



A BETTER HOME INSPECTION BY FORSTERS, INC.

(800) 720-2844

Info@ForsterHomeInspections.com

<http://www.ForsterHomeInspections.com>



RESIDENTIAL PROPERTY INSPECTION REPORT

1454 15th St
Imperial Beach, CA 91932

06/07/2024



Inspector

Mark Taibo

(800) 720-2844

Info@ForsterHomeInspections.com

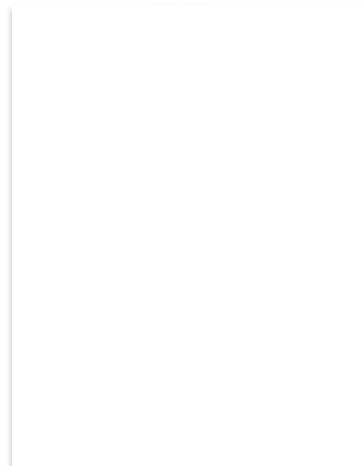


TABLE OF CONTENTS

1: Inspection Details	10
2: Exterior/Grounds	12
3: Roof/Attic	17
4: Electrical/Plumbing	21
5: HVAC	26
6: Garage	28
7: Kitchen	34
8: Interior Areas	41
9: Bathrooms	50
Standards of Practice	58

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 appears 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:

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.

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 are 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.

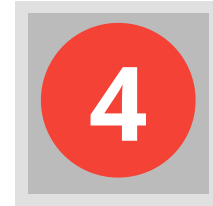
SUMMARY



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.

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 are 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.

- ⊖ 2.2.1 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Crack (-)
- ⊖ 2.5.1 Exterior/Grounds - Siding/Flashing/Trim: Siding - Cracks (+)
- ⊖ 2.5.2 Exterior/Grounds - Siding/Flashing/Trim: Siding/Trim - Deterioration/Damage/Missing
- ⊖ 2.8.1 Exterior/Grounds - Exterior Electrical: Ext Switch(s) - Missing
- 🔧 3.1.1 Roof/Attic - General: Roof - Underlayment
- 🔧 3.5.1 Roof/Attic - Roof Structure : Roof Structure - Limited Inspection
- 🔧 3.7.1 Roof/Attic - Attic: Attic - Limited Access
- 🔧 3.9.1 Roof/Attic - Attic Insulation: Attic - Insulation Limitation
- 🔧 4.3.1 Electrical/Plumbing - Sub-Panel : Sharp Pointed Screws
- 🔧 4.5.1 Electrical/Plumbing - Main Water Shut Off/Hose Bibs/Water Pressure : Water Provided By Association
- ⚠️ 4.9.1 Electrical/Plumbing - Laundry: Laundry - No GFCI Protection
- ⊖ 4.10.1 Electrical/Plumbing - Sewer Scope : Sewer Scope - Recommendation
- 🔧 6.1.1 Garage - Interior Areas: Garage Floor - Staining
- ⊖ 6.1.2 Garage - Interior Areas: Garage - Walls/Ceiling Stains - Dry
- ⊖ 6.1.3 Garage - Interior Areas: Garage - Drywall Damage
- ⚠️ 6.2.1 Garage - Firewall : Firewall Door - Missing/Inoperable Self Closer
- ⚠️ 6.2.2 Garage - Firewall : Firewall Door - Not Fire Rated
- ⊖ 6.2.3 Garage - Firewall : Firewall Door - Weather Strip Damaged/Missing
- ⊖ 6.4.1 Garage - Automatic Opener: Automatic Opener - Further Evaluation Needed
- 🔧 6.5.1 Garage - Garage Electrical : Gar GFCI Reset Location
- ⊖ 6.5.2 Garage - Garage Electrical : Gar Light Fixture(s) - Bulbs Missing/Inoperable
- ⊖ 7.1.1 Kitchen - Kitchen Sink: Kit- Open Plumbing Penetrations
- ⊖ 7.1.2 Kitchen - Kitchen Sink: Kit Faucet(s) - No/Inadequate Hot Water
- ⊖ 7.3.1 Kitchen - Garbage Disposal: Garbage Disposal - Rubber Insert
- ⊖ 7.7.1 Kitchen - Cooktop: Cooktop - Burner Not Operating
- 🔧 7.10.1 Kitchen - Kitchen Electrical: Kit GFCI Reset Location
- ⊖ 8.2.1 Interior Areas - Windows: Screen(s) - Damaged
- ⊖ 8.4.1 Interior Areas - Walls/Ceilings: Wall(s)/Ceiling(s) - Patches/Repairs
- ⊖ 8.4.2 Interior Areas - Walls/Ceilings: Wall(s)/Ceiling(s) - Stains Elevated Moisture Level
- ⊖ 8.4.3 Interior Areas - Walls/Ceilings: Wall(s)/Ceiling(s) - Acoustic Popcorn Ceiling
- ⊖ 8.5.1 Interior Areas - Floors: Floors(s) - Uneven In Areas

-
- ⊖ 8.6.1 Interior Areas - Interior Electrical: Int Receptacle(s)/Switch(s) - Loose
 - ⊖ 8.8.1 Interior Areas - Ceiling Fans: Ceiling Fan(s) - Unstable
 - ⊖ 8.9.1 Interior Areas - Steps/Stairways/Railings: Stairs Uneven
 - ⊖ 9.5.1 Bathrooms - Bathroom Sinks: BR - Valve(s)/Connections - Corrosion
 - ⊖ 9.5.2 Bathrooms - Bathroom Sinks: BR Sink(s) - Stopper Inoperable/Missing
 - ⊖ 9.5.3 Bathrooms - Bathroom Sinks: BR Sink - Dark Caulking/Grout
 - 🔧 9.6.1 Bathrooms - Bathroom Electrical: BR GFCI Reset Location
 - ⚠️ 9.6.2 Bathrooms - Bathroom Electrical: BR Outlet(s) - GFCI Button Missing
 - ⊖ 9.8.1 Bathrooms - Toilets: Toilet - Seat/Lid Loose/Damaged
 - ⊖ 9.9.1 Bathrooms - Bathtubs/Showers: Bathtub - Stopper Missing/Damaged/Inoperable
 - ⊖ 9.9.2 Bathrooms - Bathtubs/Showers: Tub/Shower - Head/Connection Leaks

1: INSPECTION DETAILS

Information

General: In Attendance

Buyer, Buyers Agent

General: Occupancy

Vacant

General: Temperature

65-70

General: Type of Building

Townhouse

General: Weather Conditions

Partly Cloudy

General: Life Expectancy

The following link details the predicted life expectancy of appliances, products, materials, systems and components. It is important for clients to understand that the life expectancies mentioned in the report have been determined through research and testing under normal conditions of wear and tear, with regular recommended maintenance. However, it's essential to note that the life expectancies mentioned in the report are not guarantees or warranties.

