A BETTER HOME INSPECTION BY FORSTERS, INC.
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PROPERTY INSPECTION REPORT

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Vista, CA 92083

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01/21/2026



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Thank you for choosing **A Better Home Inspection** to perform your home inspection. If you have any questions about this report, please feel free to give us a call at 800-720-2844.

A Better Home Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified trades person **within the client's contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection.

Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces. This report is only supplemental to the Sellers Disclosure and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, not to be used as a repair list as not every item may make it on the report, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home.

Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by A Better Home Inspection. A

comprehensive one-year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one-year warranty, one can be purchased through a third party.

Notice to Third Parties:

This report is the property of A Better Home Inspection and the Client named herein and is non-transferrable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

CAUSES OF DAMAGE/METHODS OF REPAIR:

The causes of damage or defects and methods of repair mentioned in the report are based on a visual inspection conducted by the inspector. The inspector will only report what is visible and readily accessible at the time of the inspection. The suggested causes of damage or defects and methods of repair mentioned in the report are intended as a professional courtesy to assist the property owner in better understanding the condition of the home. The causes of damage or defects and methods of repair suggested in the report are not intended to be relied upon solely. Contractors or licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Contractors or licensed professionals may need to perform invasive evaluations, such as opening walls or removing flooring, to determine the exact cause of a defect or damage and to recommend the best repair method. The evaluation and recommendations of contractors or licensed professionals will supersede the information found in the report, as they have more detailed information and knowledge of the property's systems and components. It's important to note that ongoing maintenance is necessary to prevent future damage and defects, regardless of the causes and repair methods identified in the report. Property owners should regularly maintain their home to keep it in good condition and prevent issues from becoming more severe.

THERMAL IMAGING:

Infrared cameras may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included and should not be wholly relied upon as a home inspection is qualitative, not quantitative.

INACCESSIBLE AREAS:

During an inspection, there may be certain areas or items that are inaccessible due to physical/personal barriers or safety concerns. Inaccessible areas may contain reportable conditions that are concealed from view, such as leaks, moisture damage, pest

infestation, or electrical issues. Since inspectors cannot inspect these areas, they cannot make any representations regarding their condition. Concealed or inaccessible areas may pose potential risks or hazards to the property or its occupants, even if no reportable conditions are present. We recommend further investigation by a specialist or additional testing in inaccessible areas to identify potential issues or hazards before the close of escrow.

COMPONENT LIFE EXPECTANCY:

All mechanical and electrical components have a limited lifespan, after which they may fail due to normal wear and tear, fatigue, or degradation. The expected lifespan of a component can vary depending on various factors, such as its quality, usage patterns, and maintenance. Despite the best efforts of the inspectors, there are no guarantees that the components will not fail unexpectedly. Even if a component arrears to be in excellent condition, it could still fail due to unforeseen circumstances or events. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

WE RECOMMEND EVERY HOME HAVE A LICENSED TERMITE AND RODENT INSPECTION PRIOR TO THE CLOSE OF ESCROW.

THIS INSPECTION DOES NOT INCLUDE INSPECTING OR TESTING FOR MOLD, MILDEW, RODENTS, AND/OR ASBESTOS.

DESCRIPTION OF CATEGORIES:

The following categories are used throughout this report to convey the severity of various items observed during the inspection. It is important to understand that the categorization of items is based on the professional judgment of the inspector and is provided for informational purposes only. These categories are not intended to impose any enforceable obligation for repair or responsibility upon the current homeowner. Instead, they are designed to inform the client about the current condition of the property and its structure. Decisions regarding repairs or actions should be made in consultation with qualified professionals.

INFORMATION/LIMITATIONS

The information/limitations section of this home inspection report is used to explain the scope and limitations of the inspection, and to provide important context and information about the inspection process. It's important to review the information/limitations section of the inspection report to understand the scope and limitations of the inspection, as well as the intended use of the report and any limitations on the inspector's liability. This section explains the limitations of the inspection, including what conditions or issues the inspector could not evaluate due to accessibility, code requirements, or other factors. This information can help you make an informed decision about the property and to plan for any necessary repairs or upgrades.

ACTION ITEMS

Action items, components, or systems that may or may not be functioning but are in need of moderate repair or service and show signs of wear or deterioration that could

result in an adverse condition in the future. These Action Items are important to note because they can impact the function, efficiency, and safety of the property and should be addressed prior to the close of escrow. They may require the attention of a licensed technician or contractor and are not considered routine maintenance or DIY items. It's important to carefully review the Action Items listed in the inspection report. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

SAFETY CONCERNS

Safety concerns refer to items, components, or systems that pose a current or future potential safety risk to the occupants of the property. These items may require immediate repair, replacement, or service to ensure the safety of the occupants. Safety concerns are typically the most urgent issues identified during the inspection and should be addressed as soon as possible. They should be evaluated and repaired by a licensed technician or qualified contractor to ensure that the property is safe for occupation. It's important to take the safety concerns listed in the inspection report seriously and to take prompt action to address them. Ignoring safety concerns can result in serious harm to the occupants of the property or cause damage to the property. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

SUMMARY



INFORMATION/LIMITATIONS



ACTION ITEMS



SAFETY CONCERNS

DESCRIPTION OF CATEGORIES:

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure.

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- 2.1.1 Exterior/Grounds - Exterior Doors: Sliding Doors- Scratch Marks
- 2.2.1 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Trip Hazard
- 2.2.2 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Material Damaged/Loose/Missing
- 2.2.3 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Crack (-)
- 2.2.4 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Crack (+)
- 2.3.1 Exterior/Grounds - Retaining Walls/Grading/Vegetation : Hillside/Sloped Lot
- 2.3.2 Exterior/Grounds - Retaining Walls/Grading/Vegetation : Sub Surface Drainage
- 2.3.3 Exterior/Grounds - Retaining Walls/Grading/Vegetation : Retaining Wall - Cracks (-)
- 2.3.4 Exterior/Grounds - Retaining Walls/Grading/Vegetation : Retaining Wall - No Weep Holes
- 2.4.1 Exterior/Grounds - Patio/Decks/Covers: Patio - Drop off
- 2.5.1 Exterior/Grounds - Siding/Flashing/Trim: Siding - Cracks (-)
- 2.5.2 Exterior/Grounds - Siding/Flashing/Trim: Siding/Trim - Penetrations
- 2.6.1 Exterior/Grounds - Eaves/Soffits/Fascia: Eaves/Fascia - Moisture Stains
- 2.8.1 Exterior/Grounds - Exterior Electrical: EXT - GFCI Reset Location
- 2.8.2 Exterior/Grounds - Exterior Electrical: Ext Outlet(s)/Switch(s) - Weatherproof Cover Missing / Damaged
- 2.8.3 Exterior/Grounds - Exterior Electrical: Ext Light Fixture(s) - Bulbs Missing / Inoperable
- 2.8.4 Exterior/Grounds - Exterior Electrical: Ext Wiring - Splice(s)
- 2.9.1 Exterior/Grounds - Fences, Gates: Fence(s) - Inspected Near Home Only
- 2.9.2 Exterior/Grounds - Fences, Gates: Fence - Damage / Rust
- 2.9.3 Exterior/Grounds - Fences, Gates: Gate - Locked / Blocked
- 2.10.1 Exterior/Grounds - Exterior Steps : Exterior Steps - Missing / Improper Hand Rail
- 2.10.2 Exterior/Grounds - Exterior Steps : Exterior Steps - Cracks (+)
- 2.11.1 Exterior/Grounds - Fire Pit/Fireplace: Fireplace/Fire Pit - Did Not Respond
- 3.1.1 Roof/Attic - General: Roof - Underlayment
- 3.2.1 Roof/Attic - Shingles: Roof Shingle(s) - Granule Loss
- 3.5.1 Roof/Attic - Roof Structure : Roof Structure - Limited Inspection
- 3.6.1 Roof/Attic - Gutters/Down Spouts: Gutter(s) - Loose / Damaged / Missing Elbow / Turnout Extension
- 3.6.2 Roof/Attic - Gutters/Down Spouts: Downspout(s) - Drain Near House
- 3.7.1 Roof/Attic - Attic: Attic - Limited Access
- 3.7.2 Roof/Attic - Attic: Attic light - DNR
- 3.7.3 Roof/Attic - Attic: Outlet/Switch Cover - Damaged / Missing
- 3.9.1 Roof/Attic - Attic Insulation: Attic - Insulation Limitation
- 3.10.1 Roof/Attic - Exhaust Systems: Undetermined Destination for Venting
- 4.1.1 Electrical / Plumbing - Service Entrance Conductors: Solar System

4.1.2 Electrical / Plumbing - Service Entrance Conductors: Solar System: Health Check
4.2.1 Electrical / Plumbing - Main Panel: Main Panel - Spliced Wires
4.3.1 Electrical / Plumbing - Breakers/Wiring: Breakers in the Off Position
4.4.1 Electrical / Plumbing - Water Shut Off / Water Pressure : Hose Bib - Loose
4.6.1 Electrical / Plumbing - Hot Water Heater : Water Heater - Sediment Trap
4.6.2 Electrical / Plumbing - Hot Water Heater : Water Heater - Expansion Tank
4.6.3 Electrical / Plumbing - Hot Water Heater : Water- Too Hot
4.7.1 Electrical / Plumbing - Fuel System: Gas Meter - Rust
4.8.1 Electrical / Plumbing - Laundry: Laundry Supply Hose - Upgrade
4.8.2 Electrical / Plumbing - Laundry: Washer - Catch Pan
4.9.1 Electrical / Plumbing - Sewer Scope : Sewer Scope - Recommendation
4.9.2 Electrical / Plumbing - Sewer Scope : Main Drain - Service / Recommendation
5.4.1 HVAC - Gas Valves: Furnace Gas Valve - No Sediment Trap
5.6.1 HVAC - Distribution System: Filter - Dirty / Missing
6.1.1 Garage - Interior Areas: Garage - Drywall Damage
6.1.2 Garage - Interior Areas: Garage Floor - Settlement Crack (+)
6.2.1 Garage - Firewall : Firewall Door - Door Stop
6.4.1 Garage - Vehicle Door(s): Garage Vehicle Door - Gaps
6.6.1 Garage - Electrical: GFCI Reset Location
7.1.1 Kitchen - Kitchen Sink: Water Filtration/Purification Systems
7.1.2 Kitchen - Kitchen Sink: Sink Valve / Connections - Corrosion
7.1.3 Kitchen - Kitchen Sink: Sink - Rust
7.1.4 Kitchen - Kitchen Sink: Sink Faucet - Poor Water Pressure
7.2.1 Kitchen - Dishwasher: Dishwasher - Rust to Rack(s)
7.2.2 Kitchen - Dishwasher: Dishwasher - Drains Through Air Gap
7.3.1 Kitchen - Garbage Disposal: Garbage Disposal - Foreign Object
7.4.1 Kitchen - Cabinets: Cabinet(s) - Wear Marks / Dings
7.10.1 Kitchen - Electrical: GFCI Reset Location
8.1.1 Interior Areas - Interior Doors: Interior Door - Door Stops Needed
8.2.1 Interior Areas - Windows: Screen(s) - Bent
8.3.1 Interior Areas - Cabinets/Closets: Cabinet(s) - Wear Marks
8.4.1 Interior Areas - Walls/Ceilings: Common - Nail Pops, Shrinkage, Tape Joints
8.4.2 Interior Areas - Walls/Ceilings: Wall /Ceiling - Wear Marks
8.4.3 Interior Areas - Walls/Ceilings: Wall/Ceiling - Minor Cracks
8.5.1 Interior Areas - Floors : Flooring - Area Rugs
8.5.2 Interior Areas - Floors : Flooring - Damaged
8.5.3 Interior Areas - Floors : Carpet - Stains
8.5.4 Interior Areas - Floors : Floor - Cracks
8.6.1 Interior Areas - Interior Electrical: Outlet/Switch - Cover Missing / Damaged
8.6.2 Interior Areas - Interior Electrical: Light Fixture(s) - Bulbs Missing / Inoperable
8.8.1 Interior Areas - Ceiling Fans: Ceiling Fan(s) - Lights Operated/Fan Didn't

9.5.1 Bathrooms - Countertops/Cabinets: Counter Top - Damaged/Missing Grout

9.6.1 Bathrooms - Bathroom Sink: Sink Valve / Connections - Corrosion

9.6.2 Bathrooms - Bathroom Sink: Sink Drain Line - Corrosion

9.6.3 Bathrooms - Bathroom Sink: BR Sink(s) - Stopper Inoperable / Missing

9.7.1 Bathrooms - Bathroom Electrical: GFCI Reset Location

9.7.2 Bathrooms - Bathroom Electrical: Outlet/Switch - Cover Missing / Damaged

9.7.3 Bathrooms - Bathroom Electrical: Light Fixture(s) - Bulbs Missing / Inoperable

9.9.1 Bathrooms - Toilets: Toilet - Shutoff Valve Corrosion

10.1.1 Crawlspace - Crawlspace - General / Access: Crawlspace - Evidence Of Termites

10.1.2 Crawlspace - Crawlspace - General / Access: Crawlspace - Water Intrusion

10.2.1 Crawlspace - Structural / Posts / Piers : Structural Components - Visual Limitations

10.3.1 Crawlspace - Moisture Control / Vapor Barrier / Under-wrap : Vapor Barrier - Missing / Not Installed

10.5.1 Crawlspace - Insulation: Restrictive View

11.1.1 Client / Agent - Additional Information & Benefits - Additional Information & Benefits : HomeBinder - Benefit

11.1.2 Client / Agent - Additional Information & Benefits - Additional Information & Benefits : Home Energy Report - Benefit

11.1.3 Client / Agent - Additional Information & Benefits - Additional Information & Benefits : Don't Forget to Leave A Review

1: INSPECTION DETAILS

Information

General: In Attendance
Termite Inspector

General: Occupancy
Vacant - Furnished

General: Temperature
55-60

General: Type of Building
Single Family

General: Weather Conditions
Cloudy

General: Life Expectancy

- The following link provides detailed information on the predicted life expectancy of various appliances, products, materials, systems, and components. It's important for clients to understand that these life expectancies have been determined through research and testing under normal conditions of wear and tear, with regular recommended maintenance. However, it's essential to note the following:
- Guidelines, Not Guarantees: The life expectancies mentioned in the report should be used as guidelines only. They are not guarantees or warranties, as several factors can affect the actual lifespan of a component, including extreme weather, neglect, overuse, or abuse.
- Regular Maintenance: Proper maintenance, usage, and care can extend the lifespan of components beyond their expected life expectancy. Conversely, failure to maintain components can lead to premature failure and result in unexpected repairs or replacements.
- Importance of Maintenance: Property owners should prioritize regular maintenance to ensure that components function optimally and to prevent potential issues from becoming more severe.

Clients are encouraged to use the information provided in the report as a general reference and to remain proactive in maintaining their property to maximize the longevity of its components.

https://www.nachi.org/life-expectancy.htm

General: After The Home Inspection

After a home inspection, it's important to take away several key points to help you make informed decisions about the property. Some things to consider include:

1. **List of Action Items:** Take note of any Action Items or issues that were identified during the inspection. we recommend all actions be further evaluated before the close of escrow.
2. **Cost Estimates:** Make sure to get cost estimates for any necessary repairs or upgrades so you can make informed decisions about the property.
3. **Limitations:** Pay attention to the inspector's limitations throughout the report. Reportable conditions may be found in these area(s), We recommend items to be removed and reinspected prior to the close of escrow.
4. **Future Upgrades:** Consider what upgrades may be necessary in the future, such as a new roof or updated electrical systems.

Overall, the goal of the inspection is to provide you with a comprehensive understanding of the property's condition and to help you make informed decisions about your purchase.

General: Home Set up and Repair Costs

The cost of setting up a home and repairing any issues can vary significantly based on several factors, including the size of the home, its location, the type of repairs needed, and the materials and labor required. Common home setup and repair costs might include:

- Electrical & Plumbing: Installation or repairs related to wiring, outlets, fixtures, pipes, and water systems.
- HVAC: Installation, maintenance, or repair of heating, ventilation, and air conditioning systems.
- Roofing: Costs associated with roof repairs, replacements, or inspections.

Painting: Both interior and exterior painting services.

- General Repairs: Fixes to structural elements, windows, doors, and other essential components.

It's important to obtain a detailed estimate from a licensed contractor or professional before beginning any home setup or repair work to get a clearer understanding of the costs involved. Additionally, setting aside a contingency budget is advisable to cover any unexpected expenses that may arise during the process.

For more information on estimated setup and repair costs, please refer to the link provided below.

Click Here for Your Home Set-Up, Maintenance and Repair Cost Guide

General: Internal Fire Suppression System

Please note that internal fire suppression systems, such as fire sprinklers, are not covered under the standard home inspection guidelines. These systems require specialized knowledge and equipment for proper evaluation. We recommend hiring a qualified fire sprinkler company to conduct a detailed inspection of the fire suppression system to ensure it meets safety standards and is functioning correctly.

General: Maintenance Inspection

An annual home maintenance inspection is a crucial part of maintaining the safety and longevity of your property. Regular inspections offer several benefits, including:

- Early Detection of Issues: Identify potential problems before they become more serious and costly to repair.
- Enhanced Safety: Protect your family's health and safety by ensuring that all aspects of your home are functioning properly.
- Increased Longevity: Regular maintenance helps extend the lifespan of your home's systems and components.
- Cost Savings: Addressing minor issues early can prevent them from turning into major, expensive repairs.
- Peace of Mind: Knowing your home is in good condition allows you to enjoy it with confidence.

By having an Annual Home Maintenance Inspection performed every year, you can protect your family's well-being and ensure that your home remains a comfortable and enjoyable place to live for years to come. Click the link below to schedule.

Schedule next year's maintenance inspection with us today!

General: Staged Property

The property contained furnishings, decorations, and/or stored items. All symptoms, conditions, components and concerns which are not readily accessible and visible without moving objects are excluded from this inspection per state and association inspection guidelines. **We recommend the client carefully read this entire report, attend the pre-closing walk through, and then systematically walk the property while carefully and thoroughly observing for conditions, symptoms and components which may have been hidden from view at the time of inspection or seek further evaluation of hidden areas/surfaces from a qualified person when conditions permit.**

General: Additions / Alterations

There appears to be additions/alterations noted to the home in areas, no permits were noted at the time of inspection. Additions or alterations that have been done without proper permits or to code may have structural or safety issues that the inspector may not be able to fully evaluate. Also may contain hidden components, such as electrical or plumbing systems, that are difficult for the inspector to fully evaluate. **Recommend asking seller or contacting local county to verify permit status.**

2: EXTERIOR/GROUNDS

Information

Fire Pit/Fireplace: Gas Fire Pit



Exterior Doors: Exterior Doors

During the home inspection process, our inspector conducts a comprehensive evaluation of the home's exterior doors, including front, back, side, and sliding doors, to assess their condition, functionality, and safety. This thorough examination covers critical components such as:

- Weather stripping: Ensuring proper sealing against drafts and moisture.
- Thresholds: Checking for stability and proper installation.
- Locking mechanisms: Verifying security and ease of operation.
- Hinges: Assessing for alignment and wear.
- Door frames: Inspecting for structural integrity.
- Glass panes: Checking for cracks, fogging, or damage.
- Screens and storm doors: Evaluating their condition and effectiveness.

It's important to note that despite our meticulous approach, there may be limitations to detecting certain issues, particularly those that are concealed or not readily accessible during the inspection. Our goal is to provide a detailed overview of the observable state of these essential features, ensuring you are informed of the general condition and any identifiable concerns.

Exterior Doors: Door Bell

The doorbell was tested for functionality by activating the exterior button, confirming its ability to signal entry effectively. It's important to understand that this method primarily verifies the doorbell's operational status at the time of inspection. However, it may not detect:

- Intermittent malfunctions: Issues that occur sporadically and were not present during the inspection.
- Wiring issues: Potential problems with the internal wiring that could affect future reliability.
- Internal component defects: Defects that might impair the doorbell’s long-term performance.

For smart doorbells, this test confirms basic functionality but does not include an evaluation of:

- Connectivity: The doorbell’s connection to Wi-Fi or other networks.
- Software: The operation of the doorbell's software or app integration.
- Smart features integration: The functionality of additional smart features.

For a comprehensive examination of the doorbell system, including smart capabilities and detailed wiring assessments, we recommend further diagnostic testing by a qualified technician.

Driveway/Walkways: Drivewalk/Walkway Material

Concrete

Cracks in concrete and asphalt surfaces are common and can be found in virtually all installations over time. These materials naturally expand and contract with temperature changes and may crack under pressure or as they age. While minor cracking is often considered normal wear and tear, the inspector will specifically report on cracks that present more concerning issues, such as:

- Heaving: Where sections of the surface rise, potentially creating uneven surfaces.
- Trip hazards: Cracks that pose a risk of falls due to uneven surfaces.
- Severe settling: Indicating significant movement of the surface or the ground beneath, which could compromise structural integrity.
- Poor drainage: Leading to water accumulation and potential damage to the surface or surrounding areas.

If such conditions are observed, the inspector will provide additional details to highlight the severity and potential implications of these issues. It is recommended to address significant cracking with these underlying problems promptly to ensure safety and prevent further damage.

Retaining Walls/Grading/Vegetation : Retaining Wall

Block

- The retaining wall and its components were inspected for visible damage or defects. However, not all areas of the retaining wall could be thoroughly examined due to obstructions such as:
- Vegetation growth: Plants or shrubs blocking parts of the wall.
- Accumulation of earth or dirt: Soil buildup covering portions of the structure.
- Personal belongings: Items placed against or near the wall, obscuring visibility.

These obstructions may have prevented the identification of potential issues during the initial inspection. To ensure a comprehensive evaluation of the retaining wall's condition, we recommend:

- Clearing obstructions: Removing vegetation, dirt, or belongings that may be hindering access to the wall.
- Conducting a more detailed examination: Engaging a licensed professional to perform a thorough inspection once the obstructions are cleared.

This approach will help identify and rectify any hidden defects or damage, ensuring the structural integrity and safety of the retaining wall

Retaining Walls/Grading/Vegetation : Grading

A visual inspection was performed to assess the grading around the structure, focusing on ensuring that it slopes away from the building to prevent water accumulation and potential foundation damage. However, it's important to acknowledge that the inspection may not have provided a complete view of all areas due to obstructions such as:

- Vegetation growth: Plants or shrubs that may block visibility of the grading.
- Accumulation of earth or dirt: Soil buildup that could obscure the slope.
- Personal belongings: Items placed against or near the building that may hinder a full assessment.

These obstructions may have limited visibility, leaving some sections of the grading unevaluated. Given these limitations, we recommend:

- Clearing obstructions: Removing vegetation, dirt, or belongings that may be blocking a full view of the grading.
- Conducting a more thorough examination: Engaging a professional to perform a detailed assessment of the grading once the obstructions are cleared.

This further examination will help ensure that the grading meets the required standards for effective water drainage and will protect the structural integrity of the building.

Patio/Decks/Covers: Patio(s) / Deck(s) / Balconies

Concrete, Pavers

The balconies, decks, patios, porches, and steps were thoroughly examined to identify any water damage, action items, or safety hazards that could compromise their structural integrity or pose a risk to occupants. However, to ensure the long-term stability of wood decks, balconies, and covers, it is strongly advised to:

- Have them inspected by a licensed termite inspector: Termites can cause significant damage to wooden structures, potentially weakening them and making them unsafe.
- Consider further examination: A more detailed assessment may be required to fully evaluate the condition of the patios, decks, and balconies.

Taking these steps will help ensure the safety and structural integrity of these areas and prevent potential risks.

Patio/Decks/Covers: Covers

Covered Roof(refer to roof), Open Design

Periodic painting is recommended for all wood patio covers to prevent premature rot and damage to the wood. Additionally, it is advised to:

- Have a licensed termite inspector inspect the wood covers: This ensures the structural integrity of the patio covers and helps detect any potential termite damage.
- Be aware of vegetation or growth around the patio covers: Vegetation may limit visibility during the inspection and could require further examination to fully assess the condition of the wood covers.

These measures will help maintain the longevity and safety of the wood patio covers.

Siding/Flashing/Trim: Siding/Flashings/Trim

Stucco

During the inspection, the wall covering, flashing, and trim components were thoroughly examined for any visible damage or significant defects. However, it is important to note the following:

- Wall insulation: The type and quality of the wall insulation could not be verified, and the conditions inside the walls were not assessed.
- Lead paint: No testing for lead paint was conducted during the inspection.

If further evaluation of these aspects is desired, it is highly recommended to consult a licensed professional. They can:

- Assess the wall insulation: Provide a more comprehensive evaluation of the insulation quality and any potential issues.
- Test for lead paint: Detect any potential lead paint hazards that may pose health risks.

These steps can help ensure the safety and overall quality of the property. While the inspector has made thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections or repair work based on the findings in this inspection report before the close of escrow.

Caulking and sealing of areas around the home is recommended on an as-needed basis to maintain the integrity of the property.

Eaves/Soffits/Fascia: Eaves/Soffits/Fascia

The visible portions of the soffit and fascia were inspected for signs of water damage and other significant defects. Despite the inspector's thorough efforts, some issues may still go unnoticed. To ensure a comprehensive assessment, we recommend:

- Hiring qualified contractors: Further inspections or repair work should be conducted based on the findings in this report to address any potential concerns.
- Scheduling a termite inspection: It is also recommended to have a termite inspection performed to check for any signs of wood-destroying insects or damage that could affect the soffit, fascia, or other wooden components of the home.

Slab On Grade: Slab Not Fully Visible

Various Locations- Not All Areas May Be Shown

Due to the presence of carpet or floor coverings, growth, earth/dirt buildup, and personal belongings, the entire slab was not visible during the inspection. It is important to note that:

- Normal cracking: All concrete slabs experience some level of cracking as they shrink during the drying process, which may go unnoticed due to floor coverings.
- Limitations of inspection: This inspection did not involve removing any floor coverings or conducting any engineering assessments.

Despite the inspector's thorough efforts, some issues may still go unnoticed. We recommend hiring qualified contractors for further inspections to ensure a comprehensive assessment of the slab.

Exterior Electrical: Receptacle & GFCI

The exterior electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Exterior Electrical: Switches & Light Fixtures

During the inspection, the exterior switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Exterior Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Fences, Gates: Fence

Wood(weathered)

The fence was visually inspected in areas immediately surrounding the home. Due to factors such as overgrown vegetation, personal belongings, and fence location, the inspector was unable to walk or inspect the entire property perimeter. Please note that motorized gates and entry gates are not part of this inspection.

To maintain the fence's condition, it's recommended to keep all growth away from the fence at all times. Some areas may remain uninspected due to obstructions, so periodic maintenance and inspection of these areas are encouraged.

Exterior Steps : Exterior Steps

Exterior steps were noted in one or more locations around the exterior of the home at the time of inspection. No permitting was checked or verified during the inspection.

Exterior steps may pose a concern:

- Safety hazards: Steps that are not maintained can pose a tripping hazard or lead to falls.
- Structural concerns: Uneven or damaged steps may require repair to ensure safe access.

Periodic maintenance and evaluation of the steps are recommended to ensure their safety and functionality.

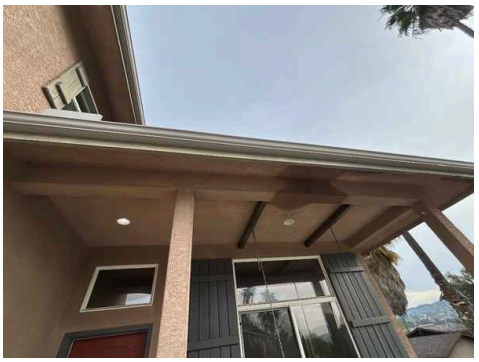
Overview photos

Exterior General Photos/Videos

GENERAL EXTERIOR PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.

