAVE WORKING

Observation

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



10.6.2 Microwave

MICROWAVE ON GFCI

Attention Required

The microwave was on a GFCI circuit and did not have a dedicated outlet as intended. Correction is recommended.

Recommendation

Contact a qualified professional.



11: COMPLIMENTARY PICTURES

		IN	NI	NP	F
11.1	Interior	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Interior: Kitchen



Interior: Living Room



Interior: Primary Bathroom



Interior: Primary Bedroom



Complementary Photos

These photos have been provided to define areas of the home as indicated in the report. These photos have been provided as a courtesy and are not intended to identify issues/defects.