There are several factors that can affect the lifespan of a component, such as extreme weather, neglect, over-use, or abuse. Clients should use the life expectancies mentioned in the report as guidelines only. They should not rely on them as guarantees or warranties, as they may not be accurate in all cases. It's important to remember that regular maintenance, proper usage, and appropriate care can extend the lifespan of components beyond their expected life expectancy. It's also crucial to note that failure to maintain components can lead to premature failure and result in unexpected repairs or replacements. Therefore, property owners should prioritize regular maintenance to ensure that components are functioning optimally and prevent potential issues from becoming more severe.

<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:

- 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.
- Cost Estimates:** Make sure to get cost estimates for any necessary repairs or upgrades so you can make informed decisions about the property.
- 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.
- 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 will vary depending on a number of factors, such as the size of the home, the location, the type of repairs needed, and the materials and labor required. Some common home setup and repair costs include Electrical & Plumbing, HVAC, Roofing, Painting, Repairs, etc. It's important to get a detailed estimate from a licensed contractor or professional before starting any home setup or repair work to get a better idea of the costs involved. It's also a good idea to set aside a contingency budget for unexpected expenses that may arise during the process. Check out the link below for estimate set up and repairs.

[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 an important aspect of maintaining the safety and longevity of a property, and can help homeowners identify and address potential issues before they become more serious and costly to repair. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

General: Responsibility of HOA

It is important to note that this home is part of a homeowner's association, which may be responsible for the maintenance of the roof, exterior, and other areas surrounding the property. As a result, the inspector may not have inspected these areas thoroughly, and only visible and accessible areas were evaluated during the inspection. However, as a courtesy, any discrepancies observed in these areas have been noted in the report. It is highly recommended that the homeowner review the homeowner's association's documents to fully understand their responsibilities and obligations in regards to the maintenance and upkeep of the property. Additionally, any concerns or questions should be directed to the homeowner's association to ensure that all necessary information is obtained and any necessary actions are taken in a timely manner.

General: Vacant Property

The property was vacant at the time of inspection. Some issues and defects may not be evident in a vacant building as the building systems are not under routine operation. As an example, some plumbing issues can arise after occupancy begins that are not evident during a home inspection of a vacant property. Sink faucet valves can develop drip leaks once they begin to be used frequently due to re-hydrating of valve gaskets and packing. Appliances, particularly those that use water, which sit unused for a period of time may develop reliability issues. Monitor and seek further evaluation or repair as/if needed. **We recommend all systems and appliances be run/operated at the time of pre-closing walk through.**

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.**

General: Property Older Than 25 Years

Properties that are older than 25 years old may present a different set of challenges and considerations compared to newer property. Here are some things to keep in mind when inspecting an older property:

1. **Age-related wear and tear:** properties that are older than 25 years old may have experienced a significant amount of wear and tear over time, which can result in a range of potential issues, such as worn-out roofing, outdated electrical systems, or failing plumbing.
2. **Different building standards:** Building standards and codes have evolved over the years, and older homes may not meet current standards. For example, they may not have insulation in the walls or adequate ventilation, which can result in energy inefficiency.
3. **Lack of maintenance:** Older homes may have been neglected over the years, which can result in a range of issues that can be difficult and costly to repair.
4. **Lead paint:** Homes built before 1978 may contain lead-based paint, which can pose a health risk if it is disturbed or if the paint is in poor condition.
5. **Sewer Scope:** Due to the age of the home, we recommend video scope of the main drain line to check for blockage, damage, root intrusion, ect.

When inspecting an older home, it is important to be aware of these potential challenges and to thoroughly evaluate all systems and components of the home to ensure that any issues are identified and addressed.

2: EXTERIOR/GROUNDS

Information

Exterior Doors: Exterior Doors

During the home inspection process, our inspector conducts a comprehensive evaluation of the home's exterior doors, encompassing front, back, side, and sliding doors, to assess their condition, functionality, and safety. This thorough examination includes an assessment of critical components such as weather stripping, thresholds, locking mechanisms, hinges, door frames, and glass panes, in addition to evaluating any accompanying screens or storm doors. It's important to note, however, that despite our meticulous approach, there may be limitations to detecting certain issues, particularly those 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, ensuring its ability to signal entry effectively. It's crucial to understand that this method primarily verifies the doorbell's operational status at the moment of inspection. However, it might not reveal intermittent malfunctions, wiring issues, or internal component defects that could impair future reliability. Additionally, in the case of smart doorbells, this test confirms basic functionality but does not encompass the evaluation of connectivity, software, or smart features integration, which may require a more in-depth technical assessment. For a thorough examination of the doorbell system, including smart capabilities and intricate wiring, further specialized diagnostic testing by a qualified technician is advisable.

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. These include heaving (where sections of the surface rise), trip hazards (which pose a risk of falls), severe settling (indicating significant movement of the surface or the ground beneath), or poor drainage (leading to water accumulation and potential damage). 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

N/A

The retaining wall and its components underwent an inspection for visible damage or defects. However, it's important to note that not all areas of the retaining wall could be thoroughly examined due to obstructions such as vegetation growth, accumulation of earth or dirt, or personal belongings obscuring parts of the structure. These limitations mean that some potential issues may not have been identified during the initial inspection. To ensure a comprehensive evaluation of the retaining wall's condition, a more detailed examination by a licensed professional may be necessary. Such an assessment would involve clearing any obstructions to fully access and inspect the structure, allowing for the identification and rectification of any hidden defects or damage. Engaging a licensed professional for this task is recommended to ensure 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, with a particular focus 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. Obstructions such as vegetation growth, accumulation of earth or dirt, and personal belongings could have limited visibility, leaving some sections of the grading unevaluated. Given these limitations, a more thorough examination may be necessary to fully assess the grading and ensure it meets the required standards for effective water drainage. Engaging a professional to conduct this further examination is advisable, as they can provide a detailed assessment and recommend any corrective actions needed to maintain the structural integrity of the building.