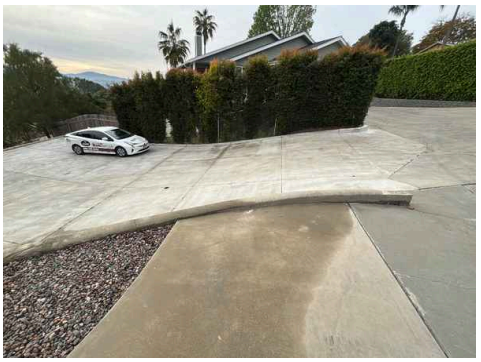
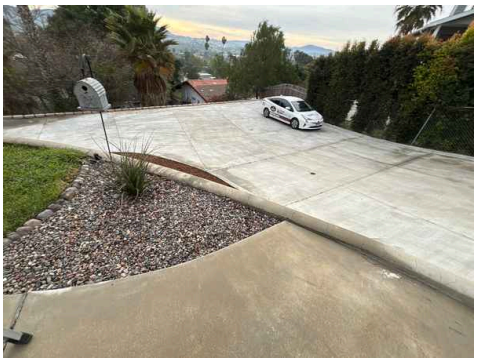






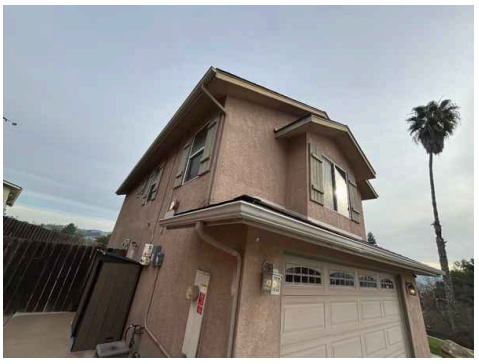


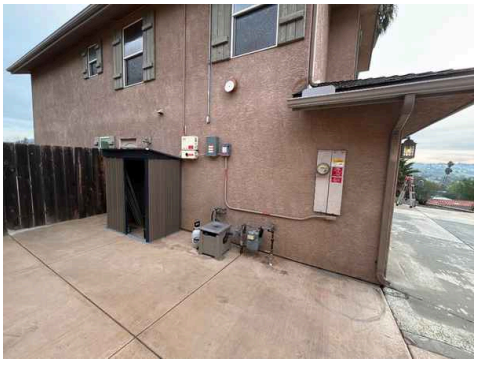
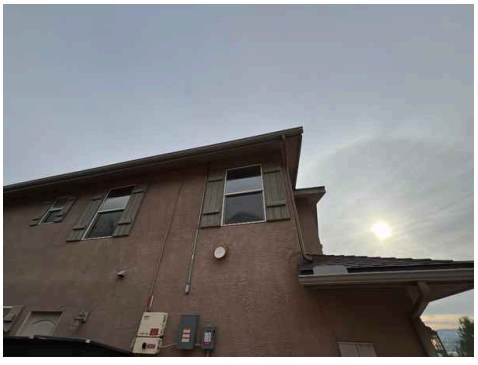


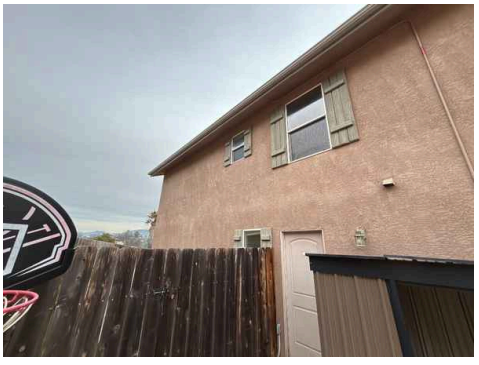




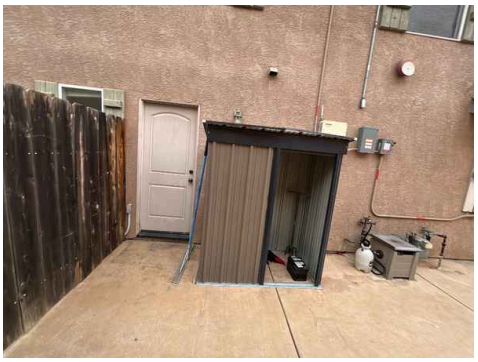


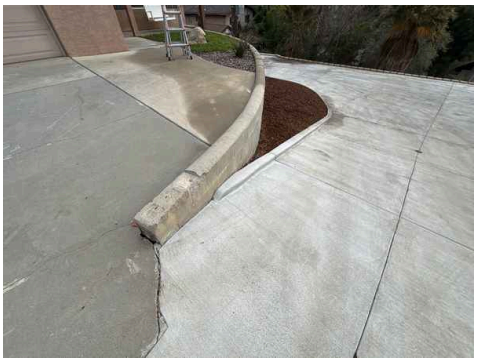
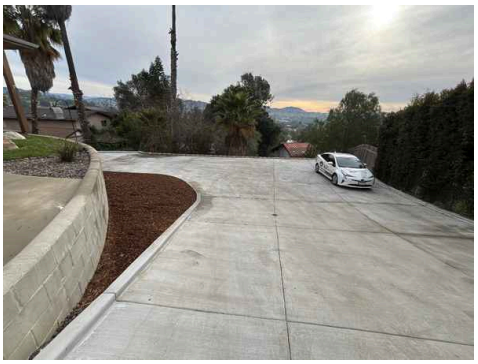
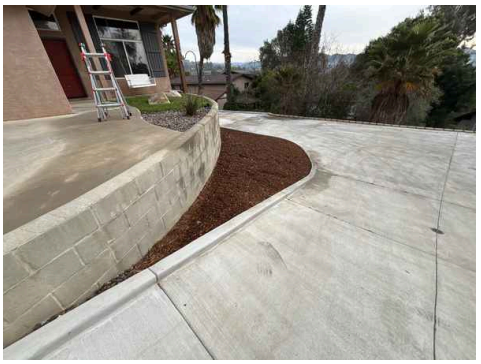








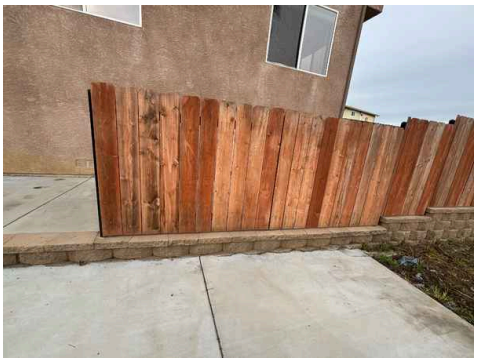






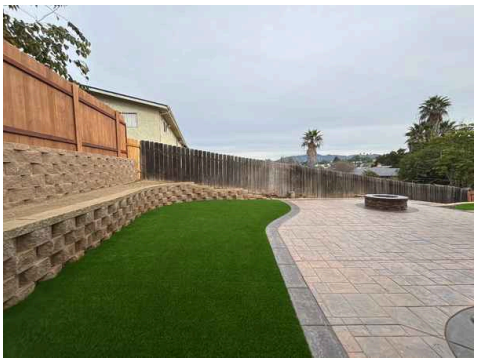


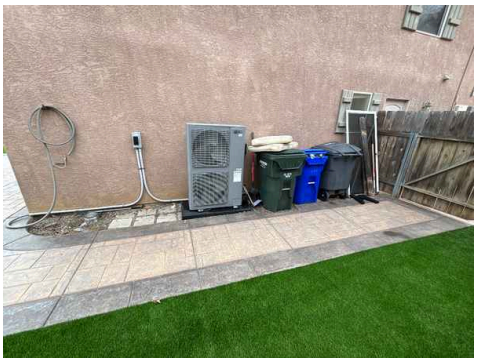




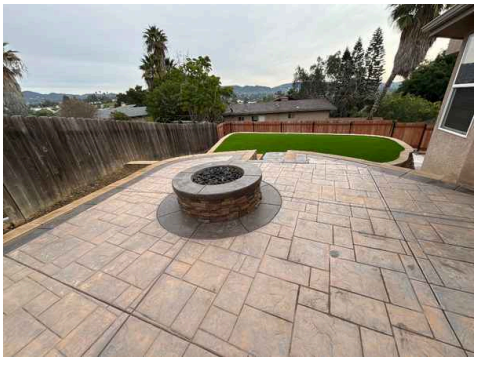


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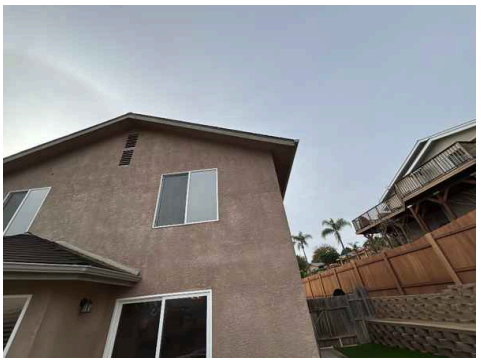











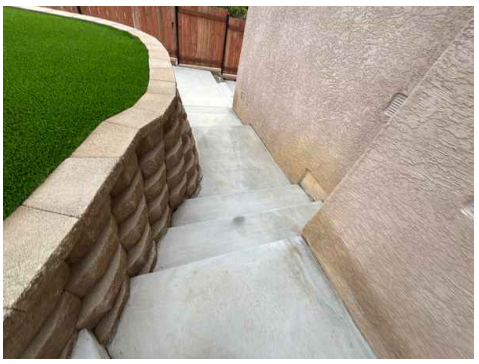


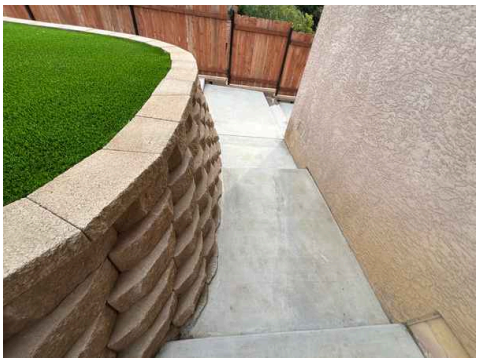
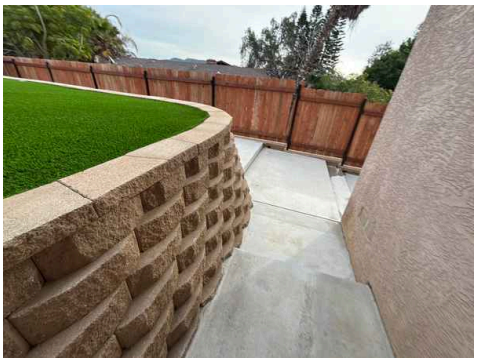
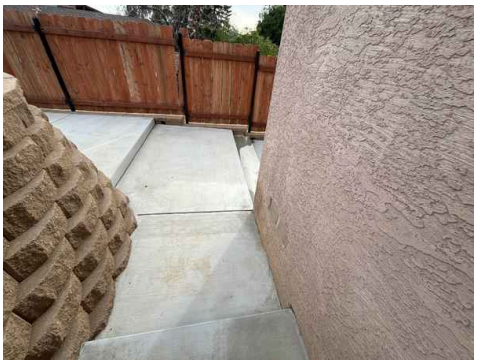
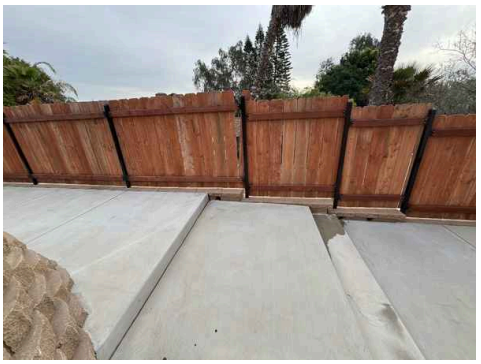
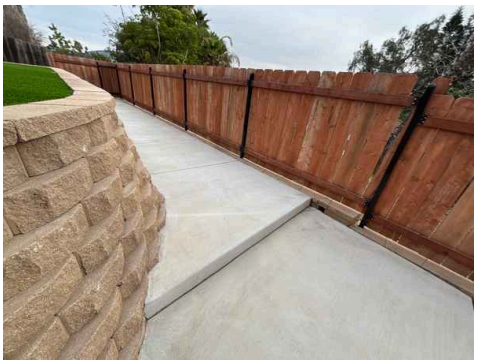
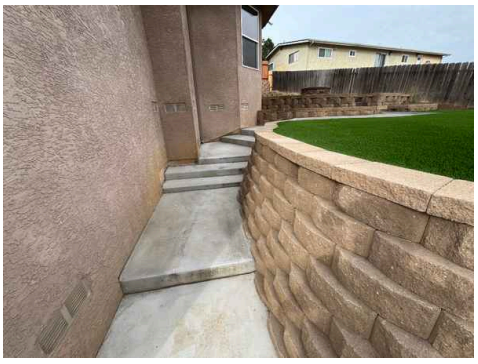




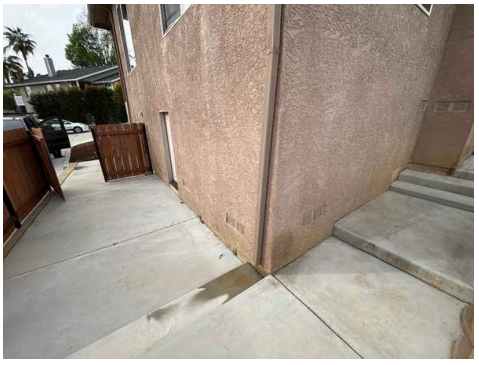
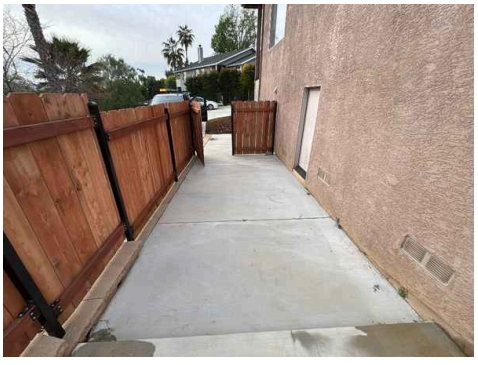
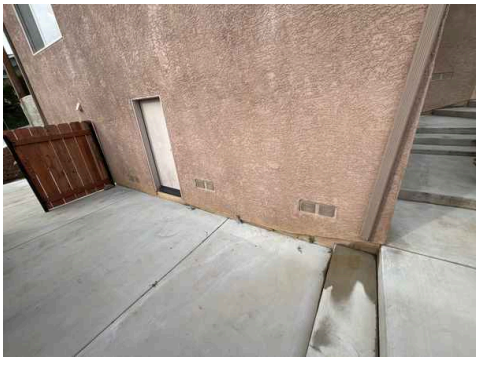
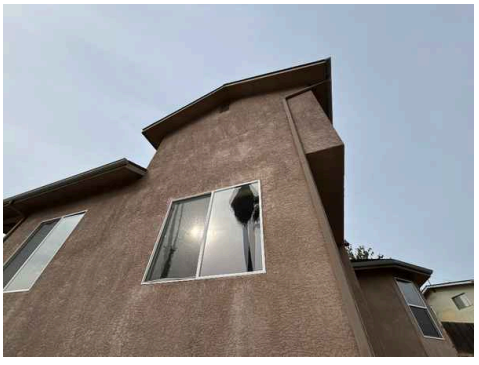


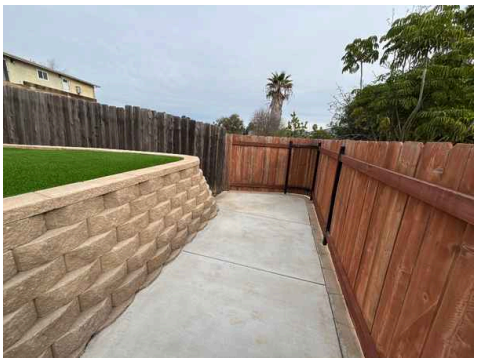







Action items

2.1.1 Exterior Doors

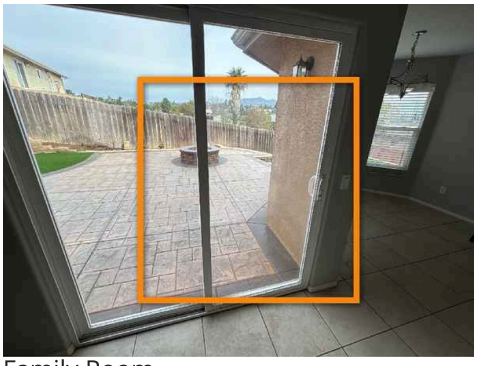
Action Items

SLIDING DOORS- SCRATCH MARKS

Scratch marks were observed on the exterior sliding door glass in one or more areas of the property. These scratches may affect the clarity and overall condition of the glass.

This condition can lead to:

- Reduced visibility and diminished aesthetic appearance of the door.
- Potential weakening of the glass surface, which may increase the risk of cracking or breakage over time. Recommend further evaluation and correction as needed by a licensed contractor or qualified glazier to determine if repair or replacement of the glass is warranted.


Family Room

Recommendation

Contact a qualified professional.

2.2.1 Driveway/Walkways

Action Items

DRIVEWAY/WALKWAY(S) - TRIP HAZARD

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Uneven areas were noted in the driveway and/or walkway(s) in one or more locations around the property. These surface irregularities could potentially pose a trip hazard, which may lead to:

- Increased risk of falls: Uneven surfaces can cause trips and falls, leading to potential injury.
- Further deterioration: If left unaddressed, these irregularities may worsen over time.

We recommend undertaking grinding, repair, or other modifications to level the affected areas as needed to ensure safety and prevent further damage.


Rear of Property

Recommendation

Contact a qualified professional.

2.2.2 Driveway/Walkways

Action Items

DRIVEWAY/WALKWAY(S) - MATERIAL DAMAGED/LOOSE/MISSING

The driveway and/or walkway(s) exhibit damage, including loose or missing material, in one or more areas around the property. This condition can lead to:

- Trip hazards: Loose or missing material increases the risk of falls and injury.
- Further deterioration: Damage to these surfaces can worsen over time, leading to more extensive repairs.

We recommend that a licensed professional conduct a further evaluation to assess the extent of the damage and recommend appropriate repairs to ensure safety and restore the integrity of the surfaces.



Rear of Property

Recommendation

Contact a qualified professional.

2.2.3 Driveway/Walkways

Action Items

DRIVEWAY/WALKWAY(S) - CRACK (-)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The driveway and walkway areas exhibit visible cracks, likely due to factors such as flexation, an insufficient number of expansion joints, or long-term settlement. These conditions are common and often consistent with the age of the surface. To mitigate further deterioration and maintain the integrity of these areas, it is recommended to:

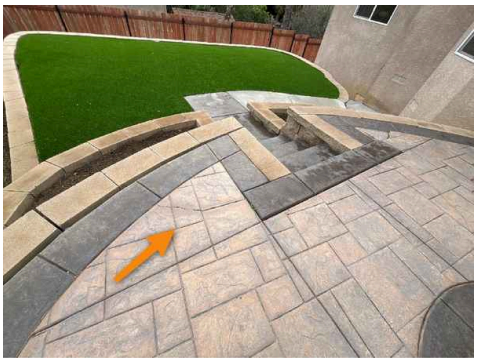
- Fill and/or seal the cracks: This helps to prevent water intrusion and reduce the risk of further cracking or damage.
- Monitor the condition: Regularly check the surfaces to ensure that any new cracks or changes are addressed promptly.

Taking these steps will help preserve the functionality and appearance of the driveway and walkway areas.

Here is information for DIY crack filling/sealing-
https://todayshomeowner.com/video/how-to-caulk-and-seal-cracks-in-concrete-driveways/

Recommendation

Contact a handyman or DIY project



Front of Property

2.2.4 Driveway/Walkways

Action Items

DRIVEWAY/WALKWAY(S) - CRACK (+)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The driveway and walkway areas display visible signs of cracking, heaving, or displacement. These conditions may be attributed to factors such as:

- Poor soil compaction: Insufficiently compacted soil can lead to uneven settling and surface damage.
- Expansive soils: Soil that expands and contracts with moisture levels can cause significant surface movement.
- Tree roots: The growth of nearby tree roots can exert pressure on the surfaces, leading to displacement.

We recommend seeking further evaluation and correction from a licensed professional to address these issues and prevent further damage.

Recommendation

Contact a qualified professional.


Front of Property

2.3.1 Retaining Walls/Grading/Vegetation

Information/Limitations

HILLSIDE/SLOPED LOT

Portions of the property are located on a hillside or steeply sloped lot. Inspection of soil stability goes beyond the scope of this inspection, and we are not qualified to provide an educated opinion on this matter.

If the buyer has concerns about soil stability, they may consider:

- Consulting with a licensed soils engineer: A qualified professional can assess the stability of the soil and any potential risks associated with the hillside or slope.

This evaluation can provide valuable insight into the property's soil stability and help address any concerns regarding hillside conditions.

Recommendation

Contact a qualified professional.

2.3.2 Retaining Walls/Grading/Vegetation

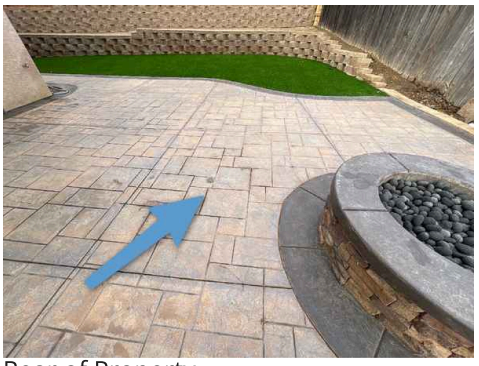
Information/Limitations

SUB SURFACE DRAINAGE

Subsurface drainage was observed in one or more areas throughout the exterior of the property. However, we were unable to determine the condition and effectiveness of the drainage system.
We advise:

- Verifying the condition: It's important to ensure that the subsurface drainage is functioning properly.
- Consulting with a qualified/licensed professional: A thorough evaluation by an expert is recommended to assess the drainage system's condition and capacity.

This verification should be completed prior to the close of escrow to address any potential issues and ensure proper drainage.


Rear of Property

Recommendation

Contact a qualified professional.

2.3.3 Retaining Walls/Grading/Vegetation

Action Items

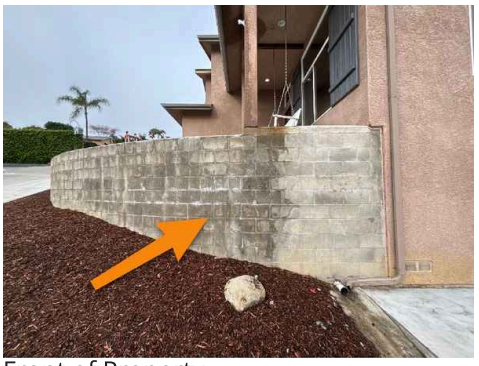
RETAINING WALL - CRACKS (-)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Common cracks were noted in the retaining wall, likely due to long-term settling. While these cracks are typically not a cause for immediate concern, they should be monitored to:

- Ensure they do not become larger: Increasing crack size could indicate more significant structural issues.
- Prevent potential problems: Monitoring will help ensure that the cracks do not lead to further damage or instability.

We recommend regularly monitoring the cracks to ensure they remain stable and do not cause any additional issues.


Front of Property

Recommendation

Recommend monitoring.

2.3.4 Retaining Walls/Grading/Vegetation

Action Items

RETAINING WALL - NO WEEP HOLES

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No weep holes were noted in the retaining wall. Weep holes are essential for allowing drainage of moisture from behind the wall, helping to prevent pressure buildup and potential damage.

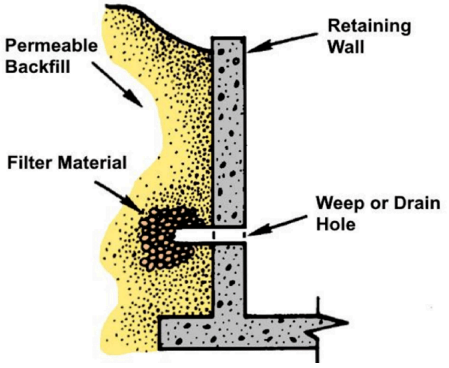
We recommend monitoring for signs of moisture problems, such as:

- Efflorescence: White, powdery deposits on the surface of the wall.
- Staining: Discoloration that may indicate moisture buildup behind the wall.
- Water accumulation: Pooling water or saturated soil near the base of the wall.

If any of these moisture-related issues are observed, further evaluation and correction by a licensed professional is recommended to ensure proper drainage and the stability of the retaining wall.

Recommendation

Recommend monitoring.




Front of Property

2.4.1 Patio/Decks/Covers

Safety Concerns

PATIO - DROP OFF

All drop-offs of 18 inches or more should have guardrails installed for safety. Additionally, any drop of 36 inches or greater requires a 36-inch railing. Without proper guardrails, there are concerns such as:

- Risk of falls: Unprotected drop-offs can pose a significant safety hazard, especially for children and the elderly.
- Non-compliance with safety standards: Failing to install the required guardrails may not meet local building codes and safety regulations.

We recommend further evaluation and correction by a licensed professional to ensure that all drop-offs are properly secured with appropriate guardrails, protecting occupants and reducing the risk of falls.

Recommendation

Contact a qualified professional.


Rear of Property


Rear of Property

2.5.1 Siding/Flashing/Trim

Action Items

SIDING - CRACKS (-)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN


Front of Property

Minor stucco cracks were observed in the exterior at one or more points, and it is important to note that not all areas may have been reported. Common stucco cracks often result from the natural curing process or settling of the structure over time.

We recommend:

- Consulting with a licensed stucco professional: A thorough assessment of the cracks should be conducted to determine their cause and whether any repairs are necessary.
- Monitoring for further movement: In some cases, cracks may widen or increase over time, potentially indicating more significant structural concerns.

Having a professional evaluation will ensure that the cracks are properly addressed, helping to maintain the integrity of the exterior and prevent further damage

Recommendation

Contact a handyman or DIY project

2.5.2 Siding/Flashing/Trim

Action Items

SIDING/TRIM - PENETRATIONS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more exterior wall penetration(s) were observed to need sealing or caulking to fill voids. Unsealed penetrations can lead to:

- Moisture intrusion: Openings in the exterior walls can allow water to enter, potentially causing rot, mold, or damage to the underlying structure.
- Pest entry: Gaps in the exterior can provide easy access for insects or rodents, increasing the risk of infestation.

We recommend further evaluation and correction by a licensed professional to properly seal or caulk the penetrations, ensuring the exterior is fully protected.



Roof Front Of Home

2.6.1 Eaves/Soffits/Fascia

Action Items

EAVES/FASCIA - MOISTURE STAINS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Moisture stains were noted on the eaves and fascia in one or more areas around the home. This condition may indicate:

- Stains may be a sign of water penetration, which can lead to rot, mold, or further deterioration of the wood.
- Prolonged moisture exposure can weaken the eaves and fascia, compromising their integrity.
- Refer to the termite report: For details on any rot, fungus, or insect damage.

We recommend further evaluation and correction by a licensed professional to address the moisture stains and ensure the affected areas are properly protected.



Front of Property

Recommendation

Contact a qualified roofing professional.

2.8.1 Exterior Electrical

Information/Limitations

EXT - GFCI RESET LOCATION

The GFCI reset location for the exterior outlets is located at the photo location. Please note that not all exterior outlets may reset at this location, and there may be additional GFCI reset points throughout the home.

Recommendation

Contact a qualified professional.



Garage

2.8.2 Exterior Electrical

Action Items

EXT OUTLET(S)/SWITCH(S) - WEATHERPROOF COVER MISSING / DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more exterior outlets and/or switches were observed to be missing or have damaged weatherproof covers. This condition can lead to:

- Moisture intrusion: Without proper weatherproof covers, outlets and switches are exposed to the elements, increasing the risk of moisture-related damage or electrical failure.
- Electrical safety concerns: Exposed outlets and switches can pose a safety hazard, particularly in wet conditions.

It is recommended to address these issues by replacing, repairing, or adding weatherproof covers as needed to protect the outlets and switches from the elements.

Recommendation

Contact a qualified professional.


Front of Property


Rear of Property

2.8.3 Exterior Electrical

Action Items

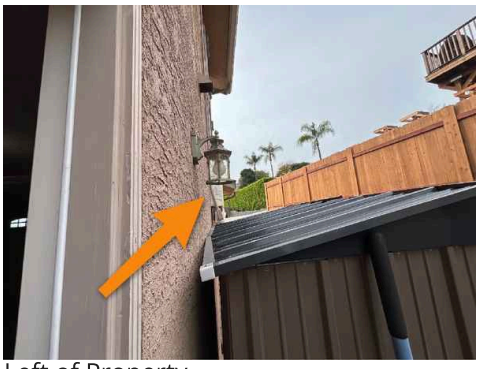
EXT LIGHT FIXTURE(S) - BULBS MISSING / INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Light bulb(s) were missing or inoperable in one or more areas at the time of inspection. This condition prevents a full evaluation of the fixture's functionality.

We recommend installing new bulbs and retesting the light fixture to ensure proper operation and confirm that no additional issues are present.


Front of Property


Left of Property

2.8.4 Exterior Electrical

Safety Concerns

EXT WIRING - SPLICE(S)

Electrical splices were noted in one or more areas around the home, which should always be enclosed in a proper junction box.
We recommend securing all exposed wires within the box to maintain safety.

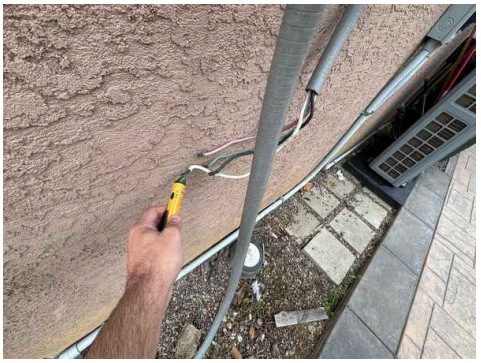
- Exposed electrical connections can increase the risk of fire or shock.
- Improper wiring can lead to system malfunctions and potential damage to electrical components.

Recommend further evaluation and correction by a licensed electrician to ensure all connections are properly secured.

Recommendation

Contact a qualified professional.


Left of Property



2.9.1 Fences, Gates

Information/Limitations

FENCE(S) - INSPECTED NEAR HOME ONLY

Inspection of perimeter fencing on large properties (over an acre) or in communities is beyond the scope of this inspection. Only the fencing near the home structure was inspected.

For a comprehensive evaluation of the entire perimeter fencing, interested parties should consult a qualified professional for further assessment.

Recommendation

Contact a qualified professional.

2.9.2 Fences, Gates

Action Items

FENCE - DAMAGE / RUST

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Damage and rusting were noted on the fence/gate in one or more areas.

This condition can lead to:

- Structural weakness: Rust and damage can compromise the strength of the fence/gate, potentially leading to failure.
- Accelerated deterioration: If left untreated, rust can spread and cause further damage to the metal components.
We recommend further evaluation and correction by a licensed professional to address the damage and prevent additional deterioration.



Rear of Property

Recommendation

Contact a qualified fencing contractor

2.9.3 Fences, Gates

Information/Limitations

GATE - LOCKED / BLOCKED

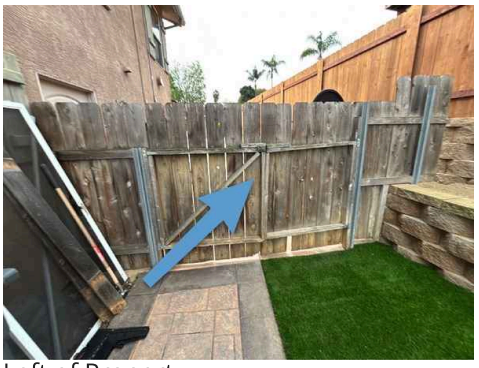
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The gate was locked / blocked and could not be tested at the time of inspection.

For a full evaluation of the gate's functionality, we recommend unlocking and testing the gate at a later time.

Recommendation

Contact a qualified professional.



Left of Property

2.10.1 Exterior Steps

Safety Concerns

EXTERIOR STEPS - MISSING / IMPROPER HAND RAIL

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No handrails were noted at the exterior steps in one or more areas around the home.

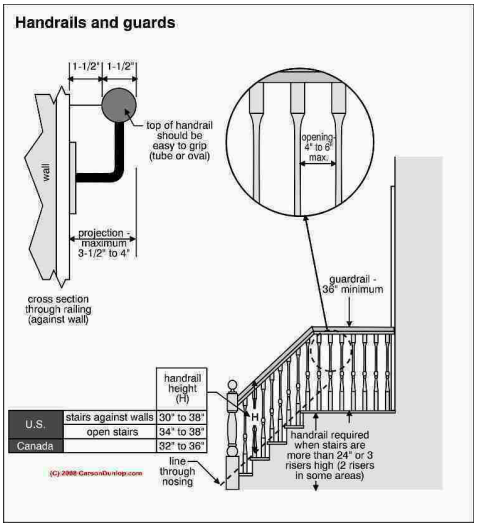
This condition can lead to:

- Safety hazards: The absence of handrails increases the risk of falls, especially on staircases with two or more risers.
- Non-compliance: Exterior stair railings must be graspable, support a load of at least 200 pounds, and extend a minimum of 12 inches horizontally past the riser nosing at the top of the stairs, as well as at least one tread depth horizontally at the bottom of the stairs. The rails should be positioned between 34 and 38 inches above the walking surface of the stairs.

We recommend further evaluation and installation of proper handrails by a licensed professional to ensure safety and compliance with regulations.

Recommendation

Contact a qualified professional.





Rear of Property

2.10.2 Exterior Steps

Action Items

EXTERIOR STEPS - CRACKS (+)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Substantial cracks were noted in the exterior concrete stair/steps in one or more areas. This can be caused by inadequate compaction of earth before construction, poor construction practices, or expansive soil.

This condition can lead to:

- Safety hazards: Substantial cracks may increase the risk of tripping or falling.
- Further deterioration: If not addressed, cracks can worsen, leading to more extensive repairs.

Recommend further evaluation and correction by a licensed professional to ensure safety and structural integrity.

Recommendation

Contact a qualified concrete contractor.



Rear of Property

2.11.1 Fire Pit/Fireplace

Action Items

FIREPLACE/FIRE PIT - DID NOT RESPOND

The exterior fire pit did not respond to the test.

This condition can lead to:

- Safety hazards: A non-responsive fire pit may indicate underlying issues that could pose risks during operation.
- Reduced functionality: An inoperable fire pit limits its use for heating or ambiance.

Recommend further evaluation and correction as needed by a licensed professional to address the issues with the fire pit.



Recommendation

Contact a qualified professional.

3: ROOF/ATTIC

Information

General: Roof Type/Style
Gable

Roof Structure : Framing Type
Truss

Attic: Access Hatch Location
Upstairs hallway


Upper Hall

Attic Ventilation: Ventilation Type
Roof Vents, Gable Vents

Attic Insulation: Insulation Type
Batt

Attic Insulation: Insulation approx Depth
10" - 14" in depth

General: Roofing Materials
Asphalt Composition Shingle

This report provides an assessment of the overall quality and condition of the roof. However, please note that the inspector cannot guarantee or make assertions about past, present, or future leaks.

While a general evaluation is conducted, a thorough inspection of every individual tile, slate, or roofing material for proper attachment may not be possible. This report reflects the inspector's opinion on the roof's general condition and does not include any warranties regarding its performance or integrity.

General: Inspection Method
Ground

A roof inspection is inherently limited in scope and should not be considered a comprehensive evaluation of the roof's condition. The inspector can only assess the visible and safely accessible portions of the roof, meaning that certain areas may not be inspected, which could result in missed or incomplete information.

Factors such as weather conditions, access restrictions, or safety concerns may further limit the inspection. Consequently, this inspection provides only a general overview of the roof's condition. For a thorough and detailed assessment, including any necessary repairs or maintenance, it is strongly recommended to consult a licensed roofing professional.

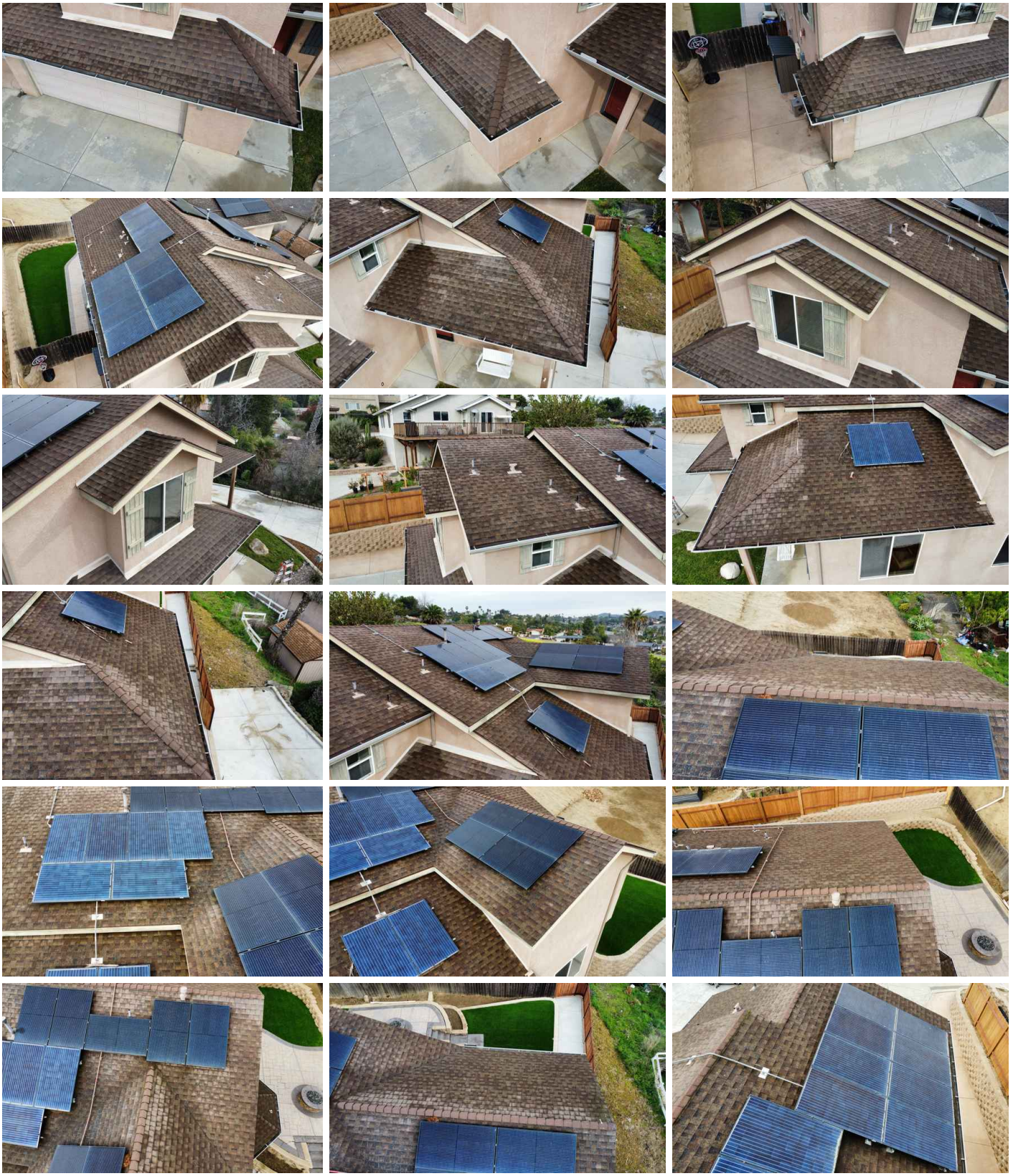
General: Drone

A drone was utilized to capture aerial images of the roof and the top of the chimney, if present. However, it’s important to note that this action was performed solely to identify any major defects observable from above and not to conduct a comprehensive roof or chimney inspection.

For a more thorough examination, it is recommended to seek the assistance of a certified roofer prior to the finalization of the escrow process. This ensures that any potential issues can be addressed and resolved in a timely manner, safeguarding the safety and integrity of the property.

General: Roof Overview

The overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.









Shingles: Roof Shingles

This report provides the results of a visual inspection of the shingles, focusing on areas such as excessive granule loss, curling, delamination, loss of adhesion between shingles, and any visible signs of damage or aging. It is important to note that as roofs age, they may become more susceptible to issues that could require repairs or replacement. To ensure the continued performance of your roof, we recommend the following:

- For roofs over 15 years old, obtain a roof certification from a reputable local roofing company. This certification will provide a detailed assessment of the roof's condition, highlight any areas of concern, and offer recommendations for necessary repairs or maintenance.
- Invest in regular roof maintenance to help extend the life of your roof and ensure it is functioning properly to protect your home.
- Pay close attention to the roof following severe weather events or other disturbances that could impact its condition.

If you have any concerns about any aspect of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation.

Flashings: Roof Flashing

Flashing refers to sheets of metal fabricated into specific shapes that protect various parts of the roof from water infiltration. During the inspection, the flashing between the siding and roof was not visible and therefore not examined. However, the visible portions of the flashing around the home were evaluated for any signs of deficiencies or issues.

Proper flashing installation and maintenance are essential, as flashing serves as a crucial barrier against moisture intrusion and can help prevent potential water damage to the interior of the home. If you have any concerns about the flashing or any other aspect of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation.

Roof Vents: Vents & Boots

The roof vents were evaluated during the inspection to ensure proper flashing and to check for any cracks or damage to the seals. Regular maintenance is critical to the proper functioning of roof vents. Over time, the seals on roof vents can:

- Become brittle, crack, or separate, leading to potential leaks and water damage to the roof and home.
- Compromise the effectiveness of the vents, increasing the risk of moisture intrusion.

To prevent these issues, it is important to regularly monitor and re-seal the roof vents as needed. This routine maintenance can extend the lifespan of the roof and help avoid costly repairs in the future. If you have any concerns or questions about the condition of the roof vents, we recommend consulting with a licensed roofing professional for further evaluation and advice.

Roof Structure : Roof Framing

A visual examination of the roof framing was performed to identify structural issues or defects. However, this inspection may have been limited by factors such as roof pitch, access restrictions, insulation depth, and construction methods. Certain attic areas may not have been traversed for safety reasons or to prevent property damage, meaning some stains or potential leaks may have gone undetected.

- A limited visual examination is not a substitute for a comprehensive roof inspection. For a more in-depth evaluation of the roof and attic components, it is recommended to consult a licensed roofing professional with the necessary expertise and equipment to fully access all areas. This thorough approach can help ensure any potential issues are identified and addressed promptly.

Gutters/Down Spouts: Gutter Material

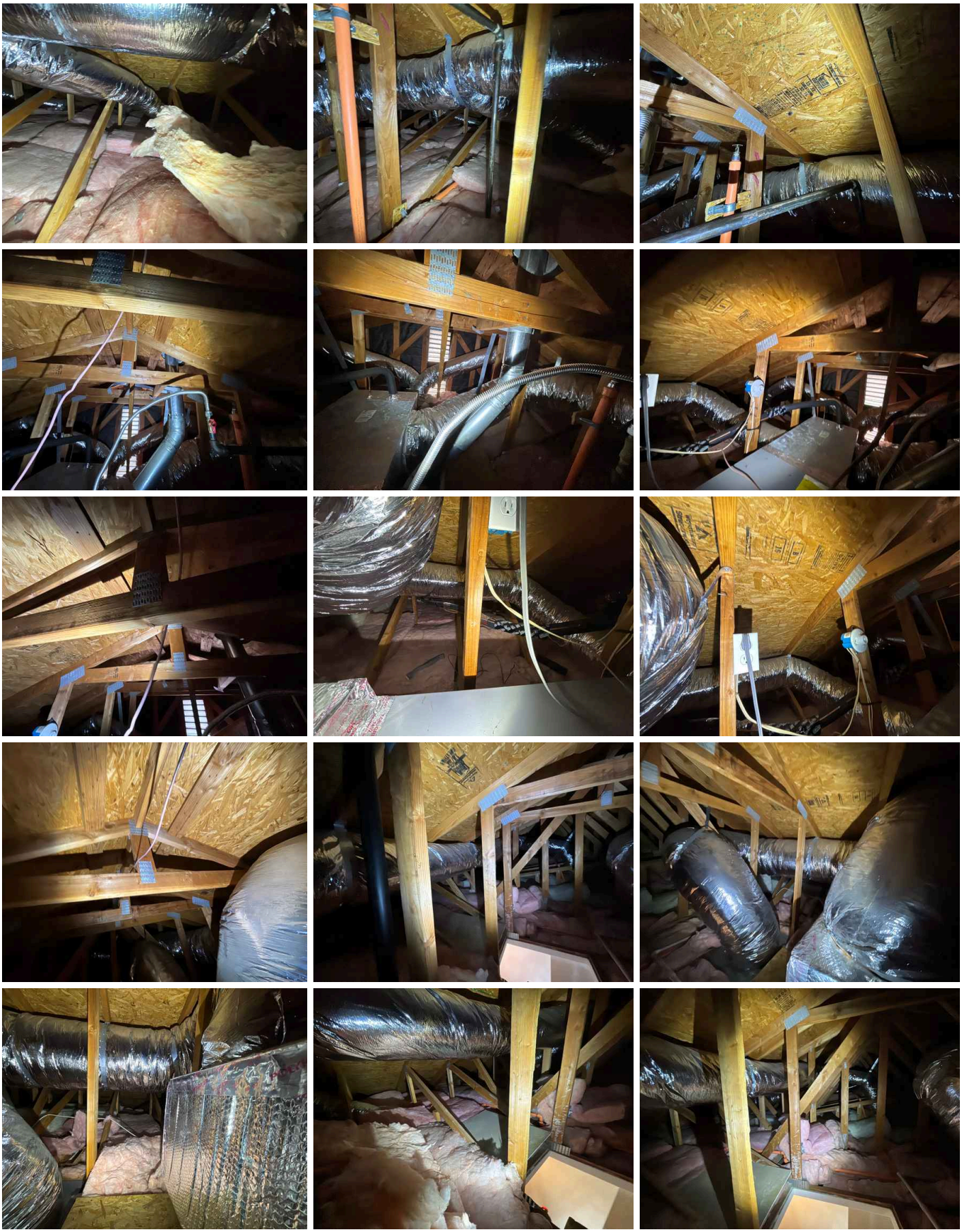
Metal

A visual examination was conducted to detect any visible signs of damage or wear in the gutters. However, it should be noted that gutters and subsurface drains were not tested for water leakage or blockages. While visual inspections can reveal obvious issues, such as dents or holes, underlying problems may remain undetected without a more thorough evaluation.

Homeowners are advised to schedule periodic professional maintenance to ensure gutters are functioning properly and free from blockages, which will help prevent potential water damage to the property.

Attic: Attic Overview Photos

- The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.





Exhaust Systems: Exhaust Ventilation

It is important to note that the venting of exhaust fans or clothes dryers cannot be fully inspected during a home inspection. Venting systems may have bends or obstructions that are not accessible or visible, particularly those located behind wall and ceiling coverings. While the inspector can examine the visible portions of the venting system, including ducts and exhaust hoods, the entire system may not be assessable.

This limitation means that the inspector may not identify hidden issues, such as blockages or damage, that could affect the performance of the exhaust fans or clothes dryer. If any visible issues with the venting system are noted, the inspector may recommend hiring a qualified professional to conduct a more thorough inspection or necessary repairs. This approach helps ensure that exhaust fans or clothes dryers are functioning correctly and can prevent potential safety hazards.

Action items

3.1.1 General

ROOF - UNDERLAYMENT

Information/Limitations

This report notes that due to the installed roof coverings, a thorough inspection of the roof underlayment system was not possible. While it cannot be determined if there are any deficiencies with the underlayment based on this evaluation, it is recommended that a licensed roofer be consulted to perform a more in-depth examination before the completion of the real estate transaction.

This further investigation may reveal any potential defects with the underlayment and ensure the full condition of the roof is understood before finalizing the sale.

Recommendation

Contact a qualified professional.

3.2.1 Shingles

ROOF SHINGLE(S) - GRANULE LOSS

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



The asphalt shingles are older and have experienced granule loss, which is visible in some areas, though not all areas may be shown. This condition is not considered defective by insurance companies or manufacturers, but rather a natural result of the aging process. As asphalt shingles age, the bond between the asphalt and granules deteriorates due to the loss of volatile compounds, causing the asphalt to dry and shrink. While this does not affect the shingles' ability to shed water, it can lead to:

- Accelerated degradation of the underlying shingle material, reducing the overall lifespan of the roof.
- Increased susceptibility to damage from weather events, as the shingles become more fragile over time.

For any roof that is over 15 years old, we recommend that a licensed roofing professional conduct a comprehensive re-evaluation of the entire roof and make all necessary corrections to ensure the roof's integrity is maintained.

3.5.1 Roof Structure

Information/Limitations

ROOF STRUCTURE - LIMITED INSPECTION

The roof framing inspection is a limited, visual examination that may not identify all potential issues. Factors such as roof pitch, access restrictions, insulation depth, and construction methods can limit the inspector's ability to examine all areas of the roof and attic. Additionally, certain areas may not be traversed for safety reasons or to prevent potential property damage, which could result in undetected issues.

A visual examination of the roof framing is not a comprehensive roof inspection and may not reveal all potential concerns. For a more thorough evaluation of the roof and its components, it is recommended to consult with a licensed roofing professional.

Recommendation

Contact a qualified professional.

3.6.1 Gutters/Down Spouts

Action Items

GUTTER(S) - LOOSE / DAMAGED / MISSING ELBOW / TURNOUT EXTENSION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The turnout at the bottom of the gutter downspout is loose, damaged, or missing, allowing water to drain directly at or near the foundation.

This condition can lead to:

- Foundation moisture accumulation: Water pooling near the foundation increases the risk of soil movement and potential foundation issues.
- Soil erosion: Improper drainage can erode soil around the home, potentially compromising foundation stability.

Recommend further evaluation and correction as needed by a licensed gutter repair professional to restore proper drainage away from the foundation.



Rear of Property

3.6.2 Gutters/Down Spouts

Action Items

DOWNSPOUT(S) - DRAIN NEAR HOUSE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

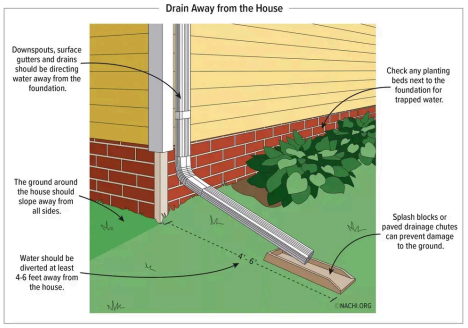
One or more downspouts drain too close to the home's foundation.

This condition can lead to:

- Excessive soil moisture: Water accumulating near the foundation may increase soil expansion or contraction, potentially leading to foundation movement.
- Foundation settlement: Prolonged moisture exposure can cause foundation instability or cracking.

Recommend further evaluation and correction as needed by a licensed gutter professional to extend downspouts and ensure proper drainage away from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.





Front of Property

3.7.1 Attic

Information/Limitations

ATTIC - LIMITED ACCESS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The attic space was not fully accessible, limiting the inspection of the roof sheathing, structure, and other components.

This condition can lead to:

- Undetected issues: Limited access may prevent identification of potential defects or damage in areas that could impact the roof's integrity.
- Hidden hazards: Inaccessible areas may contain latent defects, such as structural weaknesses or moisture intrusion.

Recommend further evaluation: A licensed roofing contractor should further explore the attic space to assess any inaccessible areas and determine if latent defects exist.

Recommendation

Contact a qualified professional.

3.7.2 Attic

Action Items

ATTIC LIGHT - DNR

The attic light did not respond during the test.

This condition can lead to:

- Accessibility issues: A non-functional light can make it difficult to safely navigate the attic, increasing the risk of accidents.
- Electrical problems: The failure of the light may indicate underlying electrical issues, such as faulty wiring, a blown fuse, or a defective light fixture.

Recommend further evaluation and correction as needed by a licensed electrician to diagnose the issue and restore functionality to the attic light.



3.7.3 Attic

Action Items

OUTLET/SWITCH COVER - DAMAGED / MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The attic light switch or outlet cover is damaged or missing.

This condition can lead to:

- Safety hazards: Exposed switches or outlets can pose a risk of electrical shock or accidental contact.
- Dust and debris accumulation: A missing cover may allow dust and debris to enter, potentially affecting the functionality of the switch or outlet.

Recommend repair or replacement as needed by a licensed electrician to ensure safe operation and proper protection of the switch or outlet.



3.9.1 Attic Insulation

Information/Limitations

ATTIC - INSULATION LIMITATION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The insulation in the home's readily accessible areas was inspected and reported on. However, the venting of exhaust fans or clothes dryers cannot be fully inspected, as bends or obstructions may occur in areas that are not accessible or visible.

Only visible insulation was inspected, and conditions under the insulation are excluded from this inspection since they are not readily accessible. It is important to be aware that hidden issues may exist that could affect the performance of the insulation and ventilation systems.

Recommendation

Contact a qualified professional.

3.10.1 Exhaust Systems

Information/Limitations

UNDETERMINED DESTINATION FOR VENTING

During the home inspection, determining the destination of a vent duct was challenging due to various limitations. For example, a vent duct may run through a wall or ceiling, making the exact termination point not visible or accessible. This limitation can prevent the inspector from identifying any issues or defects that may exist at the termination point of the duct.

Vent ducts can be complex, with hidden portions that are not readily visible or accessible. If the inspector is unable to ascertain the destination of the vent duct, it is advisable to have a qualified professional conduct a further inspection of the system. This may involve using specialized equipment to trace the duct and confirm its proper functioning.

4: ELECTRICAL / PLUMBING

Information

Main Panel: Main Panel Location
Left Side of Home

Hot Water Heater : Location
Garage

Hot Water Heater : Power Source/Type
Gas

Hot Water Heater : Capacity
40

Sewer Scope : Material Type
ABS

Sewer Scope : Location
Laundry


Laundry Room

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Electrical panels are essential components of a home's electrical system, distributing power safely and efficiently. Over time, electrical standards have evolved to improve safety and functionality. Modern electrical panels are designed to comply with current standards, including the use of Arc Fault Circuit Interrupter (AFCI) breakers, which are now required by the National Electrical Code (NEC) in most new residential installations.

Key Benefits of AFCI Breakers:

- Enhanced safety: AFCI breakers detect and mitigate arc faults, which are a leading cause of electrical fires. This protection is especially critical in circuits powering outlets in living spaces such as bedrooms, living rooms, and dining rooms.
- Code compliance: New construction and panel upgrades must include AFCI protection in accordance with NEC standards, ensuring the home meets modern safety requirements.

Older panels or systems may lack AFCI breakers, which could leave the home at greater risk of electrical hazards. If your home's panel does not have AFCI breakers or is outdated, upgrading the system can enhance safety, improve functionality, and align with current standards. Consulting a licensed electrician is recommended to evaluate the panel's condition and make updates as needed.

Service Entrance Conductors: Electrical System Limitation

This inspection does not cover the evaluation of generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities, low-voltage lighting, lighting on timers or sensors, security systems, intercoms, sound systems, or communications wiring. Any comments on these items are provided as a courtesy only.

- Additionally, the inspection does not assess grounding or bonding adequacy, the system's capacity to meet specific needs, or reserve capacity for future expansion. Circuit breakers are not operated, nor are light bulbs installed or replaced during the inspection. A representative number of wall switches and standard 110-volt receptacles are tested, excluding inaccessible receptacles, those behind furniture or with child-proof caps, and 240-volt receptacles.

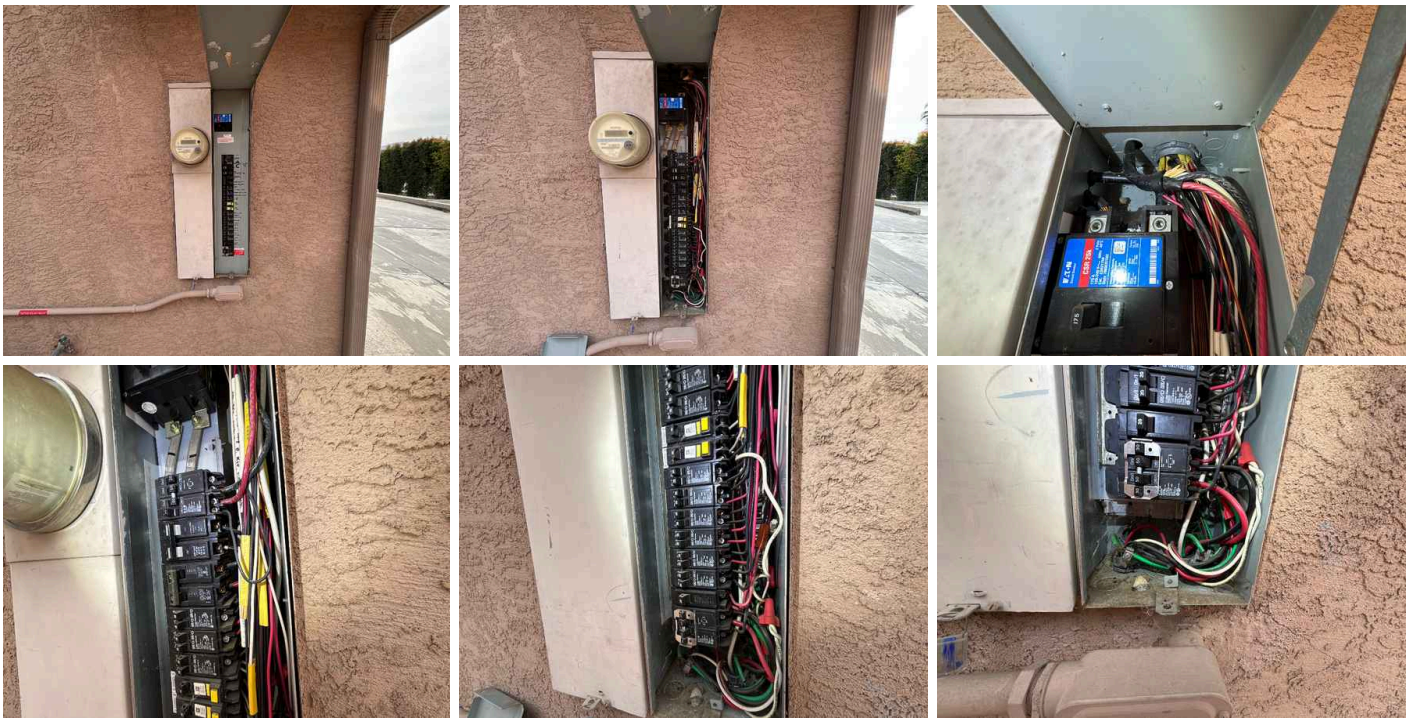
The inspector attempts to locate and assess all main and sub-panels; however, concealed panels may not be identified. If additional panels are found later, evaluation by a licensed electrician is recommended. The inspector provides an estimate of the electrical service size, but this is not guaranteed as system capacity may be impacted by components with lower ratings.

All recommended repairs or further evaluations should be conducted by a licensed electrician.

Main Panel: Overall Condition

The main panel box was visually inspected during the inspection.

- The inspection focused on visible components to identify any obvious signs of wear, damage, or unsafe conditions. However, this visual inspection does not encompass internal components or detailed electrical system evaluations. If there are concerns about the electrical system's performance or safety, it is recommended to consult a licensed electrician for a comprehensive evaluation.



Main Panel: Panel Capacity

175 AMP

If the service amperage is less than 100 amps, this may be insufficient to support larger electrical appliances or additional loads.

- Limited capacity: A lower amperage service may not accommodate modern electrical demands, particularly with larger appliances, HVAC systems, or future additions.
- Potential safety risks: Overloading an undersized electrical system can increase the risk of tripped breakers, overheating, and electrical hazards.

Recommend further evaluation by a licensed electrician to assess the service capacity and determine if an upgrade to a 100-amp or higher service is necessary to meet the home's electrical needs.

Breakers/Wiring: Breakers & Wiring

Breakers and wiring methods were inspected as part of this evaluation. However, it is important to note that not all areas of the electrical system are visible or accessible during a standard inspection.

Key Points:

- Scope of inspection: Wiring inside walls or other concealed areas is not included in this inspection and remains unverified.
- Focus areas: The inspection is limited to visible and accessible components, including breakers and exposed wiring methods.

For a more comprehensive assessment, consider consulting a licensed electrician to evaluate concealed wiring or address specific concerns about the electrical system.

Breakers/Wiring: Wiring Method

Romex

Non-exposed wires may not be visible at the time of the inspection and, as such, could not be verified or identified.

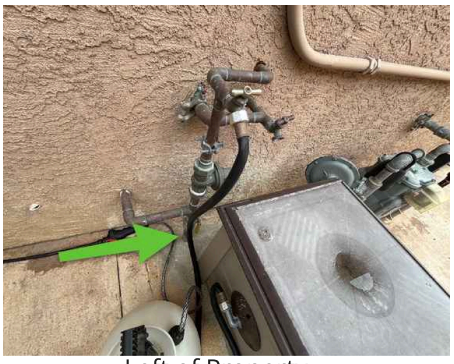
Key Points:

- Inspection limitations: Wiring concealed within walls, ceilings, or other inaccessible areas was not visible and is excluded from this inspection.

Water Shut Off / Water Pressure : Main Water Shut Off Location

Left of Home

Please be aware that the entire water supply and distribution system in this home could not be fully observed due to obstructions such as wall coverings, insulation, HVAC ductwork, and buried lines. It's possible that damage to the piping may be present in areas that were not accessible during the inspection. To ensure that there are no hidden defects in the system, we recommend that you have a licensed plumber contractor conduct further exploration of the water supply and distribution system before the end of your contingency period. This will give you a better understanding of the condition of the system and any repairs or upgrades that may be necessary to ensure its safe and efficient operation. Keeping your water supply and distribution system in good working condition is vital for the health and safety of your household, and addressing any latent defects now can save you time and money in the long run.



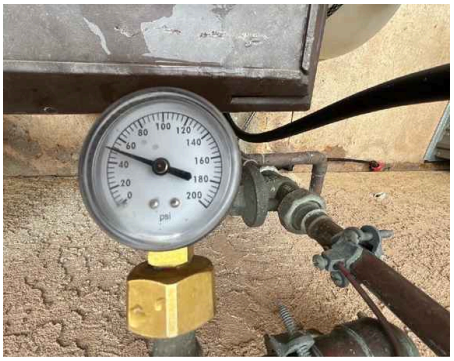
Left of Property

Water Shut Off / Water Pressure : Water Pressure

50-60 psi

Hose bibs were operated at the time of inspection to check for leaks and to measure water pressure in the property. Standard water pressure is generally expected to range between 40–80 psi for proper plumbing performance.

- The need for regulator adjustment if water pressure falls outside the recommended range.
- Potential failures of pressure regulators over time, making periodic checks important to maintain proper function.



Plumbing Lines: Plumbing Condition

Visible portions of the plumbing system were inspected by running water through the drain pipes for over one minute and observing for leaks from the drain pipes, trap assemblies, water supply lines, and areas underneath, including cabinets, ceilings below, and crawl spaces.

- This inspection of the plumbing system is not a warranty or guarantee that leaks or blockages will not occur anywhere in the plumbing system after the inspection is completed. Conditions may change over time or under different usage scenarios. Regular maintenance and prompt attention to any future plumbing concerns are recommended.

Plumbing Lines: Water Supply Material

Copper

The inspection of the plumbing system is limited to visible and accessible components.
Key Limitations:

- Underground pipes and pipes inside walls: These cannot be evaluated for proper sizing, leaks, corrosion, or damage due to their inaccessible nature.
- Water quality testing: This is not included as part of the standard home inspection.
- Angle stops: These are not tested during the inspection to prevent potential leaks or damage.

For a more detailed assessment, including water quality testing or evaluation of hidden piping, consider consulting specialized professionals. Regular maintenance and monitoring of the plumbing system are recommended to ensure long-term functionality and safety.

Plumbing Lines: Waste Line Material

ABS

The scope of this inspection does not include certain components of the plumbing and drainage system.
Key Exclusions:

- City sewer service: Evaluation of city sewer connections is not part of this inspection.
- Septic systems: The inspection does not include assessment of septic systems or their performance.
- Underground pipes: Pipes located underground are not inspected for condition, leaks, or functionality.
- Future drainage performance: The inspection does not provide guarantees or predictions regarding the future performance of the drainage system.

For assessments of these excluded components, consider consulting the appropriate licensed professionals, such as a septic specialist or a plumber, to ensure comprehensive evaluation and maintenance.

Plumbing Lines: Water Filtration / Softener Systems

Filtration and softener systems are not included in the scope of this inspection. While these systems are essential for maintaining water quality, they require regular maintenance to function properly.

- Regular upkeep ensures that filtration and softener systems operate effectively and efficiently, contributing to the quality of your home's water supply.
- We recommend periodic inspection and servicing of these systems by a licensed specialist to address any potential issues and maintain optimal performance.

Proper maintenance of filtration and softener systems can help prevent issues, extend their lifespan, and ensure the continued safe and efficient operation of your home's water supply.



Hot Water Heater : Water Heater

Traditional water heaters are designed to heat and store water in a tank, providing a ready supply of hot water. The tank size and capacity can influence the availability of hot water, especially during periods of high demand.

- Capacity limitations: The availability of hot water depends on the tank size, which may not always meet the demands of larger households or simultaneous usage.
- Maintenance needs: Regular servicing by a licensed plumber or specialist is recommended to address sediment buildup, leaks, or inefficiencies and to extend the lifespan of the unit.
- Model-specific instructions: Installation, operation, and maintenance requirements vary by manufacturer and model. Consult the owner's manual or a licensed professional for guidance.

Limitations of Inspection:

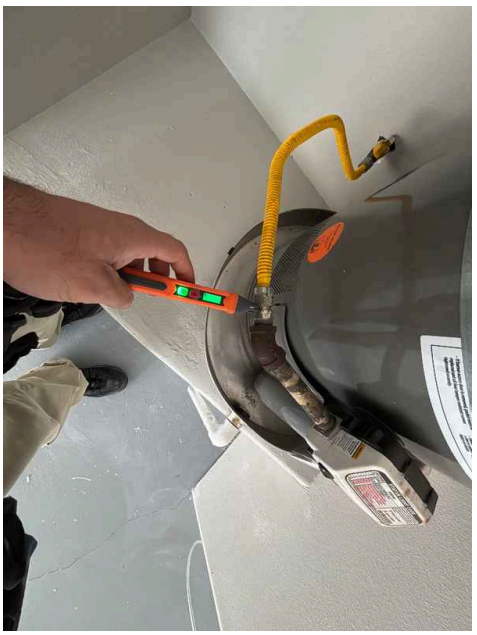
- This inspection does not evaluate the water heater's remaining lifespan, size, or performance relative to the home's needs.
- Energy efficiency settings (e.g., Energy Saver or Smart modes), catch pan drains, water recirculation pumps, solar water heating systems, and shut-off valve operation are outside the scope of this inspection.
- Pilot lights were not lit or evaluated during this inspection.

Proper maintenance and regular inspections by a licensed professional can ensure the water heater operates efficiently and reliably, preventing potential issues and maintaining a consistent hot water supply.









Hot Water Heater : Manufacturer

Rheem

Regular maintenance of your water heater is essential for ensuring optimal performance, safety, and longevity.

Recommendations:

- Flushing and servicing: It is recommended to flush and service your water heater tank annually to remove sediment buildup, improve efficiency, and extend the lifespan of the unit.
- Temperature settings: Set the water temperature to at least 120°F to prevent microbial growth and no higher than 130°F to reduce the risk of scalding.

Always consult the water heater's owner manual or a licensed professional for specific servicing recommendations. Regular maintenance ensures reliable performance and a consistent hot water supply.

For detailed maintenance instructions, consider this helpful guide from Lowe's: Water Heater Maintenance Guide.

Fuel System: Fuel Type

Natural Gas

Natural Gas Meters:

- Natural gas meters measure the amount of gas supplied to the property and are typically installed outside the home for easy access.
- Gas meters are maintained and inspected by the local utility provider. Homeowners are responsible for keeping the area around the meter clear and accessible.
- If you smell gas near the meter or suspect a leak, immediately contact the utility company for inspection and repair.

Propane Tanks:

- Propane tanks store fuel for homes that do not have access to natural gas lines. They may be above ground, buried, or portable, depending on the home's setup.
- Propane tanks are often leased from a propane supplier, who is responsible for inspections and maintenance. Homeowners should routinely check for signs of rust, corrosion, or damage and ensure proper ventilation around the tank.
- Propane tanks should never be stored indoors, and gas lines connected to the tank should be inspected regularly for leaks or damage.

Both systems require regular professional maintenance and inspection to ensure safe operation. Always follow the manufacturer's and service provider's guidelines for handling and care. For additional concerns or questions about your gas supply, consult your utility provider or a licensed professional.





Fuel System: Location

Left of Home

Due to the presence of wall coverings, insulation, HVAC ductwork, buried lines, or other obstructions, it was not possible to observe the entirety of the gas supply and distribution system during this inspection. As a result, there may be damage or defects in areas that are not readily visible.

- It is strongly recommended to have a licensed plumber contractor further investigate the gas supply and distribution system prior to the end of the contingency period. This additional evaluation can help identify any hidden defects or issues that may require attention, ensuring the system is safe and functioning properly.

Taking this precautionary step will provide added assurance about the condition of the gas system and help mitigate potential safety concerns or costly repairs in the future.