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

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 structural 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, which can potentially weaken them and make them unsafe. Further examination may be required to fully assess the Patio(s), Deck(s), and Balconies.

Patio/Decks/Covers: Covers**Open Design**

Periodic painting is recommended for all wood patio covers to prevent premature rot and damage to the wood. In addition, it is recommended to have a licensed termite inspector inspect the wood covers to ensure their structural integrity and detect any potential termite damage. Vegetation or growth around the patio covers may limit visibility during the inspection and may require further examination.

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 that the type and quality of the wall insulation could not be verified, and the conditions inside the walls were not able to be assessed. No testing for lead paint was conducted during the inspection. It is highly recommended that if further evaluation of these aspects is desired, a licensed professional should be consulted. They will have the necessary expertise and tools to assess the condition of the wall insulation, detect potential lead paint hazards, and provide a more comprehensive evaluation of the property. Taking these steps can help ensure the safety and overall quality of the property. Despite the inspector's 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.

Recommend caulking/sealing of areas around the home on an as needed basis.

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 be missed. It is recommended to hire qualified contractors for further inspections or repair work based on the findings in this inspection report

Slab On Grade: Slab Not Fully Visible

Various Locations- Not All Areas May Be Shown

Due to the presence of carpet/floor coverings, growth, earth/dirt build up, and personal belongings, the entire slab was not visible. All concrete slabs undergo some level of cracking as they shrink during the drying process. These cracks can often go unnoticed due to floor coverings. This inspection did not involve removing any floor coverings or conducting any engineering assessments. Despite the inspector's thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections.

Exterior Electrical: Receptacle & GFCI

During the inspection, the exterior electrical outlets were visually evaluated and a sample of the installed receptacles were tested. The outlets were not removed and the inspection was limited to visual observations. Any outlets that were not easily accessible, such as those that are hidden or unable to reach, were not inspected. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Exterior Electrical: Switches & Light Fixtures

During the inspection, the exterior switches and light fixtures will be subject to a visual examination to identify any signs of damage, wear, or improper installation. It's important to note, however, that this inspection might not reveal all potential issues, especially those that are hidden or intermittent, occurring only under specific conditions. Furthermore, the inspector is not equipped to assess the future lifespan or durability of these switches and fixtures, and does not evaluate motion detection lights. The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding and address any identified issues, it is advisable to engage qualified contractors for any additional inspections or repair work deemed necessary from the findings of this inspection report. This approach will help ensure that all exterior electrical components are in proper working condition and safe for use.

Landscape and motion sensor lights are not a part of this home inspection. Recommend asking seller for more information and operation.

Exterior Electrical: Ages of GFCI's

The following GFCI locations are as follows;

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)

Fences, Gates: Fence

Wood(weathered)

The fence was visual inspected for damage in areas immediately around the home. Inspector is not able to walk/inspect entire property perimeter to inspect fencing. Growth, personal belongings, and fence location may prevent inspectors ability to visually inspect all or portions of the fencing. Recommend keeping all growth off and away from the fence at all times.

Overview photos

Exterior General Photos/Videos

GENERAL EXTERIOR PHOTOS

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



Exterior General Photos/Videos

GENERAL EXTERIOR VIDEOS

General videos of current conditions of the home. Please refer to main report for deficiencies.

Action items

2.2.1 Driveway/Walkways



Action Items

DRIVEWAY/WALKWAY(S) - CRACK (-)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The driveway and walkway areas exhibit visible cracks, which are likely attributable to flexation, an insufficient number of expansion joints, or long-term settlement. These conditions are common and often commensurate 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.

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 Home

2.5.1 Siding/Flashing/Trim



Action Items

SIDING - CRACKS (+)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Cracking was noted at various points on the exterior. To accurately assess the cause and determine the best course of action, we recommend a thorough evaluation and any necessary corrections be undertaken by a licensed professional.

Recommendation

Contact a qualified professional.



Front of Home

2.5.2 Siding/Flashing/Trim



Action Items

SIDING/TRIM - DETERIORATION/DAMAGE/MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Deterioration/damaged or missing siding/trim noted in one or more areas around the home. Not all areas may be shown. Refer to termite report regarding rot, fungus, moisture and/or insect damage. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified siding specialist.



2.8.1 Exterior Electrical

 Action Items

EXT SWITCH(S) - MISSING

There appears to be a missing light switch noted in the exterior in one or more areas. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



Front of Home

3: ROOF/ATTIC

Information

Roof Structure : Framing Type

Unknown

Attic: Access Hatch Location

N/A

Attic Ventilation: Ventilation Type

N/A

Attic Insulation: Insulation Type

Unknown

**Attic Insulation: Insulation
approx Depth**

Unknown

General: Roof Type/Style

Gable


General: Roofing Materials

Asphalt Composition Shingle

This report serves as an assessment of the overall quality and state of the roof. However, it is important to note that the inspector cannot make any assertions or provide any guarantees regarding past, present, or future leaks. While a general evaluation is conducted, it may not be possible to thoroughly inspect every individual tile, slate, or roofing material for proper attachment. The inspector offers this report solely as an opinion on the general condition of the roof and does not offer any warranties.

General: Inspection Method

Ground

A roof inspection is limited in scope and should not be considered a comprehensive evaluation of the roof's condition. The inspector can only assess the visible portions of the roof and cannot safely access all areas of the roof, which could result in missed or incomplete information. Additionally, certain factors such as weather conditions or access restrictions could impact the inspector's ability to perform a thorough evaluation. For these reasons, a roof inspection is intended to provide a general understanding of the roof's condition, but a more detailed report or assessment by a licensed roofing professional is recommended for a comprehensive understanding of the roof's condition and any necessary repairs or maintenance.