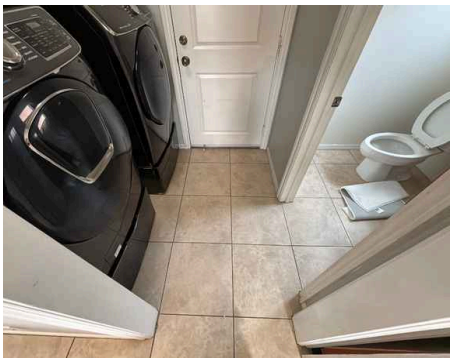
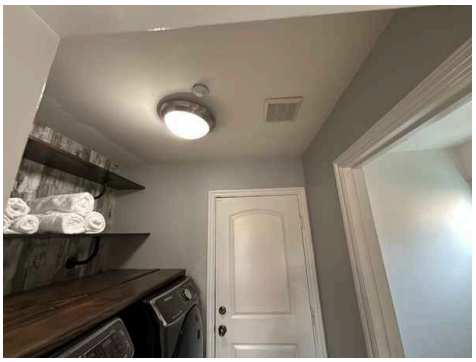
Laundry: Location

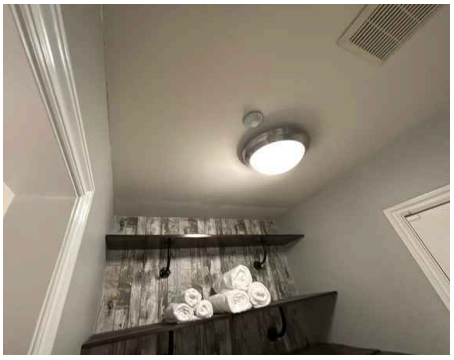
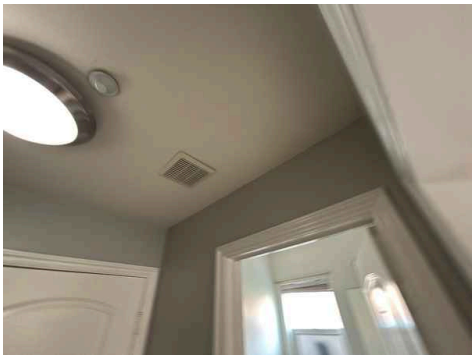
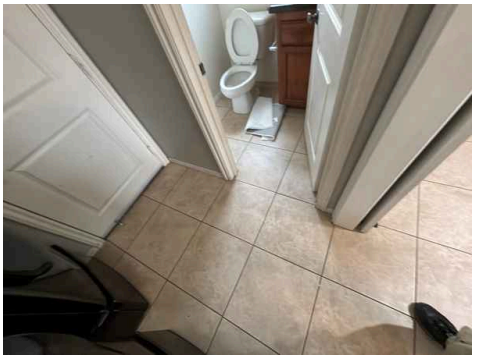
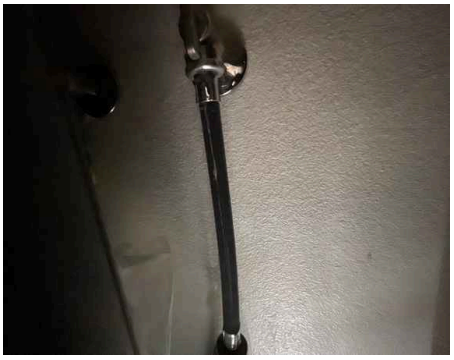
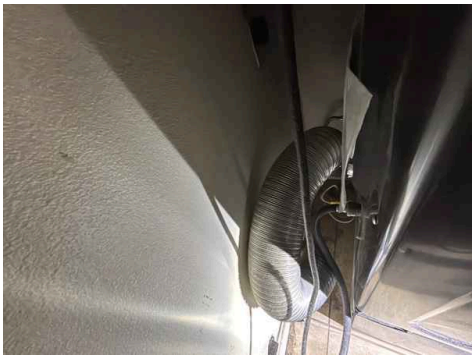
Interior

As per the Standards of Practice, laundry appliances are not included in the scope of this inspection. The following components are not evaluated during the inspection:

- Washing machine drain and supply lines: The adequacy and condition of these lines are excluded.
- Washing machine catch pan drain lines: These components are not inspected for functionality or adequacy.
- Clothes dryer exhaust ducts: The inspector does not evaluate the condition or routing of dryer vents.
- Walls and flooring beneath appliances: The condition of these areas cannot be assessed due to limited visibility.

To ensure safe and efficient operation of laundry appliances, it is advised to consult a qualified professional for a detailed inspection and evaluation of these components. Regular maintenance and inspections can help identify and address potential issues early, ensuring optimal performance and safety.

Laundry: Dryer Type/ Ventilation

Gas

A dryer vent connection was observed in the laundry room. While a visual examination can confirm the presence of the vent, it cannot detect lint accumulation within the vent.

- Lint accumulation: Lint buildup can occur even in approved and properly installed vents, creating potential fire hazards and reducing the efficiency of the dryer.
- It is recommended to have the dryer vent professionally cleaned at the time of purchase and annually thereafter to help ensure safe and efficient operation.

Regular maintenance of the dryer vent system is essential to reduce fire risks, improve appliance performance, and maintain a safe home environment.

Sewer Scope : Sewer Scope Video Inspection

A limited-time sewer scope inspection is performed to assess the condition of the property's sewer line and identify possible issues that may require attention. The main line sewer scope will only be conducted when a readily accessible cleanout can be located and opened without causing damage to the property.

Please note that we do not always access every available clean-out, and we may not be able to detect all problems due to visibility based on varying factors. If there is no ground-level cleanout, we recommend installing one to facilitate future inspections. Additionally, we may not always be able to reach the city connection during the inspection.

This inspection is limited to the main drain line between the building and the city sewer line when readily accessible. It does not include scoping all drain lines under or inside the building.

- For optimal maintenance and to identify potential issues early, we recommend having this sewer scope service conducted periodically (1-3 years)

Copy and paste/Click video link into new browser to view is entire video:

Action items

4.1.1 Service Entrance Conductors

Information/Limitations

SOLAR SYSTEM



A solar system was noted at the time of inspection. The accessible portions of the solar system were visually inspected to check for damage to the panels and any roof penetrations.

- No calculations or internal aspects of the system were inspected during this evaluation. It is recommended to contact the seller for documentation regarding the solar system's installation, maintenance, and any warranties that may be in place. This will help ensure a comprehensive understanding of the system's condition and performance.

Recommendation

Contact a qualified professional.

4.1.2 Service Entrance Conductors

Action Items

SOLAR SYSTEM: HEALTH CHECK

Given that this property has a solar energy system, it is advised to conduct a Solar Health Check to assess the system's current performance and ensure its ongoing efficiency and safety. A comprehensive Solar Health Check can identify potential issues early, helping maintain optimal energy production and extending the system's lifespan.

Benefits of a Solar Health Check:

- Performance assessment: Verifies that the solar panels and inverters are functioning efficiently to maximize energy production.
- Safety check: Inspects for any damaged components, loose wiring, or potential fire hazards, ensuring safe operation.
- Maintenance insights: Provides recommendations for cleaning, repairs, or upgrades as needed to maintain or improve efficiency.

Recommendation

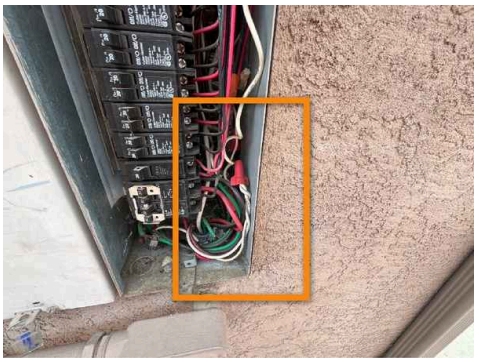
Contact a qualified professional.

4.2.1 Main Panel

Action Items

MAIN PANEL - SPLICED WIRES

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Spliced wires were noted inside the main panel. While current standards typically allow spliced wires inside the panel, best practice suggests securing wire nuts with tape for added safety and stability.

This condition can lead to:

- Safety concerns: Unsecured wire nuts may come loose over time, increasing the risk of electrical faults or arcing.
- Improved durability: Taping wire nuts provides additional security, reducing the likelihood of loose connections.

Recommend further evaluation and correction as needed by a licensed professional to ensure all spliced connections are properly secured.

4.3.1 Breakers/Wiring

Action Items

BREAKERS IN THE OFF POSITION



One or more breakers were observed to be in the "off" position at the time of inspection and were not tested to avoid unintended activation of circuits or devices.

This condition can lead to:

- Unknown issues: The reason for the breaker being off is unclear and may indicate an underlying problem within the circuit.
- Potential safety concerns: If the breaker is off due to a fault, activating it without proper evaluation could pose risks.

Recommend further investigation and correction by a licensed electrician to identify the reason the breaker is off, assess the affected circuit, and address any necessary repairs or adjustments.

Recommendation

Contact a qualified professional.

4.4.1 Water Shut Off / Water Pressure

Action Items

HOSE BIB - LOOSE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Rear of Property

One or more hose bibs were observed to be loose at the wall connections and moved in and out when manipulated. Evidence suggests these conditions may expose the plumbing to potential damage. This condition can lead to:

- Leaks or pipe damage behind the wall if movement stresses the plumbing connections.
- Increased risk of water intrusion into building materials.

Recommend further evaluation and correction as needed by a licensed plumbing contractor to secure the hose bibs and ensure proper installation.

Recommendation

Contact a qualified professional.

4.6.1 Hot Water Heater

Action Items

WATER HEATER - SEDIMENT TRAP

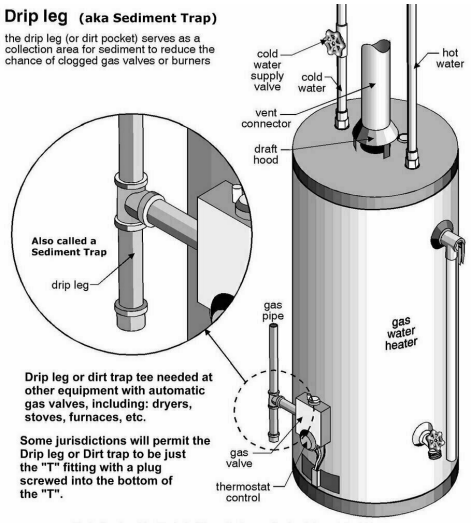
No sediment trap was observed on the gas line serving the water heater.

- According to the 2016 California Plumbing Code (CPC), sediment traps are required for gas water heaters, boilers, and furnaces to prevent debris from entering the appliance and causing potential damage or malfunction.

We recommend further evaluation and installation of a sediment trap as needed by a licensed professional to ensure compliance with current plumbing codes and to protect the water heater from potential issues.

Recommendation

Contact a qualified professional.





4.6.2 Hot Water Heater

Action Items

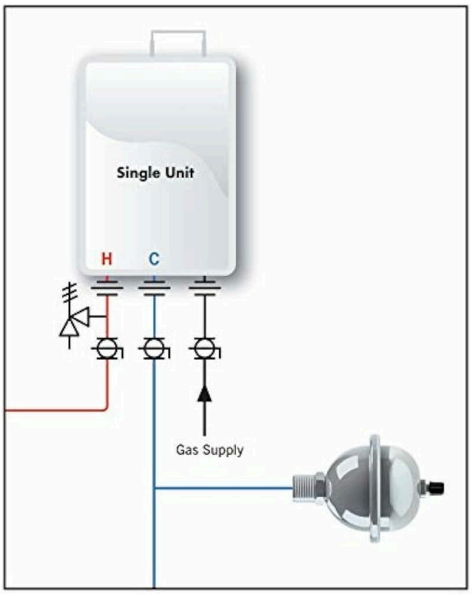
WATER HEATER - EXPANSION TANK

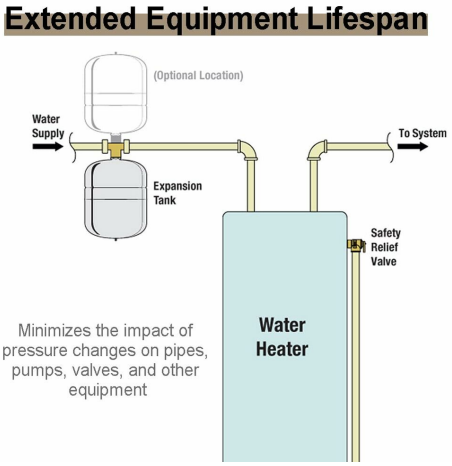
Expansion tanks are required on any plumbing system containing a backflow prevention valve. When water is heated, it expands, which can cause pressure buildup, potentially damaging fixtures and creating dangerous conditions if not properly managed.

This condition can lead to:

- Increased pressure: Without an expansion tank, the pressure from expanding heated water may stress plumbing components, leading to leaks or even pipe bursts.
- Damage to fixtures: Excessive pressure can wear down or damage plumbing fixtures and water heaters over time.

Recommend further evaluation and correction as needed by a licensed professional to install an expansion tank and ensure safe operation of the plumbing system.







Tankless Water Heater

4.6.3 Hot Water Heater

Safety Concerns

WATER- TOO HOT

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The water temperature was measured above 120 degrees, which exceeds recommended safety levels. This may indicate that the water heater is set too high or malfunctioning. This condition can lead to:

- Elevated water temperatures increase the potential for burns, especially for children and elderly individuals.
- Prolonged high temperatures can cause unnecessary wear on the water heater and plumbing components.

Recommend further evaluation, adjustment, and correction as needed by a licensed professional to lower the water temperature to no more than 120 degrees for safety and efficiency.

Recommendation

Contact a qualified plumbing contractor.



4.7.1 Fuel System

Action Items

GAS METER - RUST

Rust was observed on the gas meter and/or gas lines. This condition can lead to:

- Rust can weaken the integrity of the gas meter or lines, increasing the risk of leaks.
- Corrosion may compromise the safe operation of the gas system, posing potential risks to occupants and the property.

We recommend further evaluation and correction by a licensed professional to assess the extent of the rust and perform any necessary repairs or replacements to ensure the gas system is safe and functional.



Left of Property

Recommendation

Contact a qualified professional.

4.8.1 Laundry

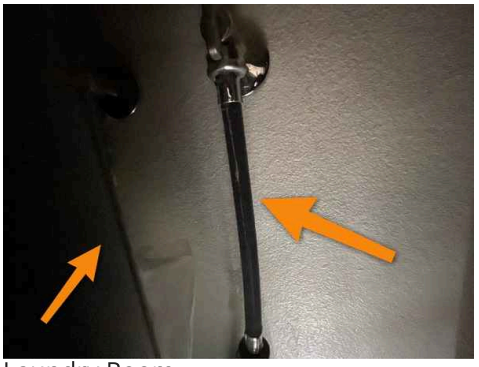
Action Items

LAUNDRY SUPPLY HOSE - UPGRADE

The washing machine has rubber supply lines installed, which are more prone to wear and potential failure over time.This condition can lead to:

- Increased risk of leaks or bursts, potentially causing significant water damage to the surrounding area.
- Reduced durability compared to braided stainless steel hoses, which are recommended for improved reliability.

Recommend further evaluation and replacement as needed by a licensed plumber to install braided stainless steel supply lines for enhanced safety and longevity.



Laundry Room

Recommendation

Contact a qualified professional.

4.8.2 Laundry

Action Items

WASHER - CATCH PAN

No catch pan was installed under the washing machine, which is recommended to help contain leaks or overflows. This condition can lead to:

- Potential water damage to flooring, walls, or surrounding areas in the event of a leak or overflow.
- Increased risk of mold growth or structural deterioration due to prolonged moisture exposure.

Recommend further evaluation and installation of a catch pan by a licensed plumber to help protect against potential water damage.



Laundry Room

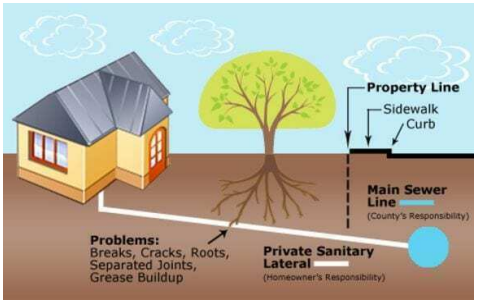
Recommendation

Contact a qualified professional.

4.9.1 Sewer Scope

Action Items

SEWER SCOPE - RECOMMENDATION



We strongly recommend that all homes have their underground main drain line video scoped to check for potential blockages, damages, or root intrusion. This service is crucial for identifying hidden issues that may not be visible during a standard home inspection but could lead to significant problems if left undetected.

- **Hidden Issues**: Video scoping can reveal blockages, cracks, or root intrusion that are not detectable through a standard inspection.
- **Prevent Costly Repairs**: Identifying potential problems early can save you from unexpected and expensive repairs after purchasing the home.
- **Complete Understanding**: A video scope provides a comprehensive view of the condition of the underground drain lines, ensuring no surprises.

Please note that without a video scope inspection, there may be underlying issues in the drain lines that cannot be identified through a visual-only inspection. By opting out of this service, the client acknowledges that potential issues within the drain lines may go undetected, and A Better Home Inspection cannot be held liable for any subsequent problems that arise from uninspected drain lines.

Recommendation

Contact a qualified professional.

4.9.2 Sewer Scope

Information/Limitations

MAIN DRAIN - SERVICE / RECOMMENDATION

It is recommended that all homes have the main drain cleaned and serviced on a periodic basis. Regular maintenance of the main drain can help:

- Prevent blockages: Routine cleaning can prevent the buildup of debris, grease, and other materials that can cause clogs.
- Avoid costly repairs: Regular servicing can identify potential issues early, reducing the risk of major plumbing problems and expensive repairs.
- Ensure proper drainage: Keeping the main drain clear helps maintain the efficiency of the home's plumbing system and prevents potential backups.
- For optimal performance, we suggest scheduling main drain cleaning and servicing every 1 to 2 years.

Recommendation

Contact a qualified professional.

5: HVAC

Information

Cooling: Location
Left of home

Heating: Location
Attic

Heating: Fuel Type
Gas

Heating: Approximate BTU's
60001-80000

Heating: Manufacturer
Unknown

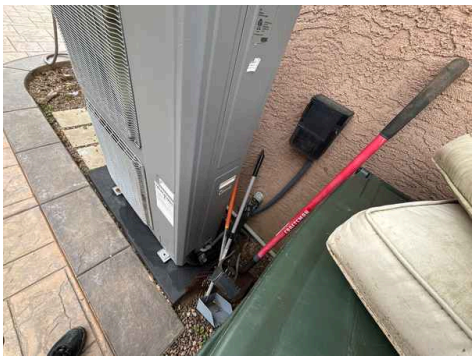
Distribution System: Filter Size
Unknown

Cooling: Air Conditioning

The A/C system was tested using normal operating controls and was observed to be functioning properly in cooling mode at the time of inspection.

- As with all mechanical equipment, the unit may fail at any time without warning, and inspectors cannot predict future failures.

If a more detailed evaluation of the system's cooling capacity or overall performance is desired, it is recommended to consult a licensed HVAC professional prior to closing. Regular servicing of the A/C system can help maintain efficiency and prevent potential issues.



Cooling: Manufacturer

ACPro

Regular maintenance and servicing of an air conditioning (AC) unit are essential to ensure optimal performance, efficiency, and longevity. Proper upkeep can also help identify potential issues before they become costly repairs.

Key Maintenance Recommendations:

- Replace or clean air filters every 1–3 months, depending on usage and the type of filter, to maintain good airflow and indoor air quality.
- Have the coils inspected and cleaned annually to prevent dirt buildup that can reduce cooling efficiency.
- Ensure refrigerant levels are checked by a licensed HVAC professional to prevent system strain and maintain cooling capacity.
- Test and calibrate the thermostat to ensure accurate temperature control.

HVAC Lines: Refrigerant/Condensation Line

The refrigerant and condensation lines appear to be adequately installed and in good visible condition at the time of inspection.

Maintenance Recommendations:

- Periodically check the insulation around the refrigerant line to ensure it is intact and in good condition. Proper insulation helps maintain system efficiency by reducing energy loss.
- Regularly inspect the condensation line to ensure it remains clear of obstructions that could lead to water backups or leaks.

Inspection Limitations:

- Some HVAC lines, including refrigerant and condensation lines, may be hidden inside walls or other inaccessible areas and are not included in this inspection.
- No leak testing was performed as part of this inspection.

Heating: Heating System

The heating system was inspected using normal operating controls and a visual evaluation of accessible components was performed.

- As with all mechanical equipment, the unit can fail at any time without warning. Inspectors cannot predict future failures.

Scope of inspection:

The inspection includes a visual evaluation of the heating system and reporting on the condition of accessible components. Internal or hidden components and advanced diagnostics are not included.

For a more detailed evaluation or regular servicing, consult a licensed HVAC professional. Routine maintenance of the heating system is recommended to ensure safe, efficient, and reliable operation throughout its lifespan.



Heating: Heating Type

Forced Air

Routine maintenance of your furnace is essential to ensure safe, efficient, and reliable operation.

- Replace or Clean Filters: Check and replace filters every 1–3 months to maintain good airflow, energy efficiency, and indoor air quality.
- Inspect Burners and Heat Exchanger: Have a licensed HVAC technician inspect these components annually to ensure proper operation and detect potential safety issues, such as carbon monoxide leaks.
- Test and calibrate the thermostat regularly to ensure accurate temperature control and efficient operation.

An annual professional tune-up is advised to keep the furnace running optimally and safely throughout the heating season.

Gas Valves: Gas Shut Off Present

Gas shut-off valves were observed at the furnace.

- No leak testing was performed as part of this standard inspection.
- Periodically inspect the gas shut-off valves for signs of wear, damage, or leaks to ensure safe operation.

Venting: Vent

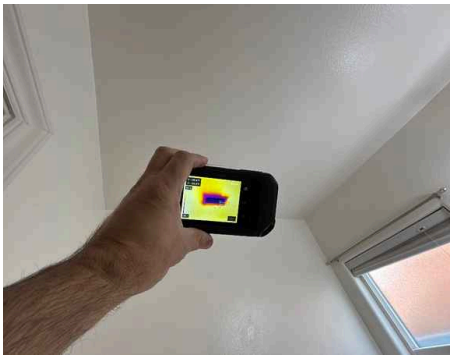
The furnace vent was installed and visually evaluated at the accessible and visible portions during the inspection.

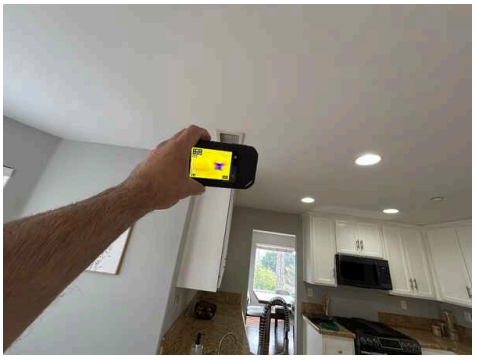
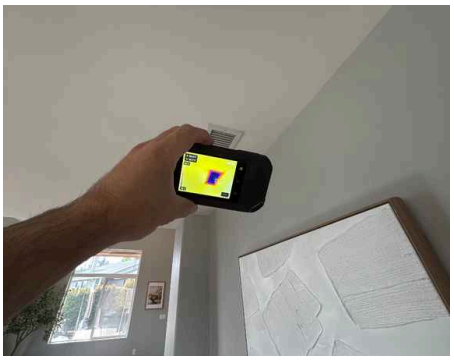
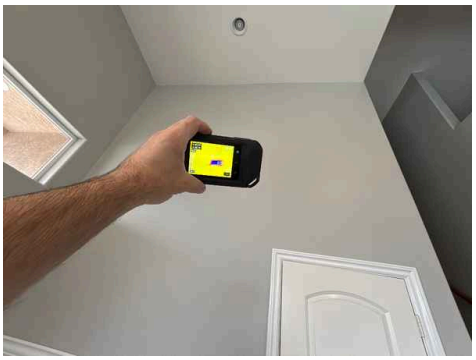
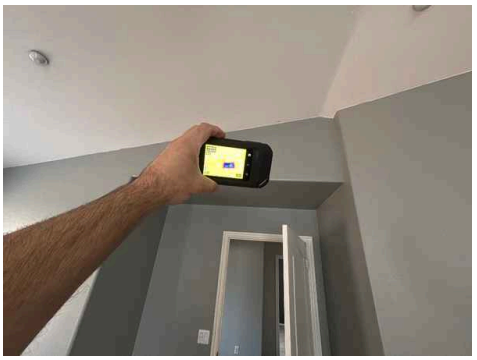
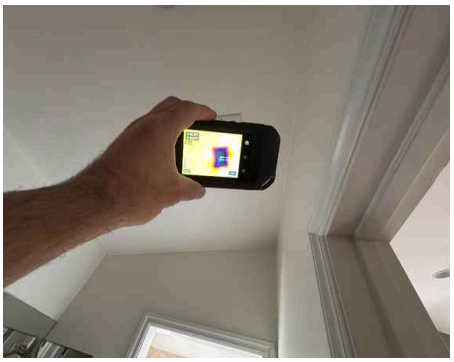
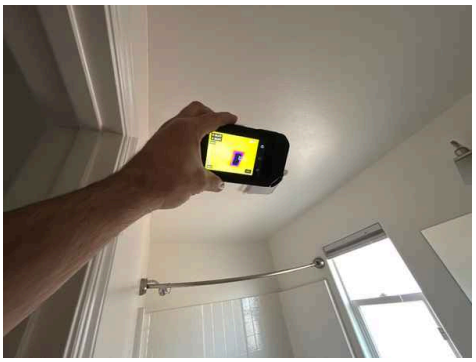
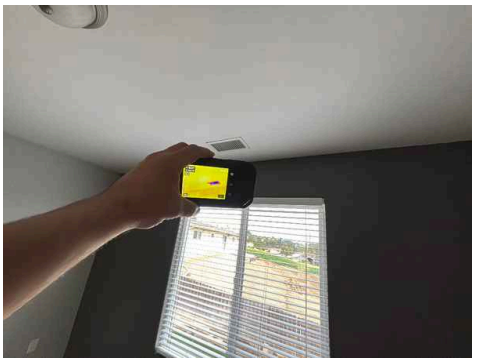
- Not all portions of the vent system may be visible or accessible, and these areas could not be evaluated as part of the inspection.
- The visible portions of the vent appeared to be installed as expected, with no significant deficiencies noted during the inspection.

Distribution System: A/C Temp

The differential split, which measures the number of degrees the system is cooling (or heating) the house air, was within the normal range of 14–20 degrees during the inspection. This range applies when operating the system in hot weather and may be lower when ambient temperatures are cooler.

- As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot predict future failures.



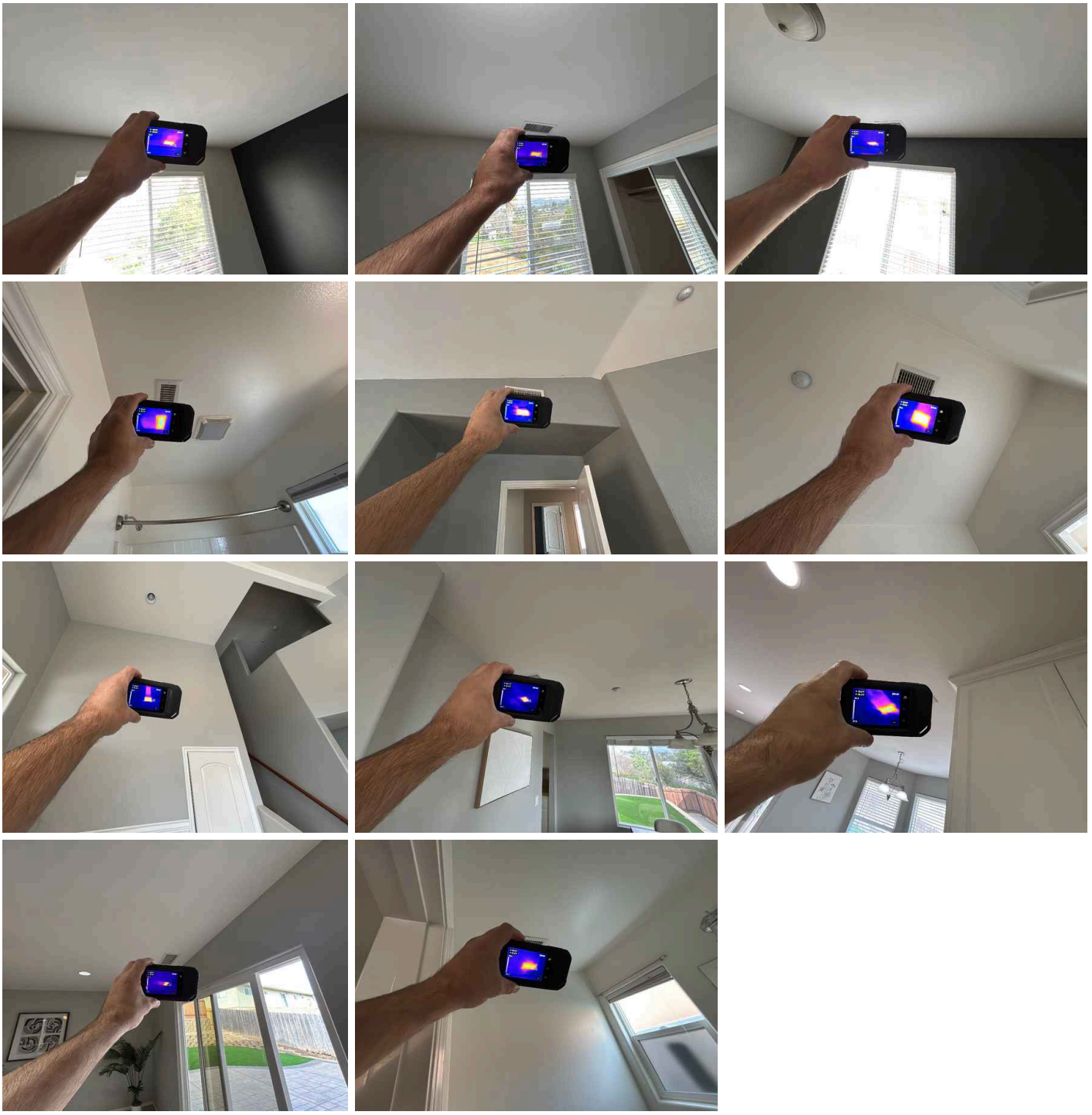










Distribution System: Heat Temp

The differential split, which measures the number of degrees the system is heating (or cooling) the house air, was within the normal range of 20–50 degrees during the inspection. This range applies when operating the system in cold weather.

- As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot predict future failures.



Distribution System: Distribution Type

Ducts/registers

Certain aspects of the HVAC system and materials used in its construction are outside the scope of this inspection.

- Proper sizing and airflow: The adequacy of the distribution system, including proper sizing and airflow, was not evaluated as part of this inspection.
- Asbestos materials: Asbestos was commonly used in older heating systems. Determining the presence of asbestos requires laboratory testing, which is beyond the scope of this inspection.

Distribution System: Filter Advice

Regular inspection and maintenance of air filters are essential for optimal heating and cooling system performance.

- Air filters should be inspected at least monthly.
- Filters should be cleaned or replaced as needed to maintain proper airflow and system efficiency.
- Common issue: Dirty filters are the most common cause of inadequate heating or cooling performance and can lead to system strain or failure.

To ensure efficient operation and maintain good indoor air quality, incorporate regular filter maintenance into your routine or consult a licensed HVAC professional for assistance.

Thermostat: Thermostat

The thermostat(s) were tested during the inspection and appeared to operate the unit(s) as expected.

- Advanced diagnostics or calibration of the thermostat(s) are beyond the scope of this inspection.



Drip Pan: Air Handler Pan

Air handler pans are used to catch condensation being produced by the cooling fins. We recommend periodically checking for the condensation line to keep free of obstruction. Water in the pan is an indication of a backed up condensation.



Action items

5.4.1 Gas Valves

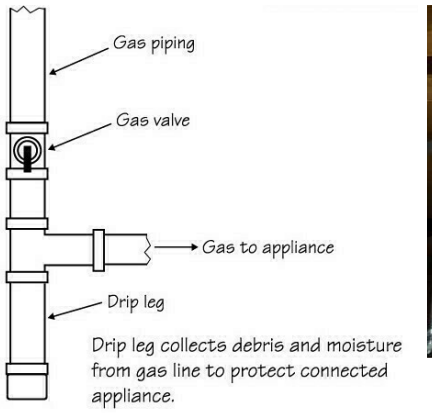
Action Items

FURNACE GAS VALVE - NO SEDIMENT TRAP

No gas line sediment trap noted at the gas line going to the furnace. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.