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 that could be observed from above and not to perform 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 way, any potential issues can be addressed and resolved in a timely manner, ensuring the safety and integrity of the property.**

General: Roof Association Owned & Maintained

It should be noted that this home is a part of a homeowner's association, which may be responsible for the maintenance and upkeep of the roof, including vents, flashings, shingles, tiles, gutters, and other related components. Due to this, the inspector may not have conducted a thorough inspection of these areas, as the responsibility of maintaining these components may fall upon the homeowner's association. It is highly recommended that the homeowner review the homeowner's association documents to fully understand their responsibilities and obligations in regards to the maintenance of the property's roof and related components. Additionally, any concerns or questions about the maintenance and upkeep of the roof and related components should be directed to the homeowner's association. This will ensure that all necessary information is obtained and any necessary actions are taken in a timely manner, in accordance with the homeowner's association's rules and regulations.

Shingles: Roof Shingles

The shingles were assessed at visible areas for signs of excessive granule loss, curling or delamination, loss of adhesion between the shingles, and any other indicators of damage or aging. It is important to note that, as roofs age, they may become more susceptible to issues and require repairs or replacement. For roofs that are over 15 years old, it is recommended by roofing experts to obtain a roof certification from a reputable local roofing company to determine its current condition and serviceability. This certification will provide you with a detailed evaluation of the roof's condition, including any areas of concern, and a recommendation for any necessary repairs or maintenance. Investing in regular roof maintenance and obtaining a roof certification can help extend the life of your roof and ensure that it is functioning properly to protect your home. If you have any concerns about the any aspects 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 that are fabricated into specific shapes and serve to 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. It is essential to have proper flashing installation and maintenance as this serves as a crucial barrier against moisture intrusion and can 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, and it is recommended to monitor them and re-seal them as needed. Over time, the seals on the roof vents can become brittle, crack, or become separated, leading to leaks and damage to the roof and the home. To keep the roof vents functioning correctly and to prevent water intrusion, it is important to check and re-seal the vents on a regular basis. This routine maintenance can extend the lifespan of the roof and prevent costly repairs in the future. If you have any concerns or questions about the condition of the roof vents, it is recommended to consult with a licensed roofing professional for further evaluation and advice.

Roof Structure : Roof Framing

During the roof inspection, a visual examination of the roof framing was conducted to identify any structural issues or defects. However, this examination may have been limited due to various factors such as the pitch of the roof, access restrictions, insulation depths, and the methods used in construction. The inspector may not have been able to traverse all areas of the attic for safety reasons and to avoid potential damage to the property. As a result, some stains or potential leaks may have gone undetected.

It is important to note that a limited visual examination of the roof framing is not a substitute for a full and thorough roof inspection. If a more in-depth evaluation of the roof and its components is desired, it is recommended to contact a licensed roofing professional who has the necessary expertise and equipment to access and inspect all areas of the roof and attic. This will help ensure that any potential issues are identified and addressed in a timely and appropriate manner.

Gutters/Down Spouts: Gutter Material

Metal

A visual examination was carried out to detect any visible signs of damage or wear. However, it should be noted that the gutters and subsurface drains were not tested for water leakage or blockage. While a visual inspection of gutters can reveal obvious issues, such as dents, holes, or other damage, it is possible that some underlying problems may remain undetected without a more thorough evaluation. Therefore, it is recommended that homeowners schedule periodic professional maintenance to ensure that gutters are functioning properly and free from blockages.

Exhaust Systems: Exhaust Ventilation

It's important to note that the venting of exhaust fans or clothes dryer cannot be fully inspected during a home inspection. This is because venting systems can have bends or obstructions that are not accessible or visible, such as those located behind wall and ceiling coverings. While the inspector can examine the visible portions of the venting system, including the ducts and exhaust hoods, it may not be possible to see the entire system. As a result, the inspector may not be able to determine if there are any hidden issues, such as blockages or damage, that could impact the performance of the exhaust fans or clothes dryer. If the inspector does identify any visible issues with the venting system, they may recommend that a qualified professional be hired to conduct a more in-depth inspection or repairs. This can help ensure that the exhaust fans or clothes dryer are functioning correctly and prevent potential safety hazards.

Action items

3.1.1 General



Information/Limitations

ROOF - UNDERLAYMENT

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 known before finalizing the sale.

Recommendation

Contact a qualified professional.

3.5.1 Roof Structure



Information/Limitations

ROOF STRUCTURE - LIMITED INSPECTION

The roof framing inspection is a visual examination only, and may not be able to identify all potential issues. The inspection is limited by various factors such as the pitch of the roof, access restrictions, insulation depths, and construction methods, which can make it difficult for the inspector to access and examine all areas of the roof and attic. Additionally, the inspector may choose not to traverse certain areas of the attic for safety reasons, or to avoid potential damage to the property, which can result in some potential issues going undetected. It is important to understand that a visual examination of the roof framing is not a comprehensive roof inspection, and may not uncover all potential problems or issues. 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.

3.7.1 Attic



Information/Limitations

ATTIC - LIMITED ACCESS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure and other components. It is advisable to have this further explored by a licensed roof contractor to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

3.9.1 Attic Insulation



ATTIC - INSULATION LIMITATION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The insulation of the homes readily accessible areas was inspected and reported on. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible. Only insulation that is visible was inspected. Conditions under insulation are to be excluded from this inspection as they are not readily accessible.

Recommendation

Contact a qualified professional.

4: ELECTRICAL/PLUMBING

Information

Service Entrance Conductors:
Electrical Service Conductors
 Below Ground

Main Panel: Main Panel Location
 Association Bank of Meters,
 Unable to Locate

Sub-Panel : Sub-Panel Location
 Interior Bathroom

Breakers/Wiring: Wiring Method
 Romex

Hot Water Systems/Controls/Flues & Vents:
Location
 Garage

Hot Water Systems/Controls/Flues & Vents:
Power Source/Type
 Gas

Hot Water Systems/Controls/Flues & Vents:
Capacity
 40

Fuel System: Location
 Unable to locate

Sewer Scope : Material Type
 ABS

Sewer Scope : Location
 Garage



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 and systems, low-voltage lighting or lighting on timers or sensors, security, intercom, and sound systems, or communications wiring. Any comments regarding these items are provided as a courtesy only.

Please note that this inspection does not assess the adequacy of grounding or bonding, the system's capacity to meet the client's specific or anticipated needs, or the system's reserve capacity for future expansion. The inspector does not operate circuit breakers or install or replace light bulbs during the inspection. A representative number of wall switches and receptacles are tested according to various standards of practice, but not every switch or receptacle is evaluated. Inaccessible receptacles, such as those behind furniture or child-proof caps, are excluded from the inspection. Receptacles that are not of the standard 110-volt configuration, such as 240-volt dryer receptacles, are also excluded.

The inspector attempts to locate and evaluate all main and sub-panels, but some panels may be concealed. If panels are found after the inspection, a licensed electrician should evaluate and repair if necessary. The inspector tries to determine the overall electrical service size, but this estimate is not guaranteed as the capacity may be diminished by lesser-rated components in the system. Any recommended repairs should be performed by a licensed electrician.

Main Panel: Overall Condition

The panel box was visually inspected, checking for deficiencies that has occurred.

Main Panel: Panel Capacity

Unknown

If the service amperage is less than 100 amps, upgrade may be needed to operate larger electrical appliances.

Sub-Panel : Overall Condition

The panel box was visually inspected, checking for deficiencies that has occurred.

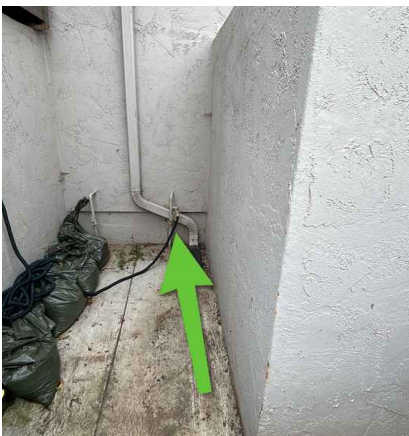
**Breakers/Wiring: Breakers & Wiring**

Breakers and wiring methods are inspected at the time of the inspection. Not all areas are visible, all wiring inside of walls or concealed is not part of this inspection.

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

Front 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.



Front of Home

Main Water Shut Off/Hose Bibs/Water Pressure : Hose Bibs/Water Pressure

Unknown

Hose bibs were operated at the time of the inspection looking for any leaks and checking the pressure in the home. Standard PSI (pounds per square inch) should be between 40-80 psi.

Plumbing Lines: Plumbing Condition

Visible portions of the plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe, trap assembly, water supply lines, and areas underneath (cabinets/ceiling below/crawl space). Other significant defects are also looked for with the plumbing. Plumbing fixtures had functional flow at the time of the inspection. **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED .**

Plumbing Lines: Water Supply Material

Copper

Underground pipes or pipes inside of walls cannot be judged for sizing, leaks, corrosion, or damage. Water quality testing is not a part of this inspection. Angle stops are never tested during an inspection.

Plumbing Lines: Waste Line Material

ABS

City sewer service, septic systems, and all underground pipes are not a part of this inspection. Future drainage performance is not part of this inspection.

Plumbing Lines: Homes 25 Years of Older

We recommend all homes 25 years or older have underground drain lines video scoped to check for blockage, damaged, and or root intrusion.

Hot Water Systems/Controls/Flues & Vents: Water Heater

It is strongly recommended that the local utility company, be contacted to perform a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. Please note that this inspection does not cover the evaluation of certain items, such as water recirculation pumps, solar water heating systems, Energy Smart or energy saver controls, and catch pan drains. Additionally, it's important to understand that the inspector does not provide an estimate of the remaining life of water heaters, does not determine if water heaters are appropriately sized, and does not perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. It's recommended that a licensed plumber be consulted for any concerns related to these items. Proper maintenance and upkeep of your gas-fired appliances can help prevent potential hazards and ensure the continued safe and efficient operation of your home.



Hot Water Systems/Controls/Flues & Vents: Manufacturer

Bradford White

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Fuel System: Fuel Type

Natural Gas

Due to the presence of wall coverings, insulation, HVAC ductwork, buried lines, or other obstructions, it was not feasible to observe the entirety of the gas supply and distribution system in this home. As a result, damage to the piping may exist in locations that are not readily visible. It is advisable to have a licensed plumber contractor further investigate the gas supply and distribution system before the contingency period ends. This will help to identify any hidden defects that may require attention. Taking this precautionary step can help ensure that the gas supply and distribution system is safe and functioning properly.

Laundry: Location

Garage

As per the Standards of Practice, laundry appliances are not included in the inspection, and the inspector will not evaluate the adequacy of the washing machine drain lines or supply lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The condition of the walls or flooring under these machines cannot be judged. It is important to note that these components are not within the scope of the inspection. Therefore, it is recommended that a qualified professional inspect and evaluate the laundry appliances to ensure that they are functioning safely and efficiently.

**Laundry: Dryer Type/ Ventilation**

Gas

A dryer vent connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

Sewer Scope : Sewer Scan

A limited-time sewer scope inspection to access the condition of the property's sewer line and identify possible issues that may require attention. The main line sewer scope will be conducted only when a readily accessible clean out can be located and opened without damage to the property. The Main Line Sewer Scope Inspection is limited to the main drain line between the building and the city sewer line when readily accessible. This inspection does not include scoping all drain lines under/ In the building.

Copy and paste video link into new browser to view is entire video.

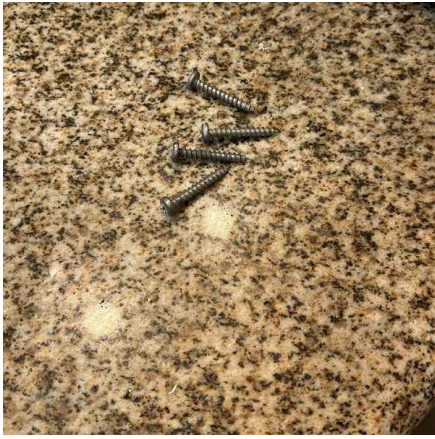
Action items

4.3.1 Sub-Panel

SHARP POINTED SCREWS

Information/Limitations

Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation, becoming a shock hazard. These screws should be replaced with approved, flat-tipped screws.