5.6.1 Distribution System

Action Items

FILTER - DIRTY / MISSING

The system filter was found to be dirty or missing at the time of inspection. A clean and properly installed filter is important to maintain adequate airflow and system efficiency. This condition can lead to:

- Reduced airflow, placing strain on the system and decreasing performance.
- Increased buildup of dust or debris within ductwork and system components.

Recommend further evaluation and correction as needed by a licensed HVAC professional. A clean filter should be installed and maintained regularly according to manufacturer guidelines.


Upper Hall

6: GARAGE

Information

Interior Areas: Garage: Reasonable Access

Reasonable access to the walls, ceilings, and floors of the garage was available at the time of inspection.

- Normal wear and tear consistent with the age and use of the garage was observed.
- Any areas obstructed by personal belongings or vehicles were not inspected.

Firewall : Firewall

The firewall in the garage was visually inspected and appeared serviceable at the time of inspection. Firewalls are critical safety features designed to slow the spread of fire between the garage and the living areas of the home.

Firewall Requirements (California Standards):

- The firewall must be constructed of materials that provide a minimum 1-hour fire resistance rating, such as 5/8-inch Type X drywall on the garage side.
- Any openings, such as gaps or penetrations for plumbing or electrical components, must be properly sealed with fire-rated caulking or materials.
- The firewall must extend from the floor to the roof or ceiling and include proper sealing around the edges.

Firewall : Firewall Door

The pedestrian door leading from the garage to the house is a critical safety feature designed to help slow the spread of fire into the living spaces.

Key Requirements (California Standards):

- It must be fire-rated for a minimum of 20 minutes, typically constructed of solid wood, solid or honeycomb-core steel, or labeled with an approved fire-rating certification.
- It must have a functional self-closing device to ensure the door automatically closes and latches, helping to maintain the integrity of the fire barrier in the event of a fire.

Exterior Doors: Exterior Doors

An exterior door was present and tested using normal operating controls at the time of inspection.

- Regular maintenance, such as checking for proper sealing, lubrication of hinges, and ensuring secure hardware, is advised to maintain the door’s functionality and efficiency. If any issues arise, consult a qualified contractor for repairs or adjustments.

It's important to note that despite our meticulous approach, there may be limitations to detecting certain issues, particularly those that are concealed or not readily accessible during the inspection. Our goal is to provide a detailed overview of the observable state of these essential features, ensuring you are informed of the general condition and any identifiable concerns.

Vehicle Door(s): Vehicle Door

Roll up

The door was inspected for visible condition and basic operation. Internal components, such as motor mechanisms or torsion springs, are not evaluated during a standard inspection.

Maintenance Recommendations:

- Periodically lubricate moving parts, such as hinges, rollers, and tracks, to ensure smooth operation.
- Check that the door is properly aligned and balanced to prevent strain on the opener.
- Regularly test the safety sensors and auto-reverse features to confirm proper functionality.

Automatic Opener: Automatic Opener

The automatic garage door opener was tested during the inspection by operating it in both directions to check for deficiencies. The safety eye beam system was also tested to ensure proper operation, an essential safety feature.

- The battery backup system, now required on all garage door openers in California to ensure operation during power outages, was not tested during this inspection. Older garage door openers that do not have a battery backup system should be upgraded to meet current requirements for safety and convenience.

Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

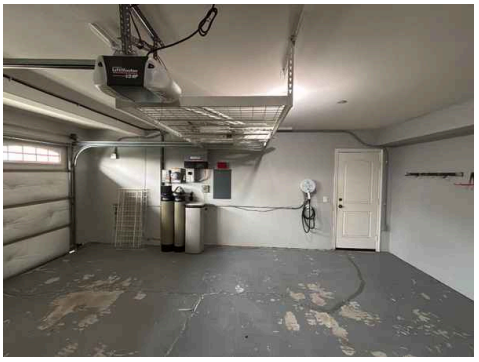
Overview photos

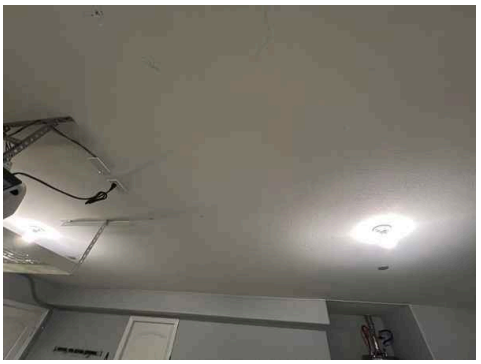
General Garage Photos/Videos

GENERAL GARAGE PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.










Action items

6.1.1 Interior Areas

GARAGE - DRYWALL DAMAGE

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Damaged drywall, holes, or irregularities were observed on the garage wall and/or ceiling in one or more areas. This condition can lead to:

- Reduced fire resistance or protection if the drywall is part of a fire-rated assembly.
- Potential for moisture intrusion, pest entry, or further material deterioration.

Recommend further evaluation and correction as needed by a licensed professional to restore proper protection and appearance.

6.1.2 Interior Areas

Action Items

GARAGE FLOOR - SETTLEMENT CRACK (+)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



The garage floor shows signs of settling, with cracks observed in one or more areas of the slab. The size of the cracks suggests movement beyond typical hairline settlement. This condition can lead to:

- Uneven floor surfaces, creating potential trip hazards.
- Progressive cracking or shifting, which may affect the stability or usability of the floor over time.

Recommend further evaluation and correction as needed by a licensed professional to determine the cause of settlement and perform any necessary repairs.

6.2.1 Firewall

Action Items

FIREWALL DOOR - DOOR STOP



The interior fire-rated door is equipped with a door stop, which can prevent the door from fully closing and latching as required for proper fire separation. This condition can lead to:

- Compromised fire protection between the garage and living areas if the door is held open during a fire event.
- Non-compliance with fire safety codes that require fire-rated doors to self-close and latch without obstruction.

Recommend further evaluation and correction as needed by a licensed contractor to remove the door stop and ensure the fire door functions as intended for occupant safety.

Recommendation

Contact a qualified professional.

6.4.1 Vehicle Door(s)

Action Items

GARAGE VEHICLE DOOR - GAPS

Gaps were noted around the garage door when in the closed position, which may be due to improper alignment, worn weather-stripping, or structural shifting. This condition can lead to:

- Air, moisture, and pest intrusion, reducing energy efficiency and indoor comfort.
- Potential strain on the garage door components due to uneven sealing or misalignment.



Recommend further evaluation and correction as needed by a licensed garage door specialist to ensure proper alignment and sealing for safe and efficient operation.

Recommendation

Contact a qualified professional.

6.6.1 Electrical

Information/Limitations

GFCI RESET LOCATION

The GFCI reset location for the outlet(s) is located at the photo/video location. Please note that not all outlets may reset at this location, and there may be additional GFCI reset points throughout the home.



Recommendation

Contact a qualified professional.

7: KITCHEN

Information

Dishwasher: Manufacturer
Samsung

Countertop: Countertop Material
Quartz

Cooktop: Manufacturer
Samsung

Cooktop: Cooktop Energy Source
Gas

Range/Wall Oven: Manufacturer
Samsung

Range/Wall Oven: Oven Energy Source
Gas

Kitchen Sink: Kitchen Sink

The sink was inspected by operating the faucet and any attached spray wand, whether standalone or integrated with the faucet.

- The faucet and spray wand were checked for proper water flow and functionality.
- The inspection included looking for leaks or signs of significant deficiencies in visible components, such as the sink basin, faucet connections, and drain.

It is recommended to maintain regular checks for leaks or other concerns to ensure the continued functionality of the sink.

Dishwasher: Dishwasher

A dishwasher was present and tested during the inspection.

- The dishwasher was operated to introduce a load on the plumbing drain and waste system, but soap was not used.

Inspection limitations:

- This test is not intended to evaluate how well the dishwasher cleans or dries dishes. The areas behind and below the dishwasher were not visible, as inspecting these areas would require removal of the appliance, which is beyond the scope of this inspection.

Past or current leaks could occur in hidden areas behind or beneath the dishwasher and may not be detectable without further disassembly.

Garbage Disposal: Garbage Disposal

A garbage disposal was present and tested during the inspection.

- The disposal operated as expected at the time of inspection, with no visible deficiencies noted.
- The internal condition of the disposal and plumbing components was not evaluated beyond normal operation.

Caution for Septic Systems:

- Homes with septic systems should use garbage disposals cautiously, as they can introduce additional solid waste into the septic system. This may lead to increased maintenance, more frequent pumping, or strain on the system.

Cabinets: Cabinet Condition

The kitchen cabinets were inspected by visually evaluating their condition and testing a representative number of doors and drawers for proper operation.

- Normal wear and tear consistent with the age and use of the cabinets may be present, such as minor scuffs, scratches, or loose hardware.

Countertop: Countertop Condition

The countertops were visually inspected for signs of damage, such as cracks, chips, stains, or other deficiencies.

- The inspection was limited to visible and accessible areas of the countertops. Hidden or obstructed areas, such as those behind appliances or fixtures, were not inspected.

Built-in Microwave: Microwave

The microwave was inspected and tested during the inspection.

- The inspection is limited to testing the basic functionality of the microwave. Internal components, specialized features, and the effectiveness of heating are not evaluated.

Cooktop: Cooktop

The kitchen cooktop was tested during the inspection, and all accessible heating elements were turned to the "High" setting to verify basic functionality.

- The inspection did not include testing for temperature calibration, advanced features, or internal components.

California began requiring anti-tip brackets for freestanding and slide-in ranges in 1991 as part of safety standards to prevent tipping accidents. If the cooktop is part of a range, ensure an anti-tip bracket is installed to meet safety requirements and prevent hazards, especially in homes with children or elderly residents.

Range/Wall Oven: Range / Oven

The oven was tested by operating it in both "Bake" and "Broil" modes during the inspection.

- Features such as self-cleaning or continuous cleaning operations, clocks, timing devices, and thermostat accuracy were not tested as part of this inspection.

Regular cleaning and maintenance of the oven are recommended to ensure its continued functionality.

Vent: Hood Vent

The kitchen exhaust vent/hood was inspected for basic operation and functionality during the inspection.

- The inspection was limited to visible and accessible components. Internal filters, ductwork, and overall airflow efficiency were not evaluated.
- Regular cleaning of the hood, including filters and ductwork, is recommended to prevent grease buildup and maintain proper airflow.

Vent: Exhaust Hood Type

Vented

- Vented to exterior systems typically offer better performance in removing heat, odors, and moisture from cooking areas by exhausting air outside the property.
- Recirculating systems, which filter and return air back into the kitchen, are generally less effective at removing moisture and airborne contaminants but may still reduce cooking odors.

For recirculating systems especially, regular cleaning or replacement of the filters is important to maintain performance and reduce grease buildup.

Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

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- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Overview photos

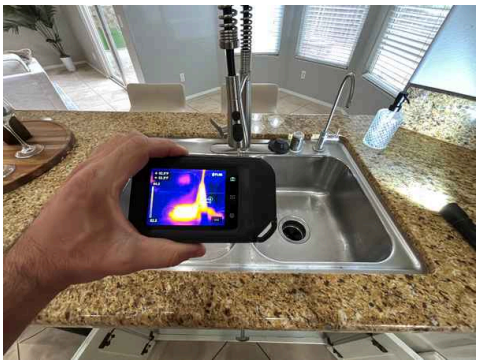
Kitchen Sink

KITCHEN SINK - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.







Dishwasher

DISHWASHER - OVERVIEW

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Garbage Disposal

GARBAGE DISPOSAL - OVERVIEW

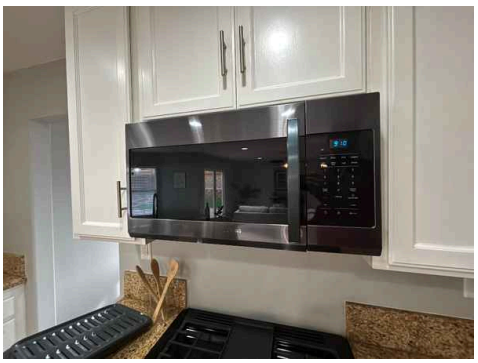
General photos of current conditions of the garbage disposal. Please refer to main report for deficiencies.



Built-in Microwave

MICROWAVE - OVERVIEW

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Cooktop

COOKTOP - OVERVIEW

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Range/Wall Oven

OVEN - OVERVIEW

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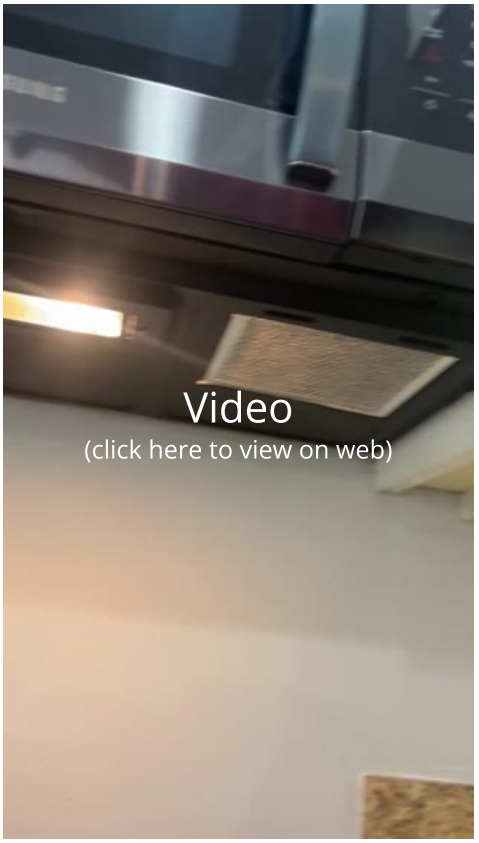




Vent

VENT - OVERVIEW

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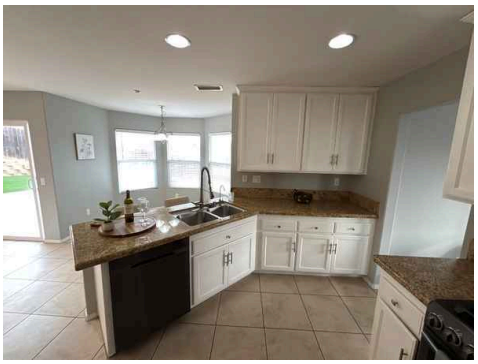
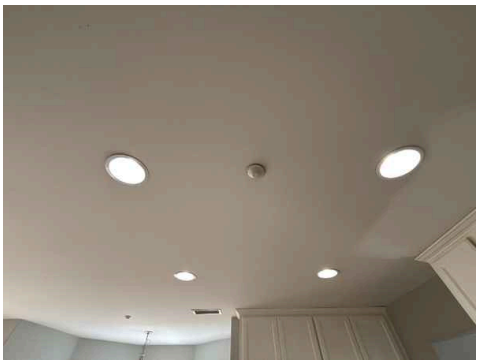
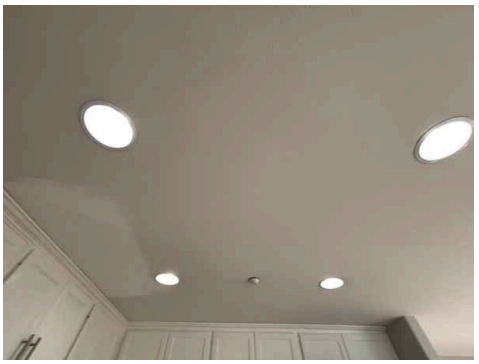
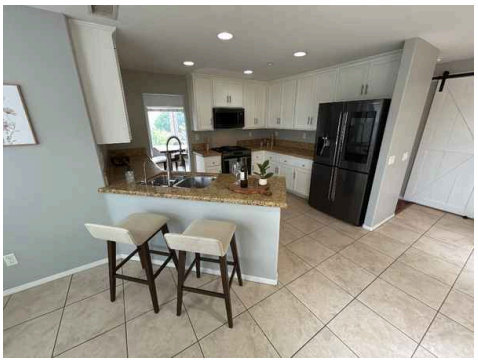


Kitchen General Photos/Videos

GENERAL KITCHEN PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.




Action items

7.1.1 Kitchen Sink

Information/Limitations

WATER FILTRATION/PURIFICATION SYSTEMS



Filtration systems (e.g., reverse osmosis, cartridge systems) are not evaluated as part of this inspection and were excluded from the scope of review. This condition can lead to:

- Potential health concerns if filters or cartridges are expired or not functioning properly, affecting water quality.
- Reduced system performance if maintenance or replacements are overdue.

Recommend evaluation of the filtration system by a licensed plumber or water treatment specialist and replacing all filters and cartridges prior to use to ensure optimal functionality and water quality.

Recommendation

Contact a qualified professional.

7.1.2 Kitchen Sink

Action Items

SINK VALVE / CONNECTIONS - CORROSION



Corrosion was observed on the one or more sink water shutoff valve(s), which may compromise their functionality. This condition can lead to:

- Potential leaks, which could cause water damage to cabinets, flooring, or surrounding areas.
- Difficulty operating the valve, potentially hindering water shutoff in an emergency or during maintenance.

Recommend further evaluation and correction as needed by a licensed plumber to ensure the shutoff valve(s) are functional and to prevent potential leaks or failures.

Recommendation

Contact a qualified professional.

7.1.3 Kitchen Sink

Action Items

SINK - RUST



Rust was observed on the sink in one or more areas, which may indicate wear or exposure to moisture over time. This condition can lead to:

- Further corrosion, potentially compromising the sink's structural integrity and appearance.
- Increased likelihood of leaks or water damage if the rust penetrates the sink material.

Recommend further evaluation and correction as needed by a licensed plumber or contractor to address the rust and determine if repair or replacement is necessary.

Recommendation

Contact a qualified professional.

7.1.4 Kitchen Sink

Action Items

SINK FAUCET - POOR WATER PRESSURE



Kitchen

Very low water pressure was observed at the sink faucet during the inspection. This condition can lead to:

- Reduced functionality and inconvenience.
- Potential underlying issues, such as clogged aerators, supply line obstructions, or valve malfunctions, that could worsen over time.

Recommend a licensed plumber further evaluate and correct the issue as needed to restore proper water pressure and functionality to the faucet.

Recommendation

Contact a qualified professional.

7.2.1 Dishwasher

DISHWASHER - RUST TO RACK(S)

Information/Limitations



Rust was observed on the dishwasher racks at the time of inspection, indicating wear and deterioration of the protective coating. This condition can lead to:

- Potential rust transfer to dishes, affecting cleanliness and appearance.
- Further deterioration of the racks, potentially leading to breakage or exposed metal that may damage dishware.

Recommend further evaluation and replacement of the affected racks as needed by a licensed appliance specialist to ensure proper function and longevity of the dishwasher.

Recommendation

Contact a qualified professional.

7.2.2 Dishwasher

DISHWASHER - DRAINS THROUGH AIR GAP

Action Items

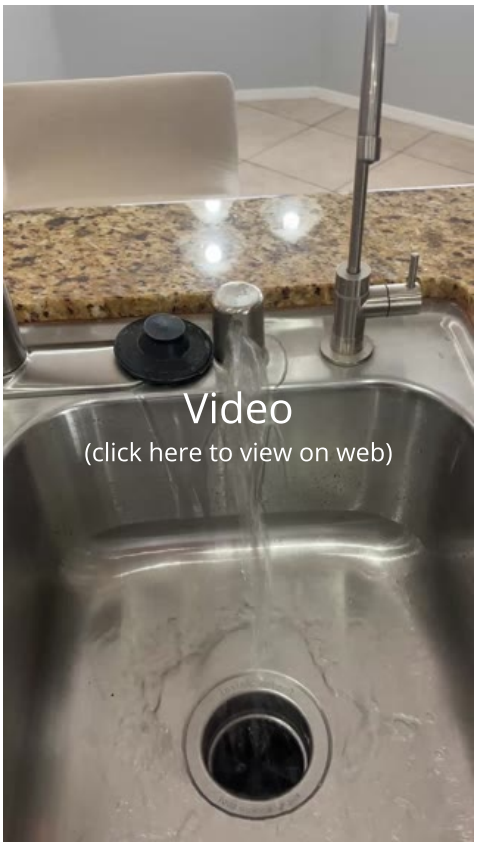
The dishwasher was improperly draining out of the air gap device, which may be caused by a factory plug left in the disposal, a clogged drain line, or a kinked air gap-to-disposal hose. This condition can lead to:

- Potential water overflow onto countertops or surrounding areas, leading to moisture damage.
- Improper drainage, which may impact dishwasher performance and hygiene.

Recommend further evaluation and correction as needed by a licensed plumber to ensure proper drainage and prevent water backup issues.

Recommendation

Contact a qualified professional.





7.3.1 Garbage Disposal

GARBAGE DISPOSAL - FOREIGN OBJECT

Action Items

The unit makes irregular noise. There may be a foreign object stuck in the disposal. Recommend correction as needed.



7.4.1 Cabinets

CABINET(S) - WEAR MARKS / DINGS

Information/Limitations

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Dings and wear marks were observed on the cabinets in one or more areas of the property, consistent with regular use and aging.

This condition can lead to:

- Aesthetic concerns that may diminish the overall appearance of the kitchen or bathroom.
- Potential for further surface damage or weakening of cabinet materials if deterioration continues.

Recommend repair, refinishing, or replacement as needed by a licensed contractor or qualified handyman, depending on client preference and desired appearance.

7.10.1 Electrical

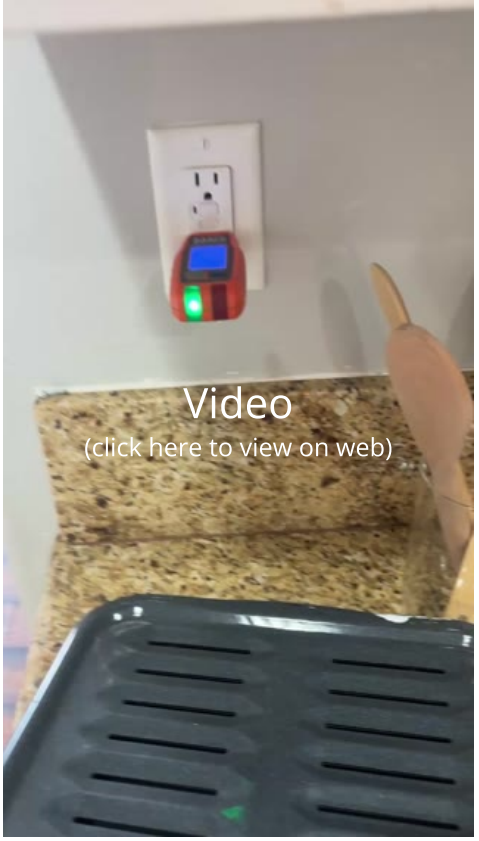
Information/Limitations

GFCI RESET LOCATION

The GFCI reset location for the outlet(s) is located at the photo/video location. Please note that not all outlets may reset at this location, and there may be additional GFCI reset points throughout the home.

Recommendation

Contact a qualified professional.



8: INTERIOR AREAS

Information

Windows: Materials
Vinyl

Windows: Window Type
Sliders, Dual pane, Single-hung

Interior Doors: Interior Doors

At the time of inspection, the interior doors were inspected. Here are some maintenance tips for homeowners:

- Regularly check and tighten hinges to ensure smooth operation.
- Keep the door frames clean and free of dust to prevent wear on seals and finishes.
- Lubricate door locks and hinges periodically to maintain functionality.

Please note that owners' belongings or other items may prevent a full inspection of the doors. If there are any limitations, we recommend addressing them and considering a re-inspection to ensure all areas are adequately assessed.

Windows: Windows

Please note that determining the condition of all thermo-pane windows is not always possible due to variations in temperature, weather, and lighting. Additionally, the inspector is unable to determine if retrofitted windows have been properly flashed or installed.

Here are some common maintenance tips for homeowners:

- Regularly check and clean window seals to prevent drafts and moisture intrusion.
- Inspect and replace weather-stripping as needed to maintain energy efficiency.

Windows: Window Screens

Screens were present at the time of inspection.

Please note that while the screens appeared to be in good condition, regular maintenance is essential. Here are some maintenance tips for homeowners:

- Clean screens regularly to remove dirt and debris, ensuring optimal visibility and airflow.
- Inspect for any tears or damage and repair or replace screens as needed to maintain their effectiveness.

Cabinets/Closets: Cabinet Condition

The cabinets were inspected for damage by testing a representative number of doors and drawers to evaluate their operation.

Here are some maintenance tips for homeowners:

- Regularly check and tighten hardware, such as hinges and knobs, to ensure smooth operation.
- Wipe down cabinet surfaces with a gentle cleaner to remove grease and grime, maintaining their appearance and preventing damage.

Walls/Ceilings: Limited Access

Various Locations- Not All Areas May Be Shown

Limited access was noted in one or more areas of the property due to stored personal belongings, furniture, or other obstructions, preventing a full evaluation. The inspection was limited to visible and accessible surfaces at the time of inspection.

- Potential hidden issues, such as moisture damage, structural concerns, or defects, that may not be immediately visible.
- Delayed discovery of necessary repairs, which could impact the property's condition and future maintenance.

Recommend removing obstructions and reinspecting these areas prior to the close of escrow to ensure a thorough assessment of the property's condition. If concerns persist, further evaluation by a qualified professional may be necessary.

Floors : Floor Type

Laminate, Carpet

The interior flooring was visually inspected during the inspection; however, portions of the floor covering may have been obscured by furniture or other items, preventing a complete evaluation. The inspection was limited to visible and accessible surfaces.

- Potential hidden issues beneath the flooring, such as moisture damage, mold, or subfloor deterioration, that may not be immediately visible.
- Limited assessment, as conditions or defects beneath the floor covering, such as stains, damage, or structural issues, may not be disclosed in this report.

The inspector was unable to assess conditions beneath the flooring. Recommend further evaluation if there are concerns about hidden moisture, damage, or subfloor integrity.

Interior Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Interior Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it’s important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Interior Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
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- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Smoke/Carbon Monoxide Detector : Carbon Monoxide Detectors

The life expectancy of carbon monoxide detectors is approximately 7 years, after which their sensors may lose sensitivity and may not detect carbon monoxide effectively.

- The test button on a carbon monoxide detector only confirms that the battery, electronics, and alert system are functioning. It does not verify the operational status or sensitivity of the carbon monoxide sensor.
- **Detectors older than 7 years should be replaced to ensure they remain effective in detecting carbon monoxide and providing timely alerts.**

Regularly test carbon monoxide detectors to verify functionality and replace any units that are over 7 years old or show signs of malfunction.

Smoke/Carbon Monoxide Detector : Smoke Detectors

The life expectancy of smoke alarms is generally 10 years, after which their sensors may lose sensitivity and become less effective at detecting smoke.

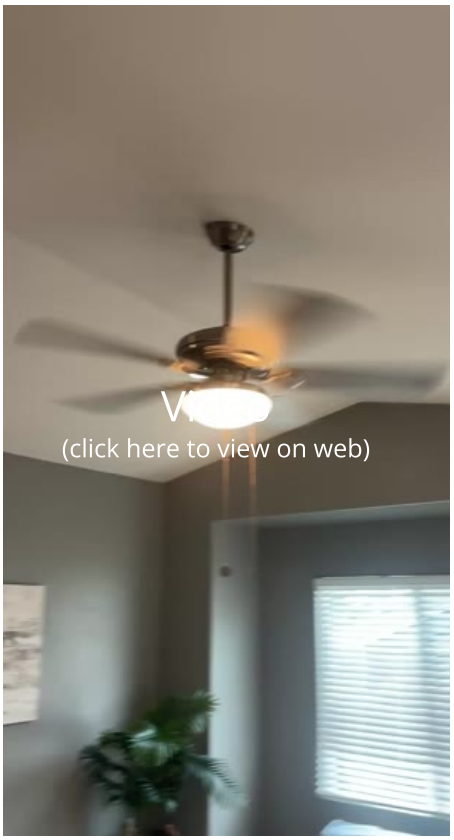
- Pressing the test button on a smoke alarm only confirms that the battery, electronics, and alert system are functioning; it does not verify the sensitivity or operational status of the smoke sensor.
- **Smoke alarms older than 10 years should be replaced to ensure they remain effective in providing early warnings in case of fire.**

Regularly test smoke alarms to confirm functionality and replace any units that are over 10 years old or show signs of malfunction.

Ceiling Fans: Ceiling Fans Operational

The ceiling fans were inspected during the inspection to evaluate their basic operation.

- The fans were tested to confirm operation, and lights (if applicable) were checked for functionality.
- The fans were not tested through all speed settings. The inspection was limited to verifying that the fan operates and lights function correctly.



Steps/Stairways/Railings: Stair Information

The inspection of the staircase included a visual examination of the following components:

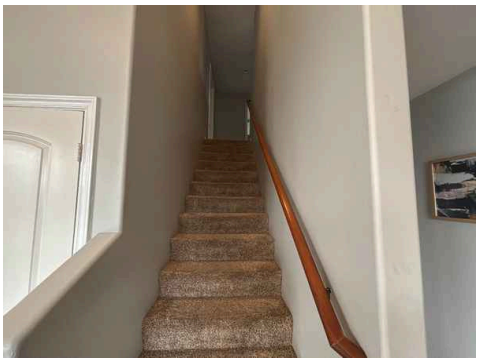
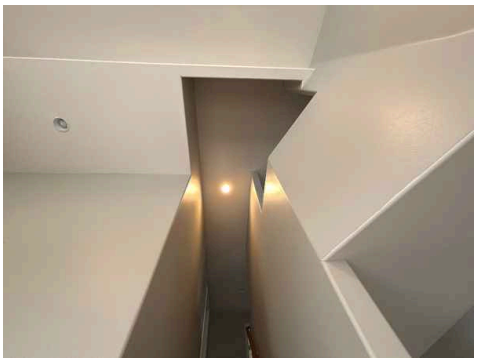
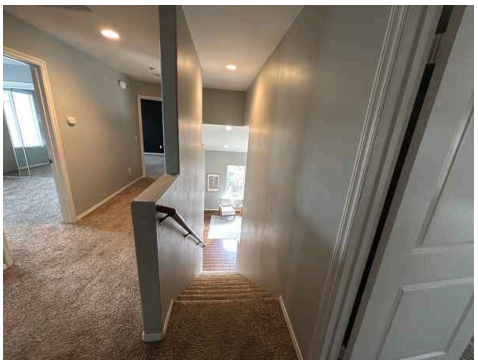
- Treads and risers: Checked for proper condition, alignment, and wear.
- Landings: Evaluated for stability and safety.
- Angle of the staircase: Assessed for compliance with typical standards.
- Handrails and guardrails: Inspected for secure installation and adequate height.
- Lighting: Reviewed for proper illumination of the staircase.
- Headroom: Checked for sufficient clearance.

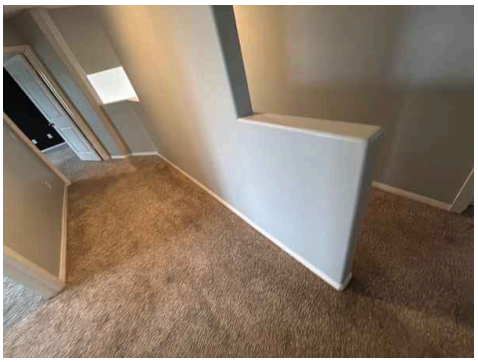
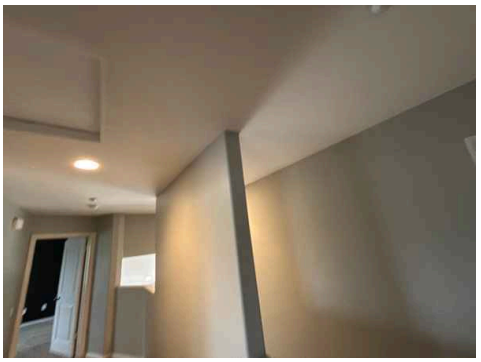
Overview photos

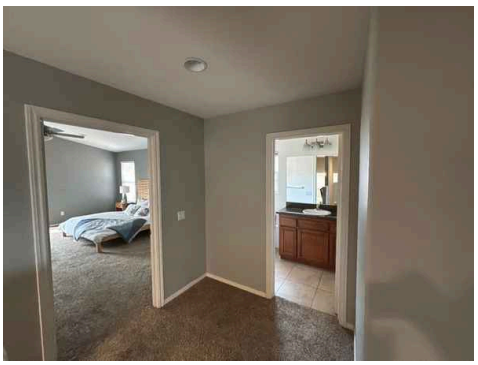
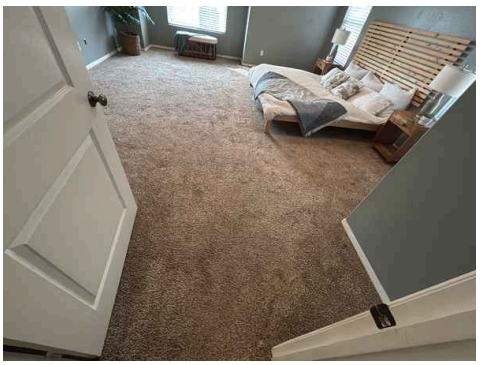
Interior General Photos/Videos

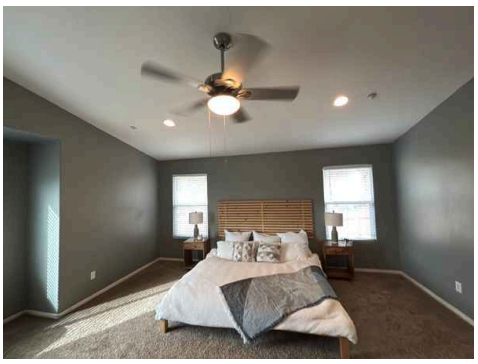
GENERAL INTERIOR PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.