4.5.1 Main Water Shut Off/Hose Bibs/Water Pressure

 Information/Limitations

WATER PROVIDED BY ASSOCIATION

The water supply for the property is provided by the association and is not individually metered. Recommend contacting HOA for means of emergency shut off.

Recommendation

Contact a qualified professional.

4.9.1 Laundry

 Safety Concerns

LAUNDRY - NO GFCI PROTECTION

Outlet near laundry is not GFCI protected. **Recommend further evaluation and correction as needed by a licensed professional.**

Recommendation

Contact a qualified professional.



4.10.1 Sewer Scope

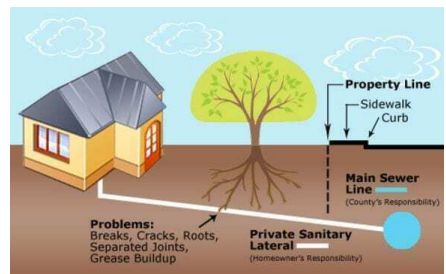
 Action Items

SEWER SCOPE - RECOMMENDATION

We recommend all homes have underground drain lines video scoped to check for blockage, damaged, and or root intrusion.

Recommendation

Contact a qualified professional.



5: HVAC

Information

Cooling: Manufacturer

N/A

Cooling: Location

N/A

Cooling: No Cooling

No cooling noted to the property

Heating: Heating Type

Forced Air

Heating: Location

Interior Closet

Heating: Fuel Type

Gas

Heating: Approximate BTU's

40001-60000

Heating: Manufacturer

Payne

Gas Valves: Gas Shut Off Present

Gas shut off valves were present.

Distribution System: Filter Size

Unknown

HVAC Lines: Refrigerant/Condensation Line

The refrigerant and condensation lines appear to be adequately installed and in good visible condition. Periodic checking to make sure the insulation is in good condition around the refrigerant line and that the condensation line is clear of any obstruction will help to maintain the efficiency of the HVAC system.

Heating: Heating System

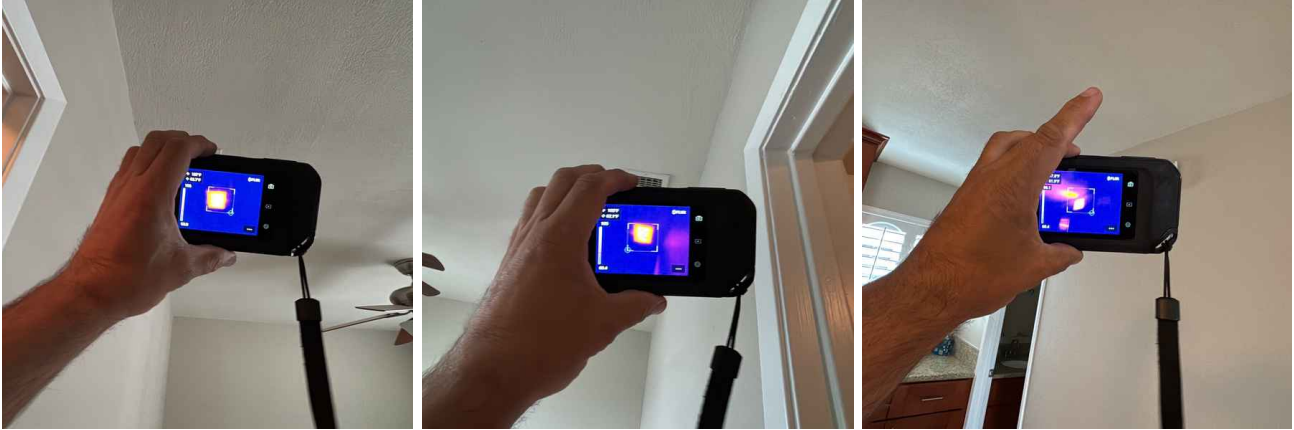
The heating system is inspected just as the cooling unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the heating mode, it is an indication that the major components are operational. There is a visual inspection conducted on the heating system and the inspector will report on the condition of the unit.


Venting: Vent

Vent visually inspected, any deficiencies observed will be noted separately in this report.

Distribution System: Heat Temp

The differential split is the number of degrees the system is heating (or cooling) the house air. Normal range for this number is 20 - 50 degrees when operating the system during cold weather. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



Distribution System: Distribution Type

Ducts/registers

Proper sizing and airflow of distribution system is outside the scope of this inspection.

Asbestos materials have been commonly used in heating system. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

Distribution System: Filter Advice

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Dirty filters are the most common cause of inadequate heating or cooling performance.

Thermostat: Thermostat

Thermostat(s) appeared to operate unit(s) at the time of the inspection. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



6: GARAGE

Information

Interior Areas: Garage w/ Full Access

There is reasonable access to the walls, ceilings, and floors for inspection with normal wear and tear observed.

Firewall : Firewall

The firewall was visually inspected and appears serviceable. Determining the rating of firewalls is beyond the scope of this inspection.

Firewall : Firewall Door

The current standards employ fire resistant doors, walls, and ceilings. The walls, ceiling coverings and doors appear to meet the minimum fire separation standards. However, it is not possible to verify that the proper material was used once the walls and ceilings have been painted and is specifically disclaimed. Any deficiencies observed will be noted separately in this report.

Vehicle Door(s): Vehicle Door

Tilt Up

The vehicle door was present. The door was inspected for operation and condition.

Automatic Opener: Automatic Opener

The automatic opener is operated in both directions checking for deficiencies. The eye beam system is tested for proper operation for safety reasons.

Garage Electrical : Receptacle & GFCI

During the inspection, the garage electrical outlets were visually evaluated and a sample of the installed receptacles were tested. The outlets were not removed and the inspection was limited to visual observations. Any outlets that were not easily accessible, such as those that are hidden or unable to reach, were not inspected. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Garage Electrical : Switches & Light Fixtures

The inspector will visually inspect the garage switches and light fixtures for any signs of damage, wear and tear, or improper installation. The inspector may not be able to identify all issues that are hidden or issues that are intermittent and only occur under certain conditions. Additionally, the inspector may not be able to predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Landscape and motion sensor lights are not a part of this home inspection. Recommend asking seller for more information and operation.

Garage Electrical : Ages of GFCI's

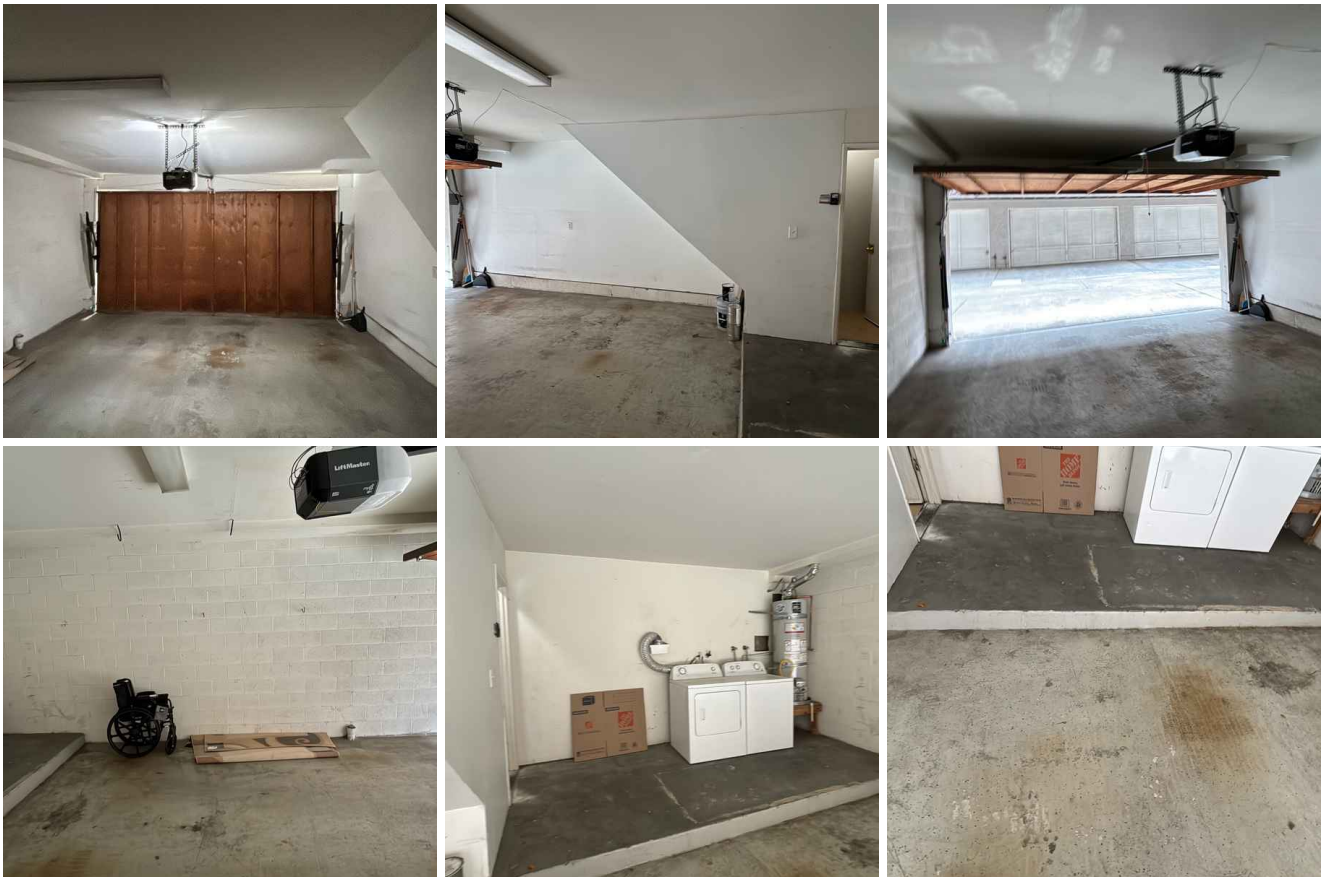
- The following GFCI locations are as follows;
- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