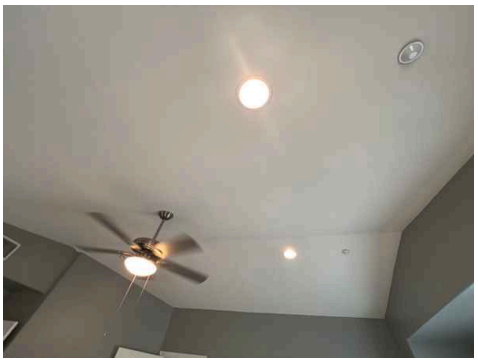
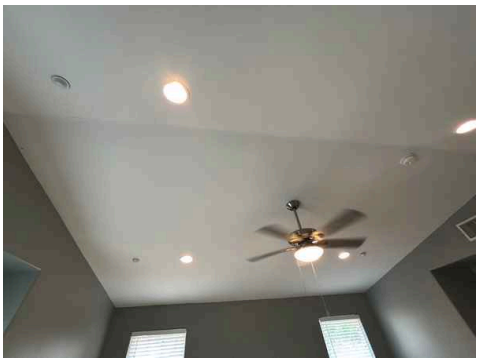





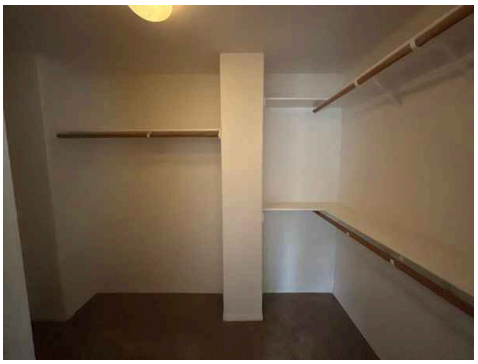




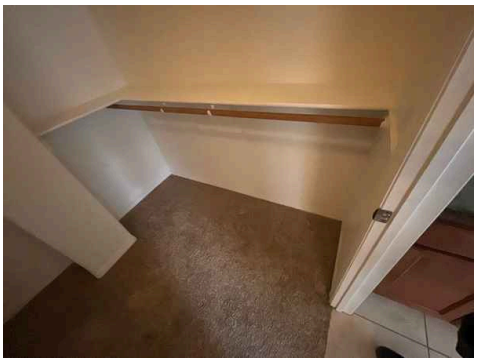



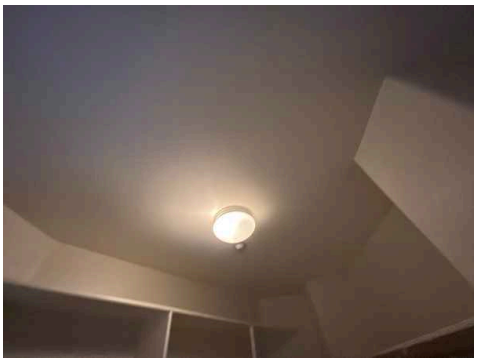
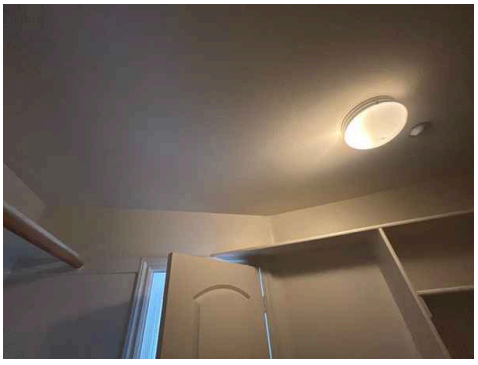
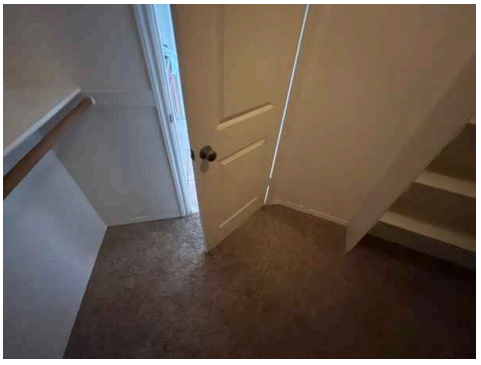
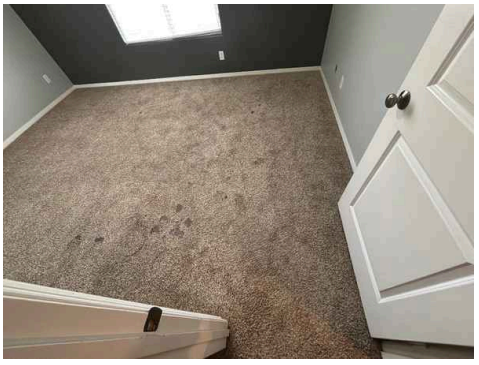


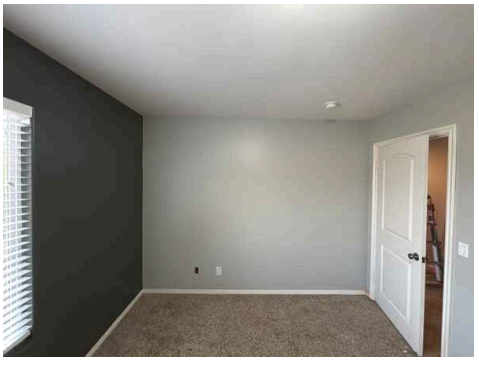


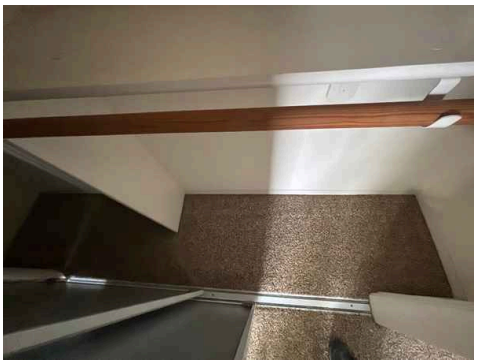


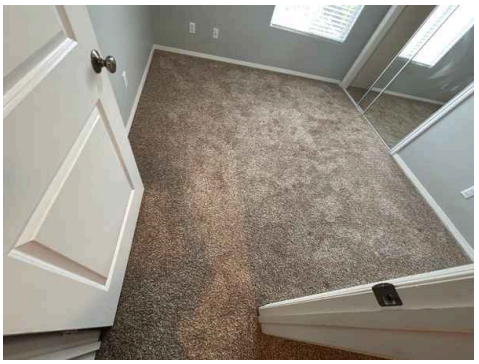



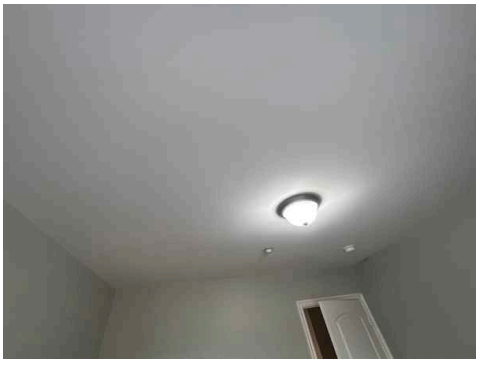
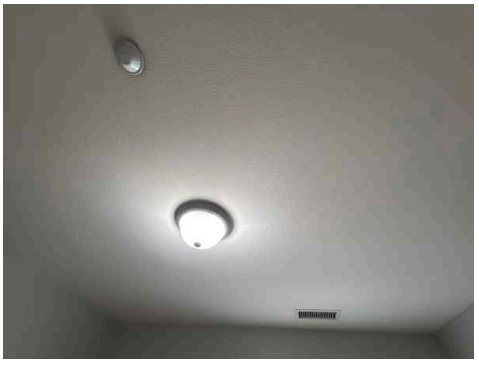



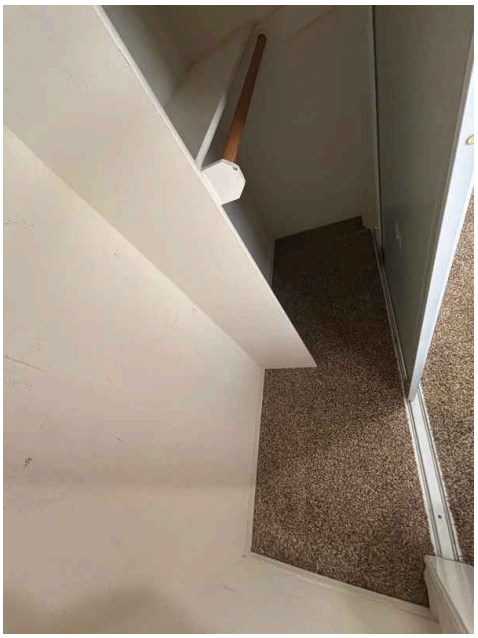
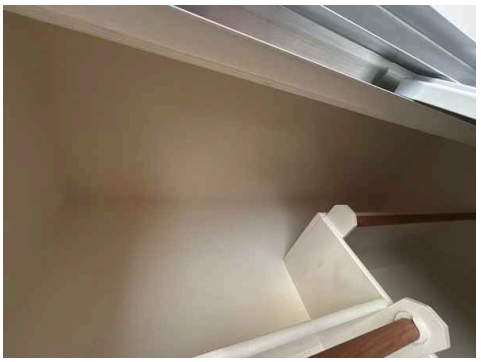
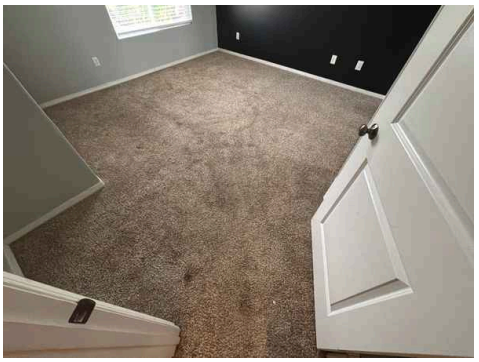
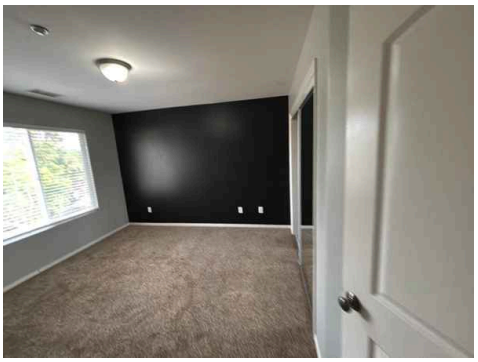
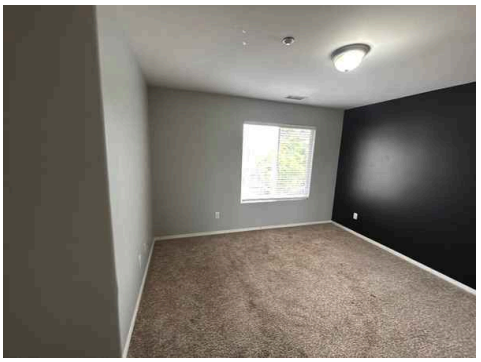
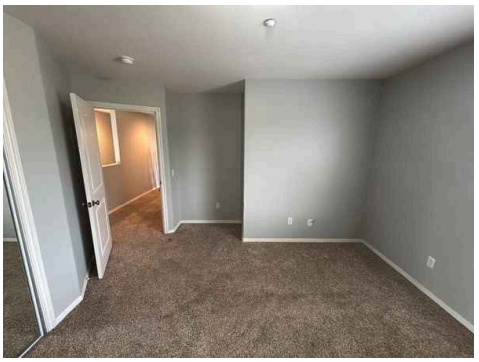
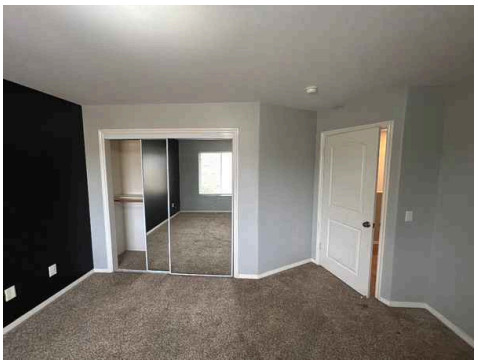


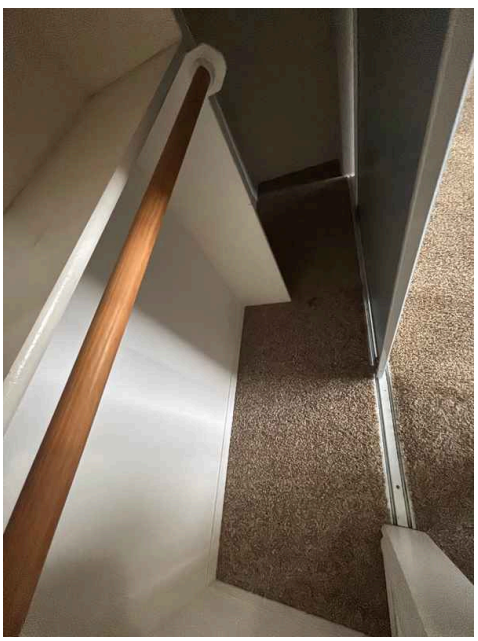
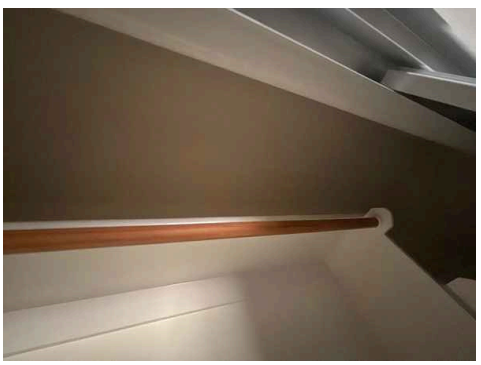
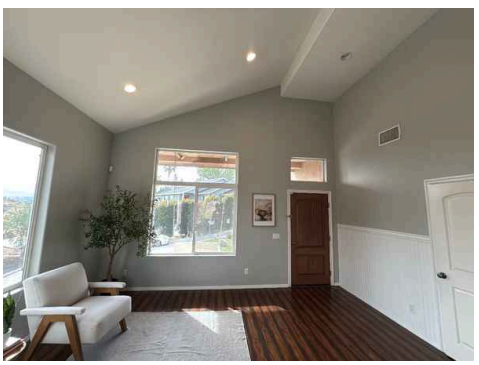



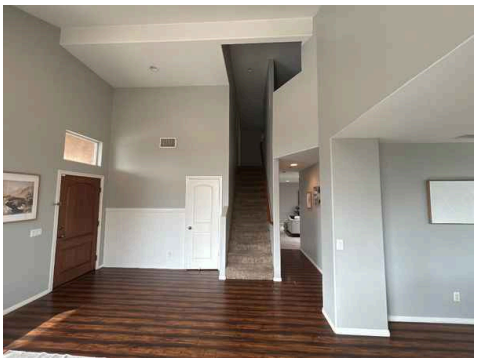
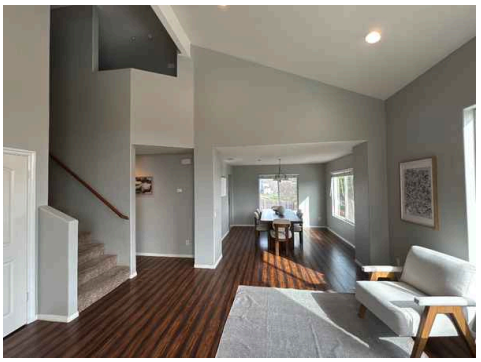
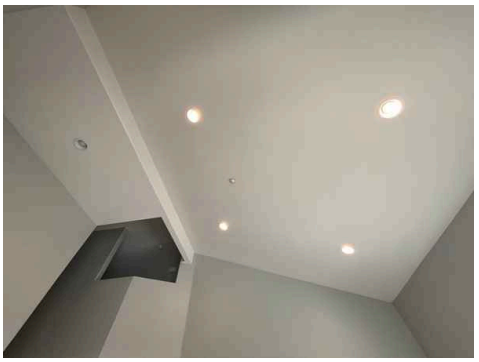
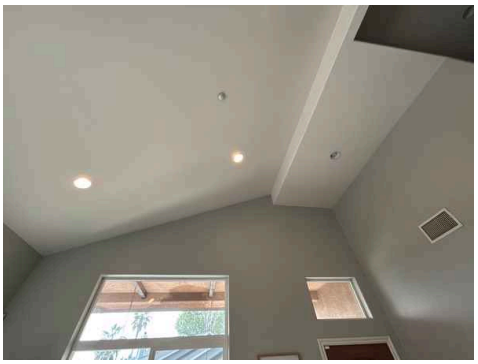
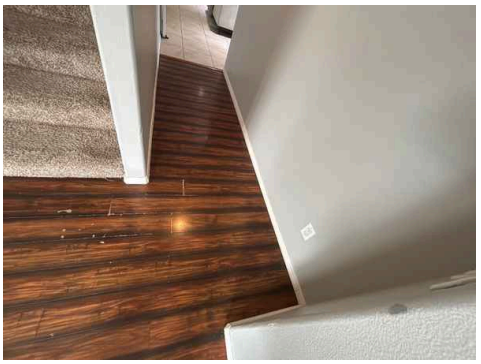
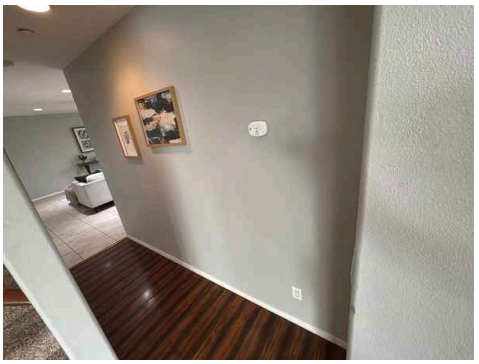
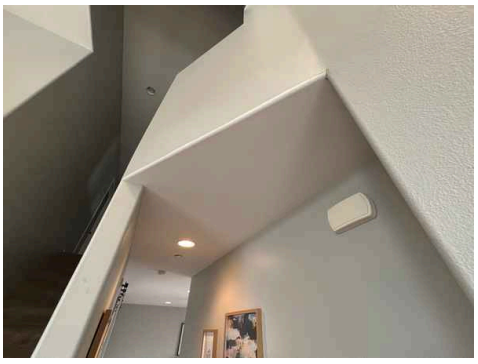
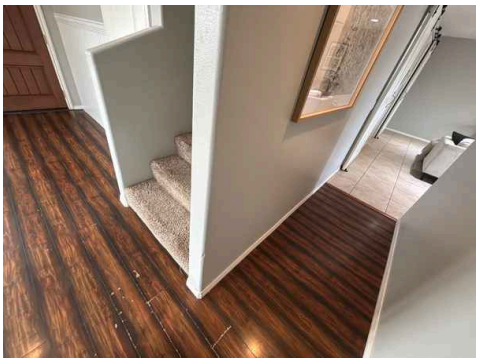
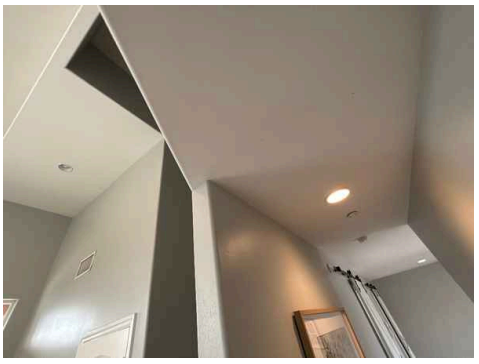
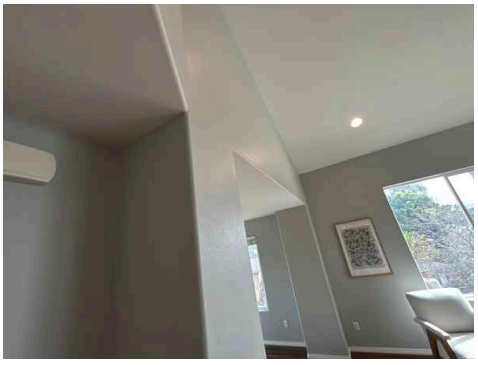
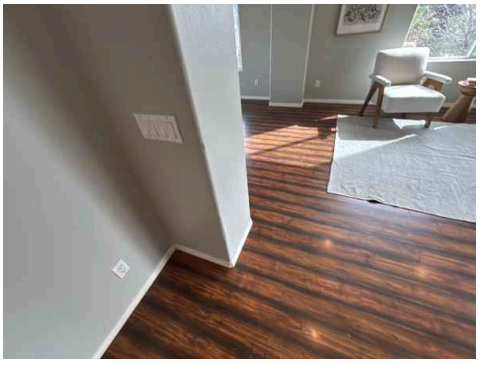
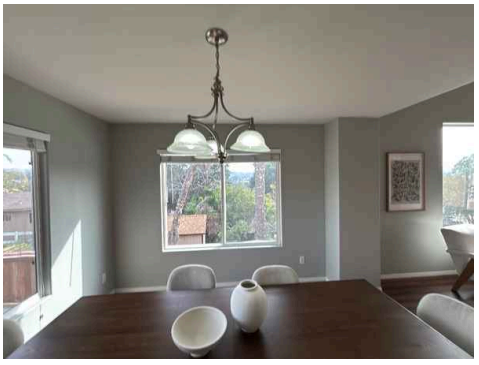


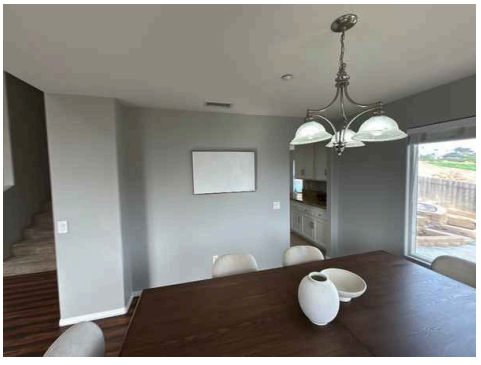
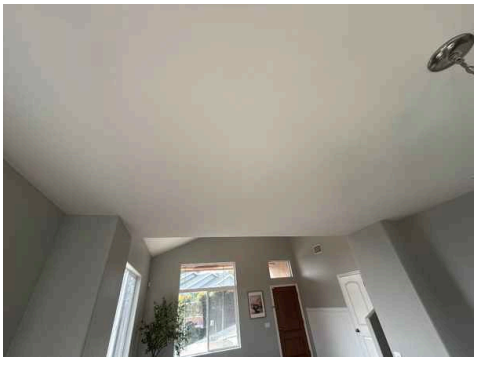


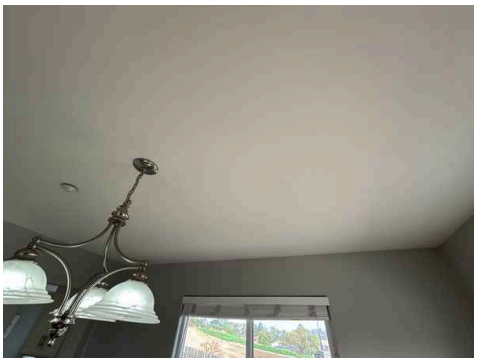
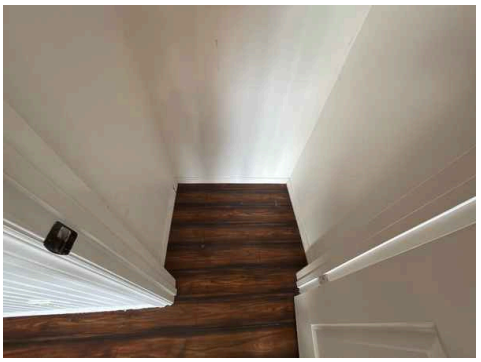




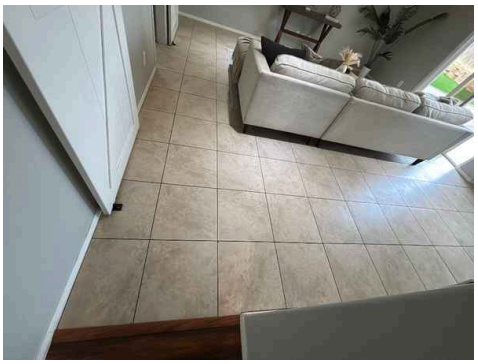








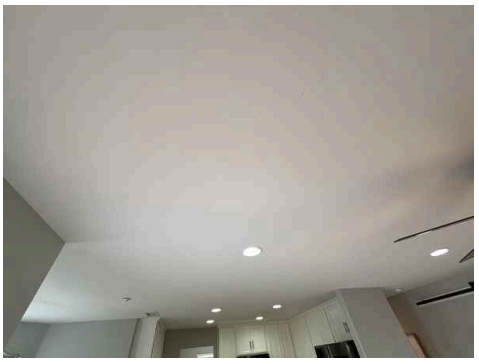
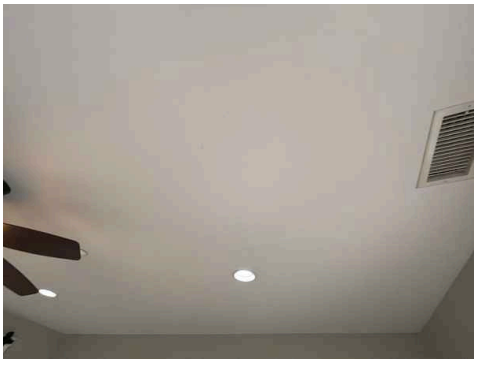













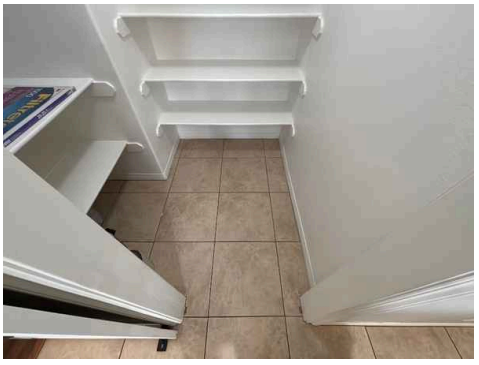



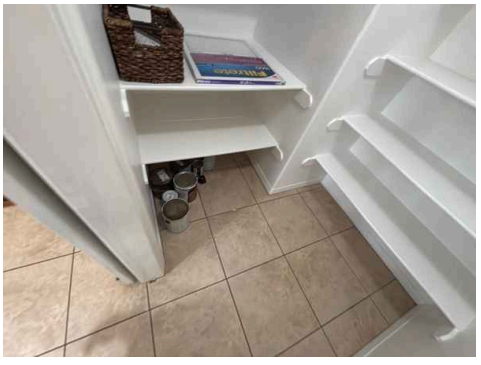



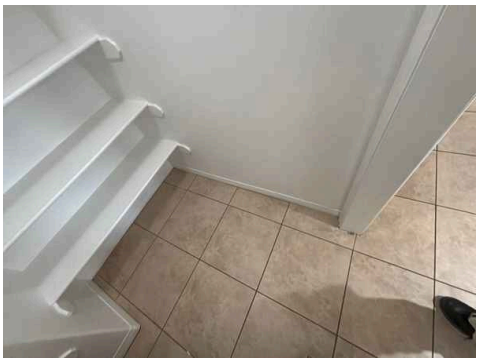








Action items

8.1.1 Interior Doors

Information/Limitations

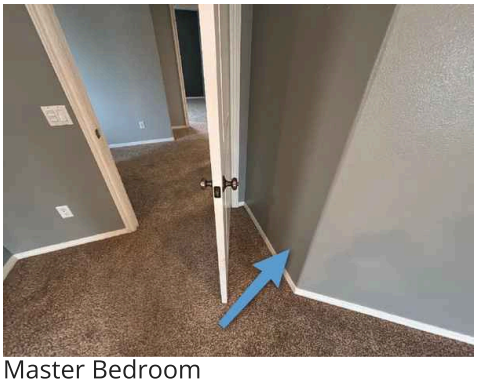
INTERIOR DOOR - DOOR STOPS NEEDED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Door stops were missing at one or more doors, leaving walls and doors unprotected from potential impact damage. This condition can lead to:

- Damage to walls, trim, or doors from repeated contact.
- Increased repair or maintenance costs due to preventable dents, scratches, or holes.

Recommend installation of door stops at all doors as needed by a qualified professional to protect walls and doors from impact damage.


Master Bedroom

8.2.1 Windows

Information/Limitations

SCREEN(S) - BENT

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Window screens were bent in areas around the home.

Recommendation

Contact a qualified professional.


Dining Room

8.3.1 Cabinets/Closets

Information/Limitations

CABINET(S) - WEAR MARKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Dings and wear marks were observed on the cabinets in one or more locations, indicating signs of regular use or aging. This condition can lead to:

- Aesthetic concerns that may diminish the overall appearance.
- Potential for further damage, such as surface chipping or structural weakening, if not addressed.

8.4.1 Walls/Ceilings

Information/Limitations

COMMON - NAIL POPS, SHRINKAGE, TAPE JOINTS

As is common for many homes/buildings, nail pops, settling/shrinkage cracks, and/or joint tape separation may be observed on finished surfaces. These are typically cosmetic issues that may be seasonal due to the natural swelling and shrinkage of building materials. Finished surfaces also limit a conclusive evaluation of the underlying framing and structure. This condition can lead to:

- Minor aesthetic imperfections that may require periodic maintenance.

Repairs can be made as needed for cosmetic purposes, and further monitoring is advised for any signs of continued movement. If cracks expand or worsen, further evaluation by a qualified professional may be necessary.

Recommendation

Contact a qualified professional.

8.4.2 Walls/Ceilings

Information/Limitations

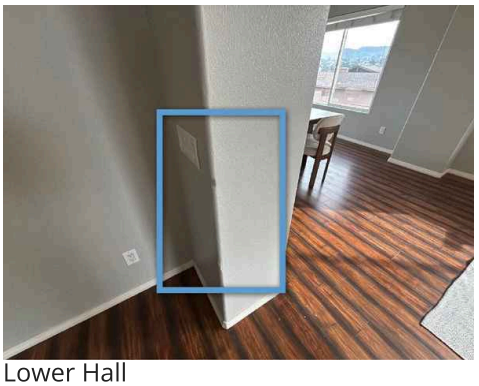
WALL /CEILING - WEAR MARKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Wear marks and patching were observed on walls in various areas. Not all areas may be visible or documented. This condition can lead to:

- Aesthetic concerns that may require repainting or refinishing for a uniform appearance.

Recommend further evaluation and cosmetic repairs as needed by a qualified professional to restore the walls to a consistent finish.



Lower Hall

8.4.3 Walls/Ceilings

Information/Limitations

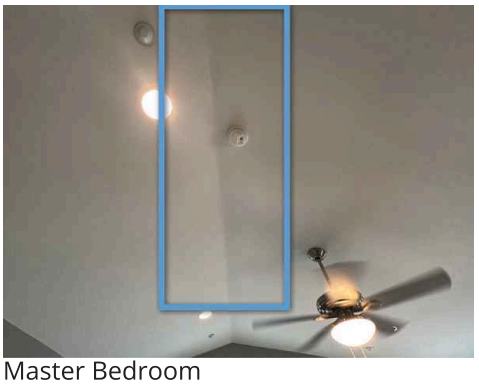
WALL/CEILING - MINOR CRACKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Cracks were observed in the home, which appear to be the result of long-term settling and/or heat expansion and contraction. Some degree of settling is common in homes over time. This condition can lead to:

- Aesthetic concerns that may require patching or repainting.
- Potential widening of cracks if movement continues, possibly indicating structural concerns.

Recommend monitoring the cracks for further movement. If they expand or worsen, further evaluation by a qualified professional may be necessary to assess and address any structural concerns.



Master Bedroom

8.5.1 Floors

Information/Limitations

FLOORING - AREA RUGS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Area rugs were present and may have prevented full observation of the underlying flooring. As a result, these areas were not included in the inspection. This condition can lead to:

- Potential hidden damage, such as stains, moisture issues, or floor deterioration, that may not be immediately visible.
- Delayed discovery of necessary repairs that could impact the property's condition.

Recommend removing area rugs and reinspecting these areas prior to the close of escrow to ensure no underlying issues exist.

Recommendation

Contact a qualified professional.

8.5.2 Floors

Action Items

FLOORING - DAMAGED

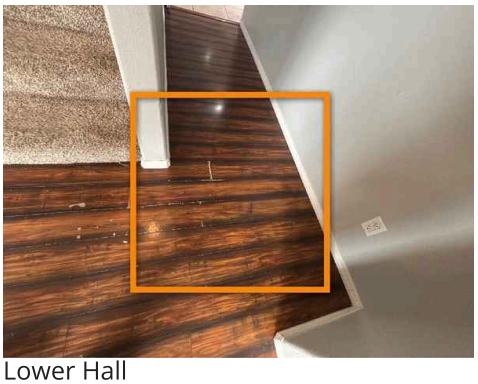
Damage was observed to the flooring in one or more areas, which may affect both appearance and functionality. This condition can lead to:

- Tripping hazards or further deterioration if the damaged areas worsen over time.
- Potential moisture intrusion if flooring materials are compromised, leading to subfloor damage.

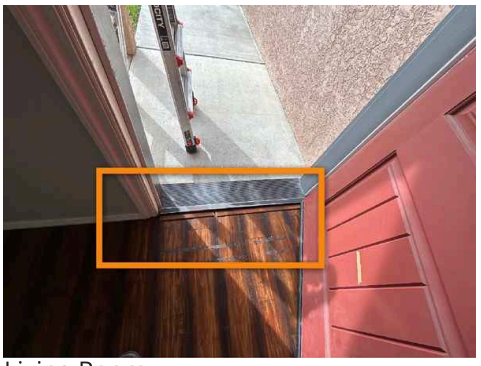
Recommend correction or replacement as needed by a qualified professional to restore safety, durability, and aesthetics.

Recommendation

Contact a qualified professional.



Lower Hall



Living Room

8.5.3 Floors

Action Items

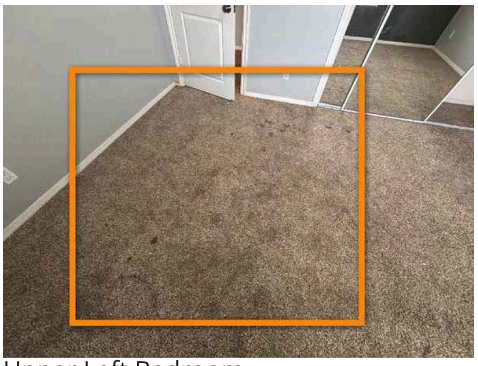
CARPET - STAINS

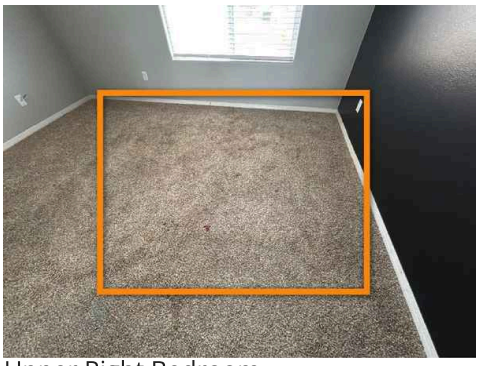
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Carpet staining or discoloration was observed in one or more areas. This condition can lead to:

- Aesthetic concerns and potential odors that may affect indoor air quality.
- Embedded dirt, allergens, or bacteria if not properly cleaned.

Recommend a thorough steam cleaning by a qualified carpet cleaning company to restore appearance and improve cleanliness. If stains persist, replacement may be necessary.


Upper Left Bedroom


Upper Right Bedroom

8.5.4 Floors

Action Items

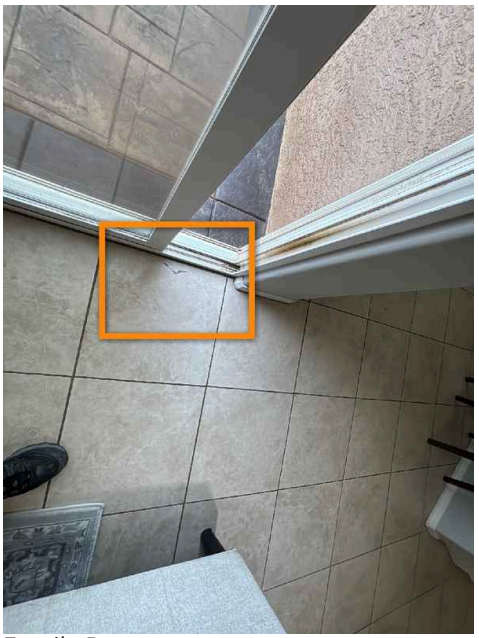
FLOOR - CRACKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Cracked flooring was observed in one or more areas of the home at the time of inspection. This condition can lead to:

- Aesthetic concerns and potential further deterioration over time.
- Possible tripping hazards or structural issues if the cracks worsen.

Recommend repair or replacement as needed by a qualified professional to restore functionality and safety.


Family Room

8.6.1 Interior Electrical

Action Items

OUTLET/SWITCH - COVER MISSING / DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more electrical cover plates were observed to be damaged or missing. This condition can lead to:

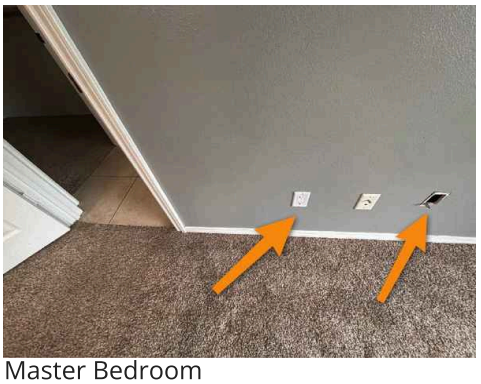
- Increased risk of electrical shock due to exposed wiring or components.
- Non-compliance with electrical safety standards, potentially posing a hazard to occupants.

Recommend further evaluation and correction as needed by a licensed electrician to replace or repair the cover plates and ensure proper safety and compliance.

Recommendation

Contact a qualified professional.


Upper Left Bedroom


Master Bedroom

8.6.2 Interior Electrical

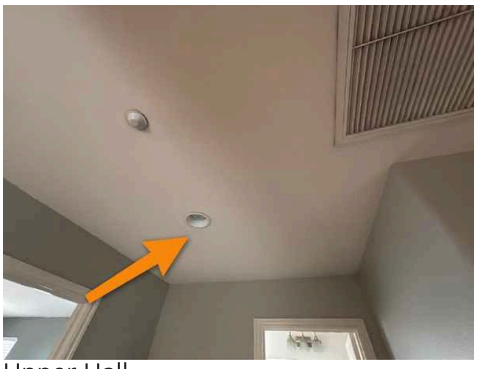
Action Items

LIGHT FIXTURE(S) - BULBS MISSING / INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Light bulb(s) were missing or inoperable in one or more areas at the time of inspection. This condition prevents a full evaluation of the fixture's functionality.

We recommend installing new bulbs and retesting the light fixture to ensure proper operation and confirm that no additional issues are present.


Upper Hall

8.8.1 Ceiling Fans

Action Items

CEILING FAN(S) - LIGHTS OPERATED/FAN DIDN'T

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Lights operated during inspection however fan did not operate. Recommend review/repair as needed.


Family Room

9: BATHROOMS

Information

Locations: **Bathroom Locations**

Master, Upper Hall, 1/2 Bath

The inspection of bathrooms is limited by the following conditions:

- The inspector cannot see or detect any leaks, moisture, mold, or other defects behind walls, ceilings, floors, tiles, or other surfaces that are not readily accessible.
- The inspector is not responsible for any hidden damages that may be present or become evident after the inspection.
- The inspector cannot verify the quality or compliance of any remodeling work performed on the bathroom by previous owners or contractors.

Bathroom Walls / Ceiling : **Ceiling / Walls**

The bathroom ceiling and walls, were visually inspected during the inspection.

- The inspection was limited to visible and accessible surfaces.

Hidden areas: The inspector was unable to assess conditions inside walls, beneath floors, or above ceilings. As a result, potential issues such as mold or hidden leaks behind these surfaces could not be detected.

Bathroom Floors: **Floor Type**

Tile

The bathroom flooring was visually inspected during the inspection; however, portions of the floor covering may have been obscured by furniture or other items, preventing a complete evaluation. The inspection was limited to visible and accessible surfaces.

- Potential hidden issues beneath the flooring, such as moisture damage, mold, or subfloor deterioration, that may not be immediately visible.
- Limited assessment, as conditions or defects beneath the floor covering, such as stains, damage, or structural issues, may not be disclosed in this report.

The inspector was unable to assess conditions beneath the flooring. Recommend further evaluation if there are concerns about hidden moisture, damage, or subfloor integrity.

Mirrors: **Condition**

The bathroom mirror(s) were inspected during the inspection.

- The mirrors were checked for visible damage, such as cracks or chips, that may pose a safety concern.

Countertops/Cabinets: **Countertop Material**

Quartz

The bathroom cabinets and countertops were inspected during the inspection.

- A representative number of cabinet doors and drawers were tested for proper operation, and visible surfaces were checked for signs of damage.
- Areas beneath the cabinets, including hidden surfaces, were not accessible and could not be inspected for damage, mold growth, or other hidden issues.

Bathroom Sink: Bathroom Sink

The sink was inspected by operating the faucet and any attached spray wand, whether standalone or integrated with the faucet.

- The faucet and spray wand were checked for proper water flow and functionality.
- The inspection included looking for leaks or signs of significant deficiencies in visible components, such as the sink basin, faucet connections, and drain.

It is recommended to maintain regular checks for leaks or other concerns to ensure the continued functionality of the sink.

Bathroom Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Bathroom Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Bathroom Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Exhaust Systems: Ventilation

Exhaust Fan

The bathroom ventilation fan(s) were tested during the inspection by operating the switch and observing for proper operation.

- Ventilation requirements: Bathrooms containing a shower or tub are required to have a functional ventilation fan or an operable window to ensure adequate ventilation and moisture control.

Toilets: Toilets Functional

The toilets were inspected by flushing them to evaluate basic functionality and check for visible leaks.

- The inspection was limited to visible and accessible components. Plumbing inside walls or concealed areas around the toilet could not be evaluated.

Bathtubs/Showers: Bathtub(s)/Shower(s)

The bathtub(s) and shower(s) were inspected during the inspection by operating the faucet valves to evaluate functionality.

- The inspection included checking for proper water flow, drainage, and visible leaks, as well as inspecting for cracks or damage to the tub or shower surface.
- Overflow cover: The drain overflow cover appeared to be correctly installed; however, it was not possible to verify whether the drain line was properly connected behind the cover.

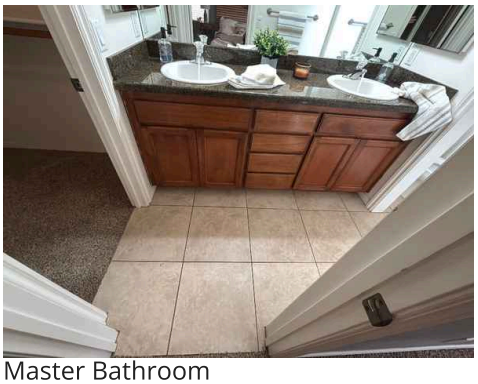
This inspection did not include testing for leaks in tub overflow drains, shower pans, or enclosures, nor did it cover steam units.

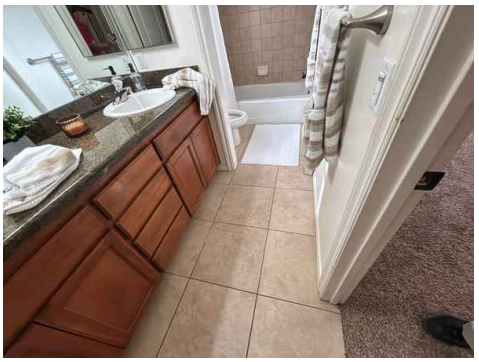
Overview photos

Bathroom General Photos/Videos

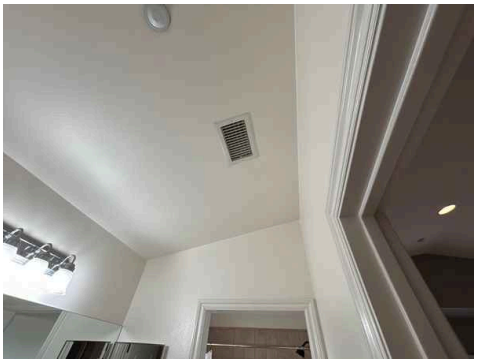
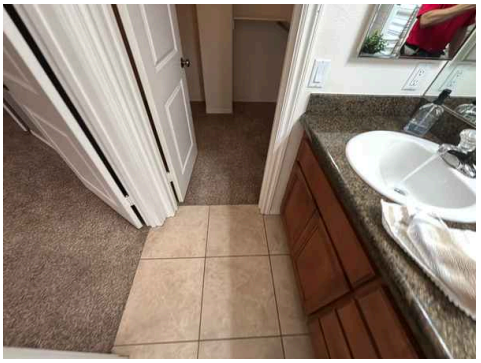
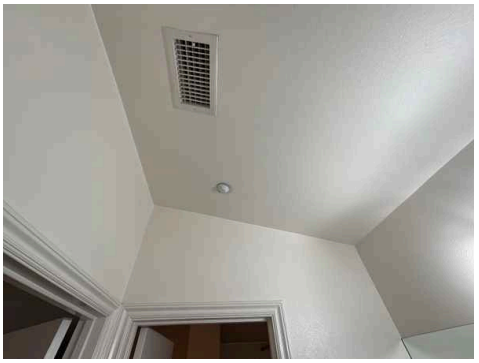
GENERAL BATHROOM PHOTOS

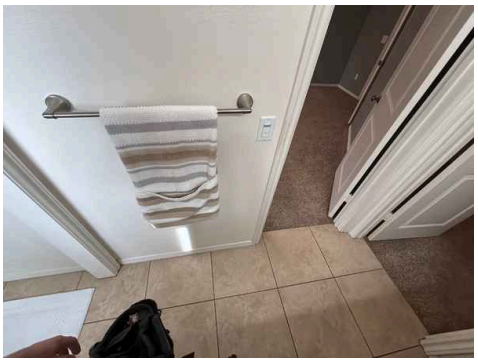
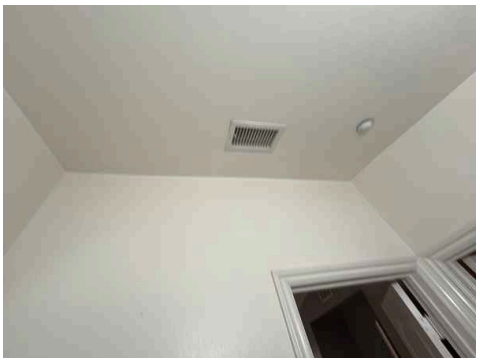
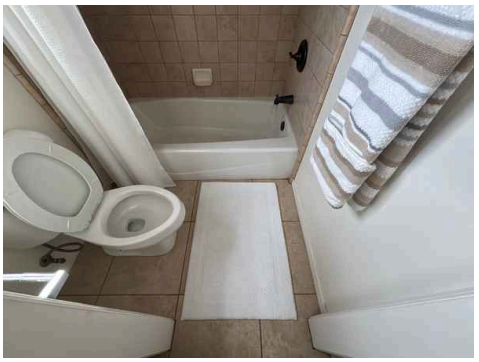
The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.

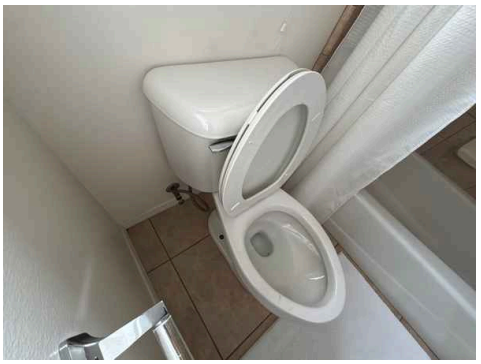
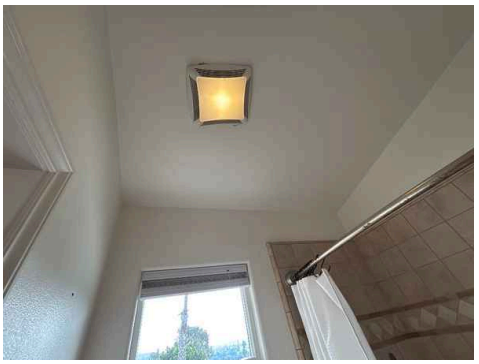
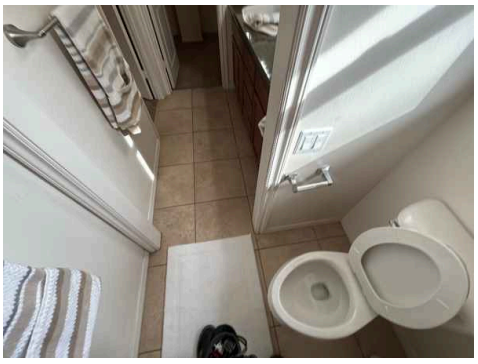
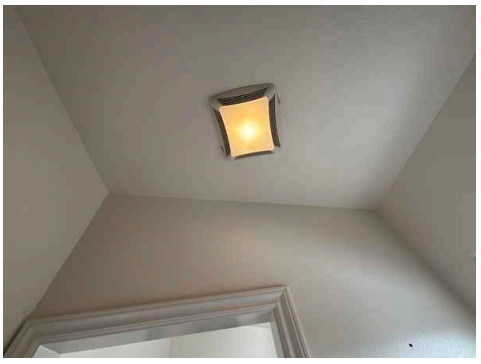
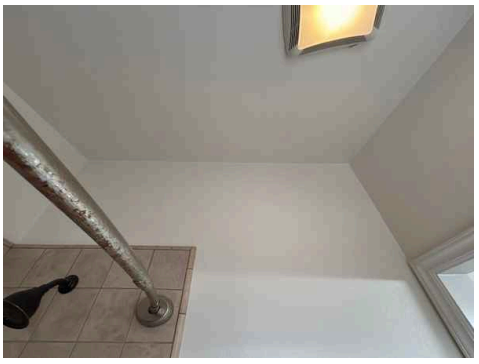
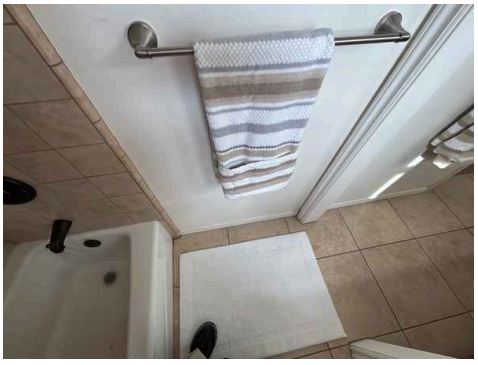


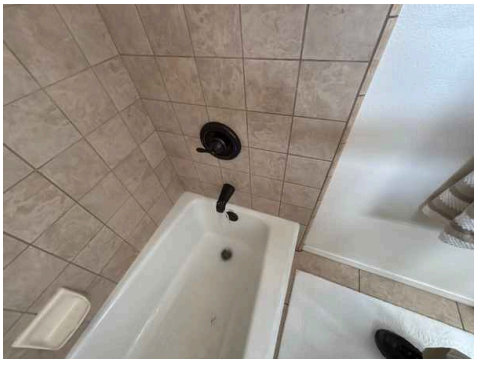
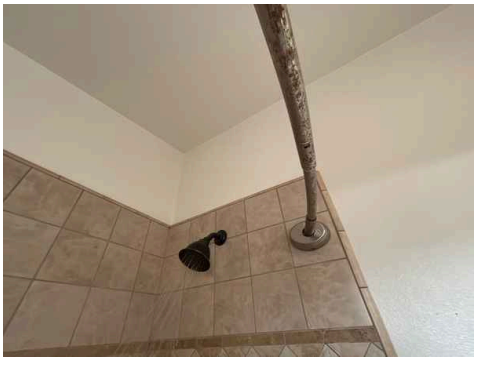


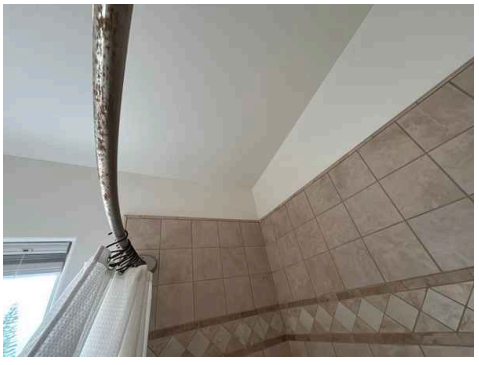
Master Bathroom

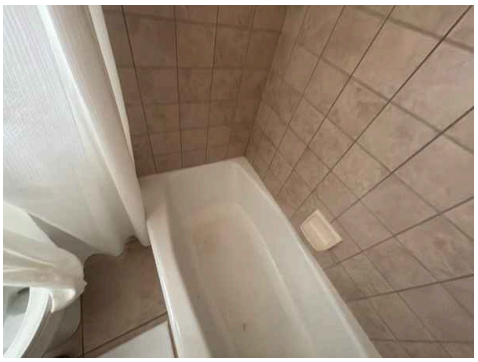
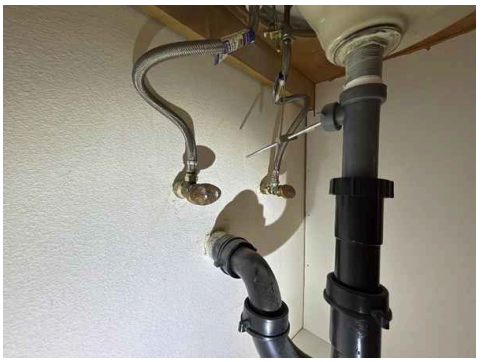




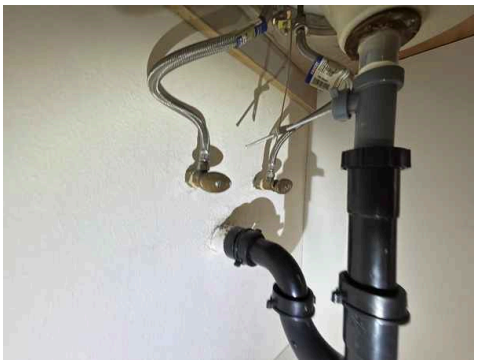




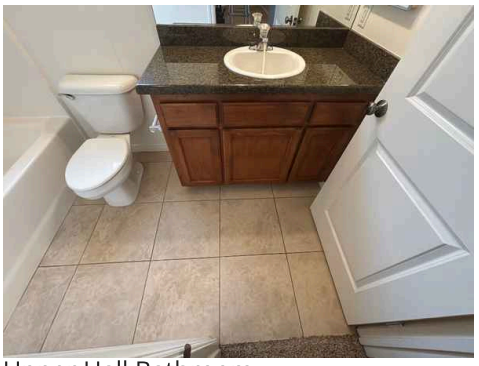





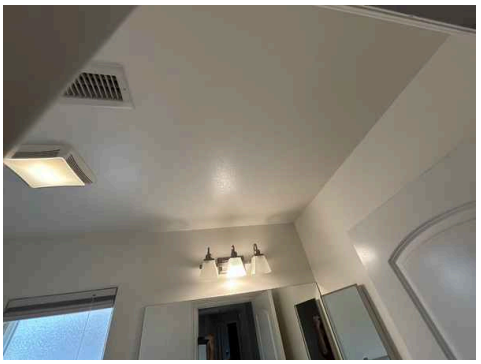



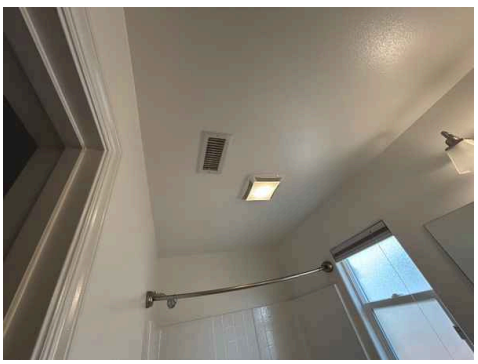
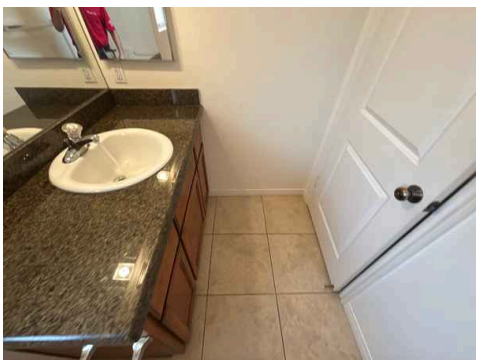
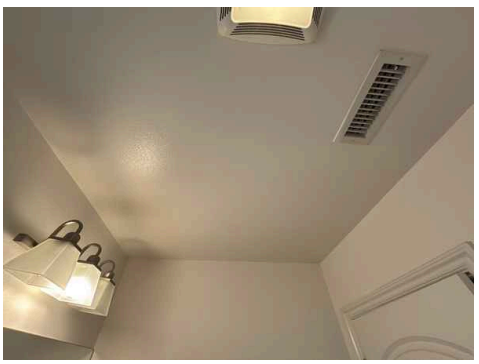


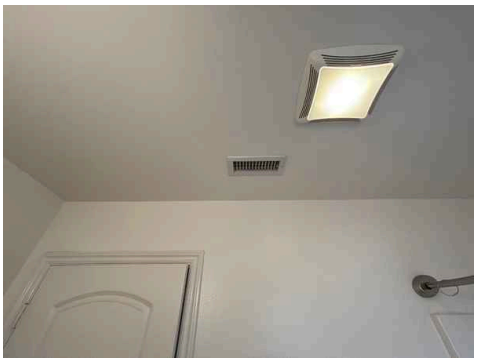
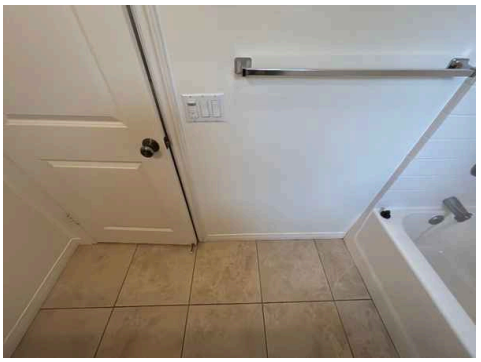


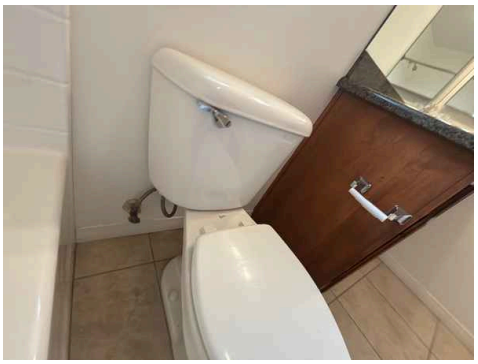
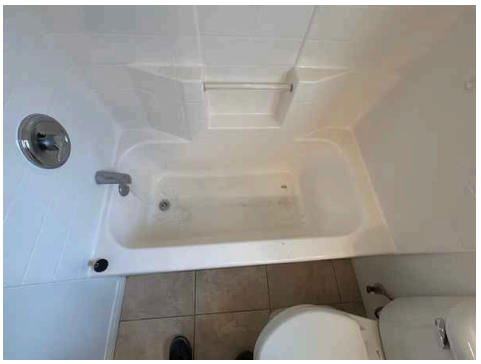
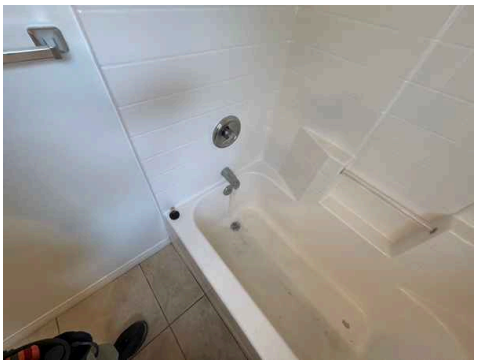
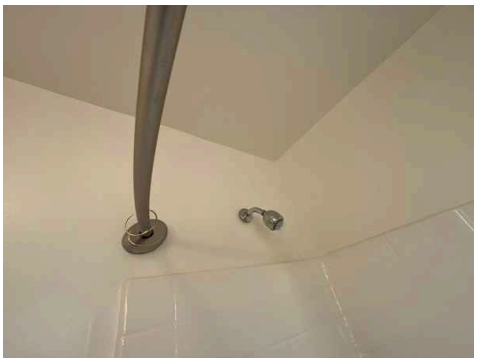
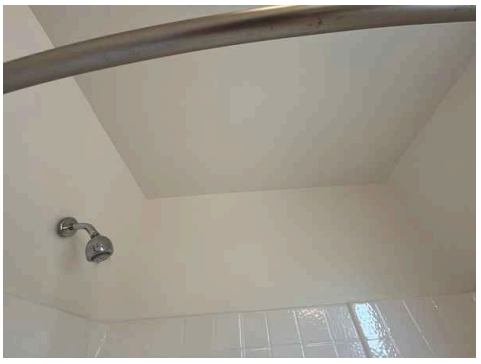
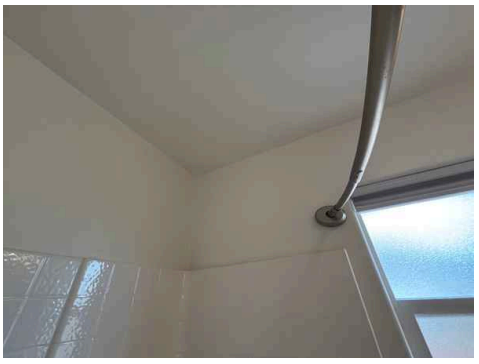
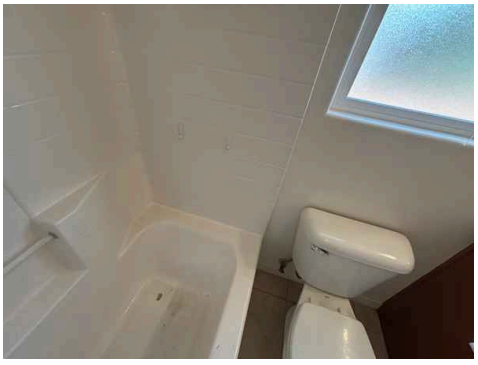



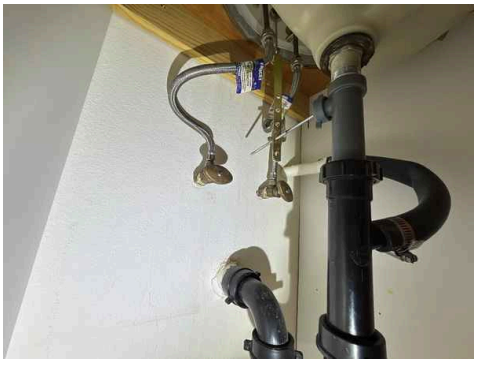
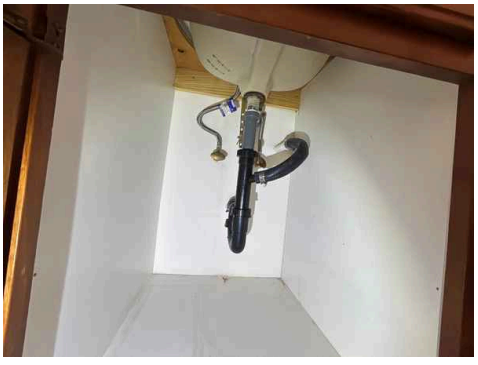
Upper Hall Bathroom

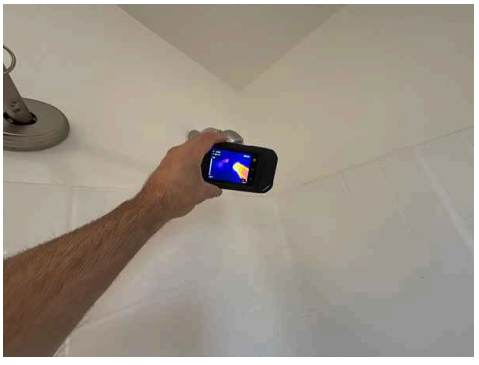



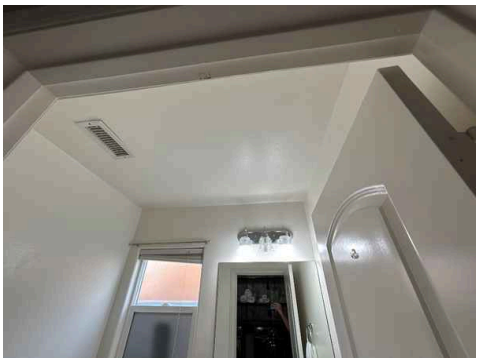




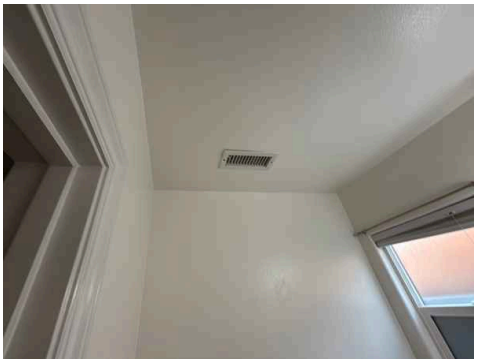
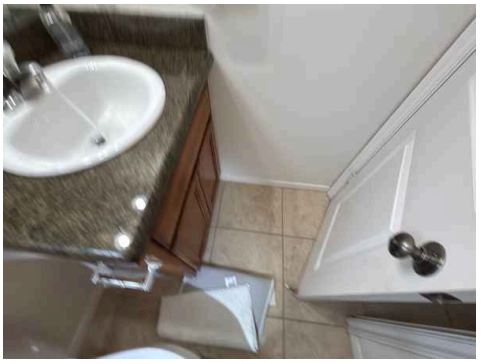
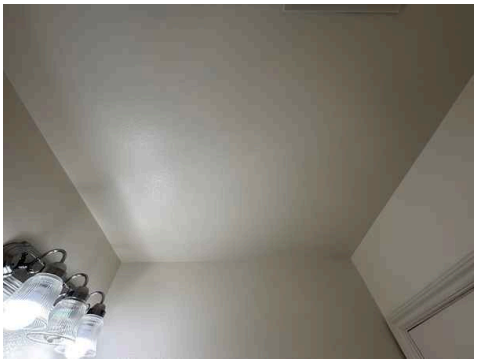








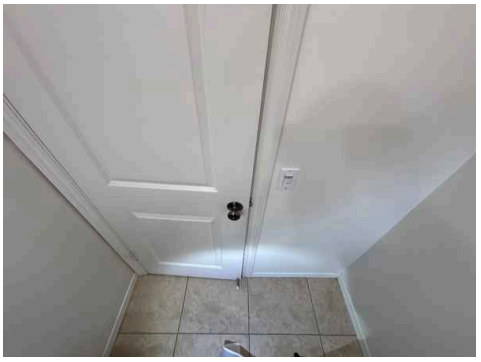



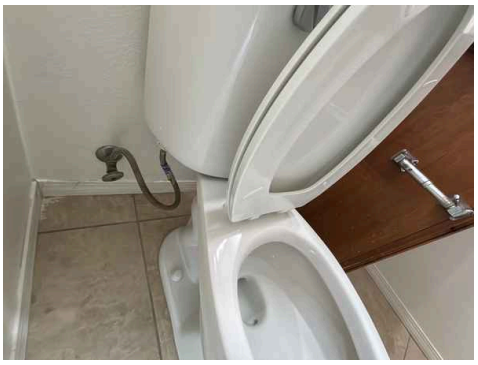
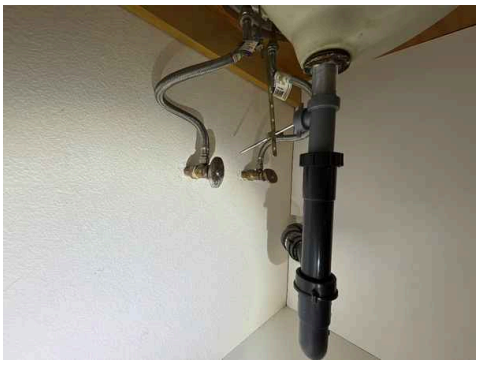
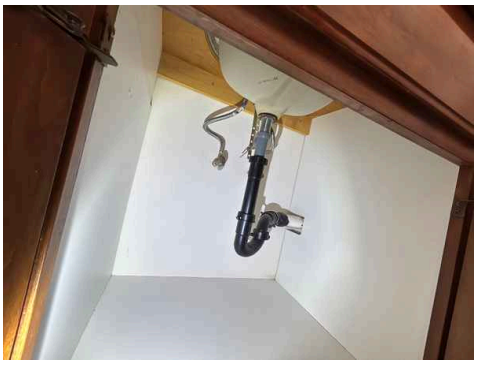



1/2 Bath

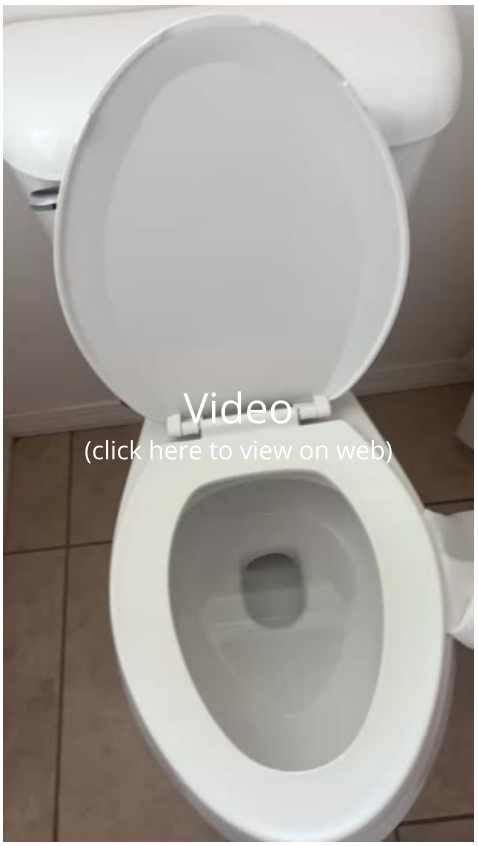


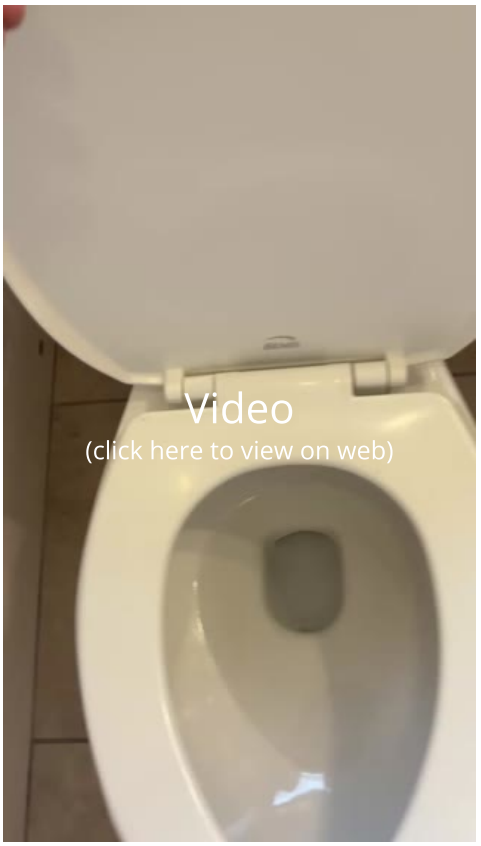




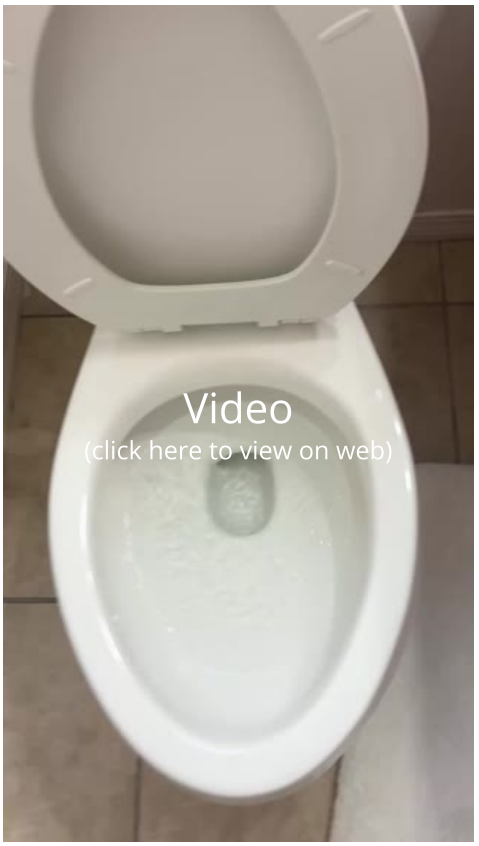

Bathroom General Photos/Videos

GENERAL BATHROOM VIDEOS

The general overview videos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.







Action items

9.5.1 Countertops/Cabinets

Action Items

COUNTER TOP - DAMAGED/MISSING GROUT

Damaged/missing grout observed in one or more areas, suggest re-grouting as necessary. Recommend further evaluation and correction as needed by licensed professional.



1/2 Bath

9.6.1 Bathroom Sink

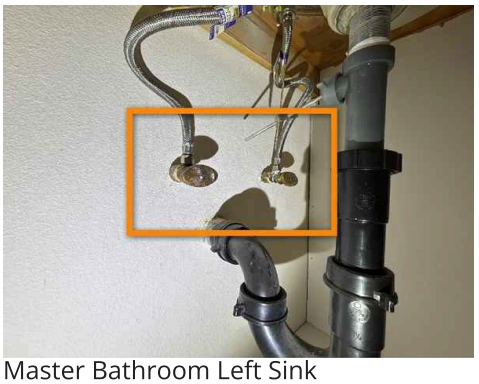
Action Items

SINK VALVE / CONNECTIONS - CORROSION

Corrosion was observed on the one or more sink water shutoff valve(s), which may compromise their functionality. This condition can lead to:

- Potential leaks, which could cause water damage to cabinets, flooring, or surrounding areas.
- Difficulty operating the valve, potentially hindering water shutoff in an emergency or during maintenance.

Recommend further evaluation and correction as needed by a licensed plumber to ensure the shutoff valve(s) are functional and to prevent potential leaks or failures.


Master Bathroom Left Sink

Recommendation

Contact a qualified professional.

9.6.2 Bathroom Sink

Action Items

SINK DRAIN LINE - CORROSION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Corrosion was noted on the sink drain line in one or more areas, which may compromise its integrity over time. This condition can lead to:

- Potential leaks, which could result in water damage to cabinets, flooring, or surrounding areas.
- Further deterioration of the drain line, potentially leading to complete failure.


Upper Hall Bathroom

Recommend further evaluation and correction as needed by a licensed plumber to address the corrosion and ensure the drain line is in proper working condition.

Recommendation

Contact a qualified professional.

9.6.3 Bathroom Sink

Action Items

BR SINK(S) - STOPPER INOPERABLE / MISSING

The bathroom sink stopper is inoperable or missing in one or more areas. This condition can lead to:

- A missing or inoperable stopper limits the ability to retain water in the sink, impacting its usability.

We recommend further evaluation and correction by a licensed professional to repair or replace the stopper(s) for proper functionality.

Recommendation

Contact a handyman or DIY project


Master Bathroom


Upper Hall Bathroom


1/2 Bath

9.7.1 Bathroom Electrical

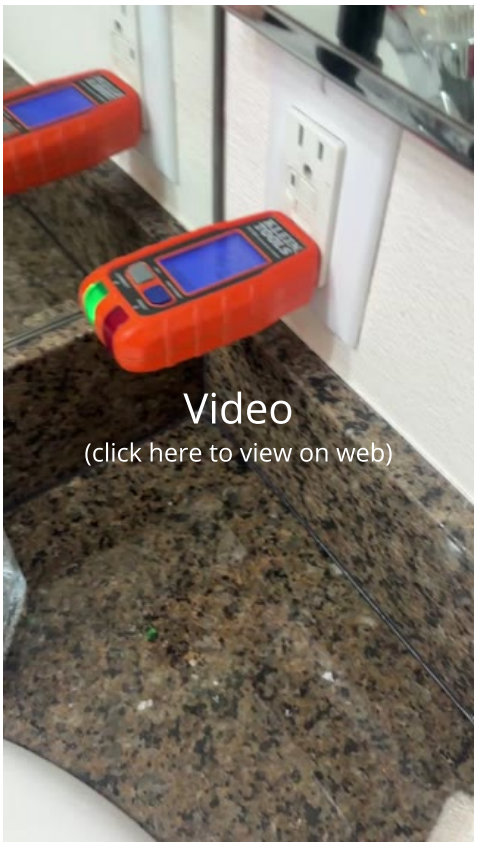
Information/Limitations

GFCI RESET LOCATION

The GFCI reset location for the outlet(s) is located at the photo/video location. Please note that not all outlets may reset at this location, and there may be additional GFCI reset points throughout the home.

Recommendation

Contact a qualified professional.




Upper Hall Bathroom


1/2 Bath

9.7.2 Bathroom Electrical

Action Items

OUTLET/SWITCH - COVER MISSING / DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

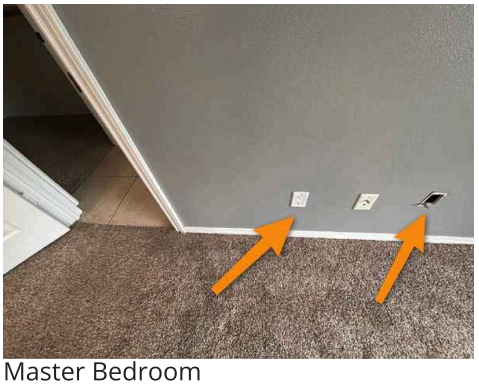
One or more electrical cover plates were observed to be damaged or missing. This condition can lead to:

- Increased risk of electrical shock due to exposed wiring or components.
- Non-compliance with electrical safety standards, potentially posing a hazard to occupants.

Recommend further evaluation and correction as needed by a licensed electrician to replace or repair the cover plates and ensure proper safety and compliance.

Recommendation

Contact a qualified professional.


Master Bedroom


1/2 Bath

9.7.3 Bathroom Electrical

Action Items

LIGHT FIXTURE(S) - BULBS MISSING / INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Light bulb(s) were missing or inoperable in one or more areas at the time of inspection. This condition prevents a full evaluation of the fixture's functionality.

We recommend installing new bulbs and retesting the light fixture to ensure proper operation and confirm that no additional issues are present.


Upper Middle Bathroom

9.9.1 Toilets

Action Items

TOILET - SHUTOFF VALVE CORROSION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Excessive corrosion on water shutoff valve in one or more areas. Valve could leak at any time or may not work properly when used. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified plumbing contractor.


Master Bathroom

10: CRAWLSPACE

Information

Structural / Posts / Piers : Pier Materials

Wood, Cinder Block Perimeter Wall

Crawlspace - General / Access: Crawlspace

The crawlspace was inspected from visible and accessible areas only. The inspection does not include destructive testing or moving stored items, insulation, or debris. Conditions beneath insulation, behind coverings, or in inaccessible areas could not be observed, and hidden defects may be present.

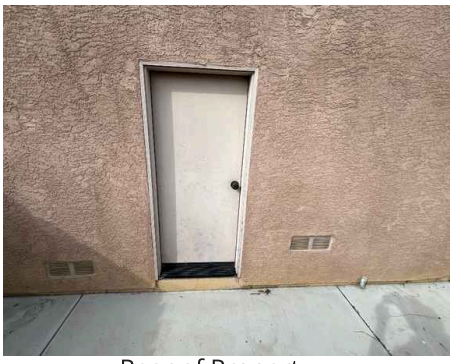
- Undetected structural, moisture, or pest issues in concealed or inaccessible areas.
- Increased repair costs or safety concerns if hidden conditions are not addressed early.

Recommend maintaining clear access to the crawlspace, ensuring proper ventilation, and monitoring for moisture or pest activity. Periodic evaluations by a qualified professional are advised to help prevent hidden damage and maintain overall home health.

Crawlspace - General / Access: Access Location

Rear of Property

Ensure the crawl space access door remains secure, weatherproof, and free of damage to maintain proper functionality and prevent pest or moisture intrusion.



Rear of Property

Structural / Posts / Piers : Foundation

The foundation consists of a wood truss or frame system supported by OSB I-beam joists, which are further supported by masonry piers and/or stem/perimeter walls.

- This type of foundation is commonly used to provide stability and support while allowing for crawl space access beneath the structure.
- The visible and accessible portions of the foundation were inspected for signs of damage, settling, or other deficiencies. Areas obscured by insulation, obstructions, or other materials were not inspected.

Moisture Control / Vapor Barrier / Under-wrap : Vapor Barrier

Not Installed

A vapor barrier is typically installed on the crawlspace floor to help reduce ground moisture from entering the space. Controlling moisture in the crawlspace can improve air quality, reduce the risk of fungal growth, and help protect structural components from deterioration.

Common vapor barrier types include:

- Plastic sheeting (polyethylene): The most common and cost-effective material, designed to cover the soil and prevent moisture transfer.
- Encapsulation systems: Heavier-duty sealed barriers that cover both the floor and walls, often paired with dehumidifiers for improved moisture control.

Venting: Venting

Proper venting is essential for maintaining a healthy crawl space environment by promoting airflow and preventing excess moisture buildup.

- Crawl space vents help regulate humidity levels, reduce the risk of mold growth, and protect the structural components from moisture-related damage.
- The crawl space vents were visually inspected for presence, condition, and proper placement. Obstructed or damaged vents can limit airflow and compromise the crawl space environment.

Insulation: Insulation

Fiberglass Batt

Crawlspace insulation helps improve energy efficiency and comfort by reducing heat loss in cooler months and limiting heat gain in warmer months. In Southern California, some older homes may have little or no crawlspace insulation due to the region’s mild climate.

- Current building standards typically require insulation in conditioned spaces or beneath floor systems above unconditioned crawlspaces to improve energy efficiency and comfort.

Electrical: Electrical

Electrical components observed in the crawlspace included wiring, junction boxes, and support connections visible at the time of inspection. Not all electrical wires or components may be visible due to obstructions such as insulation, vapor barriers, or other building materials.

Ductwork / HVAC Lines : Ductwork / HVAC Lines

Ductwork and HVAC lines present in the crawlspace were visually inspected from accessible areas only. The inspection is limited to visible and readily accessible portions of the system; concealed areas within insulation, wall cavities, or under vapor barriers could not be evaluated. W recommend periodic maintenance and cleaning of ductwork by a qualified professional to improve airflow, energy efficiency, and indoor air quality, as well as to help identify and correct any leaks or insulation issues.

Plumbing: Crawlspace - Plumbing / Drain System

Public Sewer Connection

Plumbing components visible in the crawlspace were inspected from accessible areas only. Plumbing systems in homes typically consist of supply lines, drain/waste/vent (DWV) lines, and sometimes mechanical pumps or tanks depending on the type of system installed.

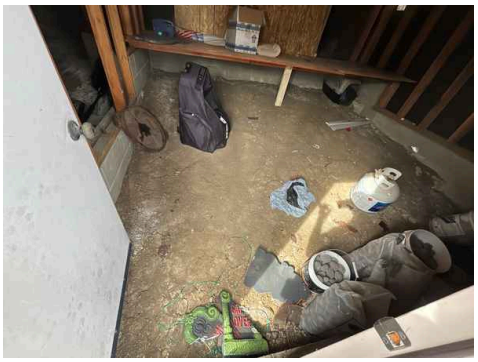
Types of sewer systems that may be present include:

- Public Sewer Connection: The most common system, where wastewater is carried from the home to a municipal sewer system.
- Septic System: A private on-site wastewater treatment system, typically consisting of a septic tank and leach field.
- Sewage Ejector Pump: Used in homes with plumbing fixtures located below the main sewer line, pumping waste up to the main drain line.
- Sump Pump (groundwater management): Installed to remove groundwater and prevent flooding, but not intended for wastewater.

Overview photos

General Crawl Space Photos

CRAWLSPACE - OVERVIEW PHOTOS
















































Action items

10.1.1 Crawlspace - General / Access

Action Items

CRAWLSPACE - EVIDENCE OF TERMITES

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Evidence of termite activity was observed in the crawlspace area beneath the house. Not all areas may be shown or accessible for inspection. This condition can lead to:

- Structural damage to wood components if termite activity is active or untreated.
- Increased repair costs and compromised structural integrity if left unaddressed.

Recommend further evaluation and treatment as needed by a licensed pest control professional to confirm activity and perform corrective measures.

Recommendation

Contact a qualified professional.



Crawlspace

10.1.2 Crawlspace - General / Access

Action Items

CRAWLSPACE - WATER INTRUSION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Evidence of water intrusion was observed in one or more areas of the crawlspace. The exact source of the moisture could not be determined during the inspection. This condition can lead to:

- Soil instability that may compromise the foundation and supporting structures.
- Increased risk of wood deterioration, fungal growth, and pest activity.

Recommend having a qualified contractor identify the source of moisture and perform corrective measures as needed to prevent future water intrusion and related damage.



10.2.1 Structural / Posts / Piers

Information/Limitations

STRUCTURAL COMPONENTS - VISUAL LIMITATIONS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Not all structural components within the crawlspace may be fully visible or accessible during the inspection. Portions of framing members, foundation walls, piers, or subflooring may have been concealed by insulation, stored items, debris, or other obstructions. As a result, hidden or reportable conditions may exist in these areas.

10.3.1 Moisture Control / Vapor Barrier / Under-wrap

Action Items

VAPOR BARRIER - MISSING / NOT INSTALLED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



No vapor barrier was present in the crawlspace at the time of inspection. Modern building standards typically require the installation of a vapor barrier over exposed soil in crawlspaces to help reduce moisture migration. This condition can lead to:

- Elevated humidity levels, which can contribute to wood deterioration, fungal growth, and pest activity.
- Reduced indoor air quality and potential moisture-related damage to insulation or mechanical systems.

Recommend installing a vapor barrier in accordance with current building standards to help protect the crawlspace and home from elevated humidity levels.

10.5.1 Insulation

Information/Limitations

RESTRICTIVE VIEW

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The full view of structural components in the crawlspace maybe restricted due to insulation and/or vapor barriers installed under the property. These coverings may limit the inspector’s ability to fully evaluate framing, subflooring, and other concealed areas. Hidden or reportable conditions may exist behind these coverings. This condition can lead to:

- Concealed damage, moisture intrusion, or pest activity remaining undiscovered.
- Increased repair costs or safety issues if underlying defects are not identified early.

Recommend re-evaluation of concealed areas by a qualified professional if access becomes available or if concerns arise.

11: CLIENT / AGENT - ADDITIONAL INFORMATION & BENEFITS

Information

Additional Information & Benefits : Client/Agent – Additional Information & Benefits

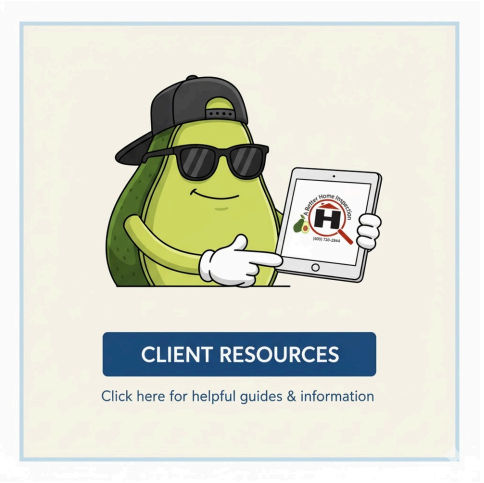
Buying or selling a home is a big deal, and we want you to feel supported every step of the way. This section is here to make sure you've got all the follow-up info, tools, and next steps in one easy place.

Here's what you'll find:

- **Supplemental reports** – Items delivered separately from the main inspection report (e.g., mold lab results, solar health reports, floor plans).
- **Helpful resources** – Educational videos, downloadable PDFs, and checklists related to homeownership, maintenance, and inspection findings.
- **Feedback & reviews** – Opportunities to share your experience so we can keep improving and continue serving clients and agents at the highest level.

Need help or have questions?

- If you have any questions or require additional support, our team is just a call or email away. We're here to make sure you feel confident moving forward.



Action items

11.1.1 Additional Information & Benefits

HOMEBINDER - BENEFIT

Action Items

A complimentary **HomeBinder** account has been created for you as part of your inspection. HomeBinder is a digital home management platform designed to help you organize and protect your property information. Within 24–48 hours after your inspection, you will receive an email from HomeBinder with your secure login details and instructions to access your binder.

What to Expect:

- Your binder will include your full inspection report and a secure place to store documents, appliance details, maintenance records, and receipts.
  You will also gain access to HomeBinder Assistant (HBA), a concierge service that can connect you with vetted contractors, provide project estimates, and assist with tasks such as utility setup and home services.
- The binder is private to you but can be shared with future buyers to add value and confidence when selling your property.



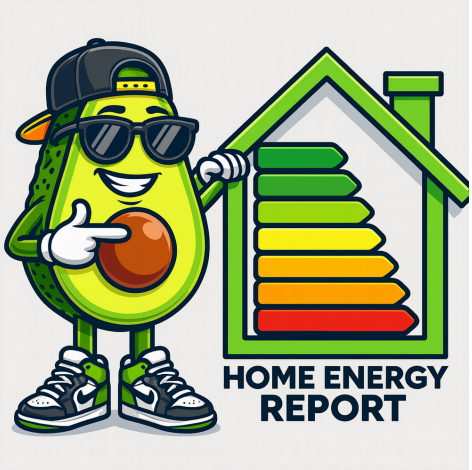
Getting Started:

Once you receive your welcome email, you can log in immediately and begin exploring your binder. If you do not see the email in your inbox within 48 hours, please check your spam/junk folder. For any questions or help using HomeBinder or HBA, feel free to reach out to our team — we're happy to assist.

11.1.2 Additional Information & Benefits

Action Items

HOME ENERGY REPORT - BENEFIT



As a complimentary benefit of your inspection, an energy report has been completed and submitted to SPRK for validation. Within 1–2 business days, the finalized report will be uploaded to your client portal as a PDF for review.

Next Steps:

- An energy specialist may contact you to review the findings. You will have the option to share personal living details (such as family size and daily usage habits). While optional, providing this information can make the report more accurate and reflective of your household's actual energy use.

Important Notes:

- The report estimates expected utility bills based on the property's current energy setup.
- It highlights opportunities for efficiency improvements and potential savings.
- If solar is not currently installed, the report also provides an estimate of how much capacity would be needed should you choose to add it in the future.

This free report is provided as a resource to help you better understand your property's energy performance and identify ways to improve efficiency.

11.1.3 Additional Information & Benefits

Action Items

DON'T FORGET TO LEAVE A REVIEW

Thank you so much for trusting us with your home inspection



- Your feedback is invaluable in helping us continue to improve and provide the best possible service.
- If you have a moment, we'd be grateful if you could click the link (avocado) below and leave a review. Your opinion not only means a lot to us but also helps other clients make informed decisions.



or

Click HERE to leave a review

STANDARDS OF PRACTICE

Exterior/Grounds
I. The inspector shall inspect:

A. the exterior wall-covering materials, flashing and trim;

B. all exterior doors;

C. adjacent walkways and driveways;

D. stairs, steps, stoops, stairways and ramps;

E. porches, patios, decks, balconies and carports;

F. railings, guards and handrails;

G. the eaves, soffits and fascia;

H. a representative number of windows; and

I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.

IV.

The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.

C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, break walls or docks.

F. inspect erosion-control or earth-stabilization measures.

G. inspect for safety-type glass. H. inspect underground utilities.

I. inspect underground items.

J. inspect wells or springs.

K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.

M. inspect wastewater treatment systems, septic systems or cesspools.

N. inspect irrigation or sprinkler systems.

O. inspect drain fields or dry wells.

P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof/Attic

This report provides an opinion on the general quality and condition of the roof. The inspector cannot and does not offer any warranty regarding whether the roof has leaked in the past, is currently leaking, or may leak in the future.

The inspector shall inspect from ground level or the eaves:

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

D. the vents, flashing, skylights, chimney, and other roof penetrations; and

E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV.

The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. move insulation.

F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.

H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

I. perform a water test.

J. warrant or certify the roof.

K. confirm proper fastening or installation of any roof-covering material.

Electrical / Plumbing
I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

D. interior water supply, including all fixtures and faucets, by running the water;

E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II.

The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

E. the capacity of the water heating equipment, if labeled.

III.

The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV.

The inspector is not required to:

A. light or ignite pilot flames.

B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

E. determine the water quality, potability or reliability of the water supply or source.

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.

L. determine whether there are sufficient cleanouts for effective cleaning of drains.

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

P. inspect water storage tanks, pressure pumps, or bladder tanks.

Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

R. evaluate or determine the adequacy of combustion air.

S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

U. determine the existence or condition of polybutylene plumbing.

V. inspect or test for gas or fuel leaks, or indications thereof.

Laundry:

The inspector shall Inspect/report on: The condition of the floor, walls, ceiling, windows, doors, and cabinets. The provision for hot and cold water. Type of fuel for a dryer. A dryer's capacity to vent to the exterior or to an approved location

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. The functionality of the washer and dryer. Life-expectancy of washer and dryer.

HVAC
I. The inspector shall inspect:

A. the HVAC system, using normal operating controls.

II. The inspector shall describe:

A. the condition of the thermostat for the heating/cooling system; and

B. the heating/cooling method.

III. The inspector shall report as in need of correction:

A. any heating/cooling system that did not operate; and

B. if the heating/cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system.

B. inspect portable window units, through-wall units, or electronic air filters.

C. operate the cooling equipment or systems if the exterior temperature is below 60 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

E. examine electrical current, coolant fluids or gases, or coolant leakage.

Kitchen
Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Interior Areas
I. The inspector shall inspect:

A. a representative number of doors and windows by opening and closing them;

B. floors, walls and ceilings;

C. stairs, steps, landings, stairways and ramps;

D. railings, guards and handrails; and

E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

B. photo-electric safety sensors that did not operate properly; and

C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

J. inspect or operate equipment housed in the garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Bathrooms
A significant amount of accidents occur in bathrooms, usually due to wet and slippery floors, and less often because of hazardous conditions involving water and electricity. However, safety is a truly personal responsibility that consumers should accept not only for themselves but for dependant family members, such as children and the elderly. It is important, therefore, to follow all recommendations for safety upgrades.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. Faucets and the drains in sinks, tubs, hydro-spas and showers. Toilets and bidets, but not their shut-off valves. The ground fault protection of counter top outlets. The ground fault protection of hydro-spas. The presence of impact glazing where appropriate.

The inspector IS NOT required to report on: Flood-test showers or guarantee the integrity of shower pans. The condition or effectiveness of the over-flow drains at tubs, sinks, or drain pans (water heater, washer, AC units, etc.). Cosmetic deficiencies, mineral stains on enclosures, fixtures, etc. Temperature regulating devices. Steam showers and their components. Saunas and their components.

Crawlspace
I. The inspector shall inspect:
-the foundation;
-the basement;
-the crawlspace; and
structural components.

II. The inspector shall describe:
-the type of foundation; and the location of the access to the under-floor space.

IV. The inspector is not required to:
-enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
move stored items or debris.
-operate sump pumps with inaccessible floats.
-identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
provide any engineering or architectural service.
-report on the adequacy of any structural system or component.