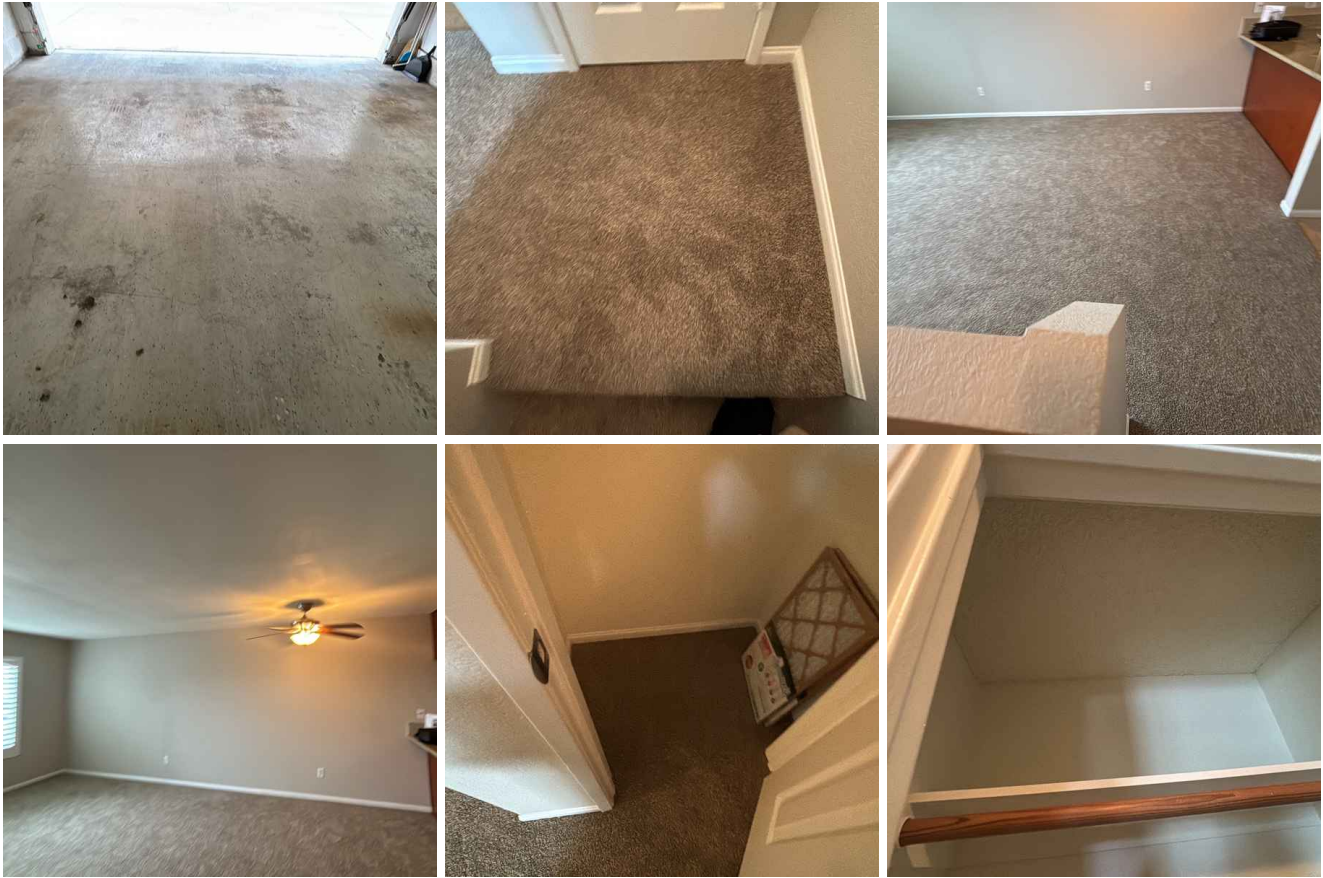
Overview photos

General Garage Photos/Videos

GENERAL GARAGE PHOTOS

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





General Garage Photos/Videos

GENERAL GARAGE VIDEOS

General Videos of current conditions of the home. Please refer to main report for deficiencies.

Action items

6.1.1 Interior Areas

GARAGE FLOOR - STAINING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)



6.1.2 Interior Areas

GARAGE - WALLS/CEILING STAINS - DRY

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

There are stains noted to the garage wall/ceilings. This can potentially be due to past or current water intrusion. Stains tested dry at the time of inspection. Recommend further evaluation and correction as needed by licensed professional.



6.1.3 Interior Areas

GARAGE - DRYWALL DAMAGE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Garage wall and/or ceiling had damaged drywall. Recommend further evaluation and correction as needed by licensed professional.



6.2.1 Firewall

FIREWALL DOOR - MISSING/INOPERABLE SELF CLOSER

No or inoperable self closer noted at the interior garage door. It is required that door from garage to home have self-closing hinges to help prevent spread of a fire to living space. **Recommend further evaluation and correction as needed by licensed professional.**

Click on the link below for more information.

[DIY Resource Link.](#)



6.2.2 Firewall

 Safety Concerns

FIREWALL DOOR - NOT FIRE RATED

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel/Solid Wood, or a 20-minute fire-rated door. **Recommend further evaluation and correction as needed by licensed professional.**



6.2.3 Firewall

 Action Items

FIREWALL DOOR - WEATHER STRIP DAMAGED/MISSING

Weather stripping damaged/missing at interior garage door. Recommend repair as needed.

Recommendation

Contact a qualified professional.



6.4.1 Automatic Opener

 Action Items

AUTOMATIC OPENER - FURTHER EVALUATION NEEDED

Recommend having the garage door unit evaluated by a garage door specialist. During operation, system sticks, does not fully open.



6.5.1 Garage Electrical

GAR GFCI RESET LOCATION

 Information/Limitations

Here is the GFCI Reset Location for the garage.

Recommendation

Contact a qualified professional.



Master Bathroom

6.5.2 Garage Electrical

GAR LIGHT FIXTURE(S) - BULBS MISSING/INOPERABLE

 Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Light bulb(s) were missing/Inoperable in one or more areas at the time of inspection. Recommend installation and re testing light fixture to ensure operation.



7: KITCHEN

Information

Dishwasher: Manufacturer

Maytag

Garbage Disposal: Garbage Disposal

A garbage disposal was present and tested.

Countertop: Countertop Condition

The countertops were inspected looking for damage.

Countertop: Countertop Material

Quartz

Built-in Microwave: Microwave

The microwave was inspected and tested.

Cooktop: Manufacturer

Maytag

Cooktop: Cooktop Energy Source

Gas

Range/Wall Oven: Manufacturer

Maytag

Range/Wall Oven: Oven Energy Source

Gas

Vent: Hood Vent

The exhaust fan was operated.

Vent: Exhaust Hood Type

Re-circulate

Kitchen Sink: Kitchen Sink

The kitchen sink was inspected by operating the faucet and spray wand, whether standalone or attached, the inspector is checking for proper flow and to ensure there weren't any leaks or signs of significant deficiencies.

Dishwasher: Dishwasher

Dishwasher was present and tested. We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection.

Cabinets: Cabinet Condition

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

Cooktop: Cooktop

All of the heating elements on the cooktop were turned to "High", at the time of the inspection.

Range/Wall Oven: Oven

The oven was operated by placing into "Bake and Broil" modes. Self and/or continuous cleaning operations, clocks, timing devices, and thermostat accuracy are not tested during this inspection.

Kitchen Electrical: Receptacle & GFCI

During the inspection, the kitchen electrical outlets were visually evaluated and a sample of the installed receptacles were tested. The outlets were not removed and the inspection was limited to visual observations. Any outlets that were not easily accessible, such as those that are hidden or unable to reach, were not inspected. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Kitchen Electrical: Switches & Light Fixtures

The inspector will visually inspect the kitchen switches and light fixtures for any signs of damage, wear and tear, or improper installation. The inspector may not be able to identify all issues that are hidden or issues that are intermittent and only occur under certain conditions. Additionally, the inspector may not be able to predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Landscape and motion sensor lights are not a part of this home inspection. Recommend asking seller for more information and operation.

Kitchen Electrical: Ages of GFCI's

The following GFCI locations are as follows;

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)

Overview photos

Kitchen Sink

KITCHEN SINK - OVERVIEW

General photos of current conditions of the kitchen sink. Please refer to main report for deficiencies.



Dishwasher

DISHWASHER - OVERVIEW

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



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

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



Cooktop

COOKTOP - OVERVIEW

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



Range/Wall Oven

OVEN - OVERVIEW

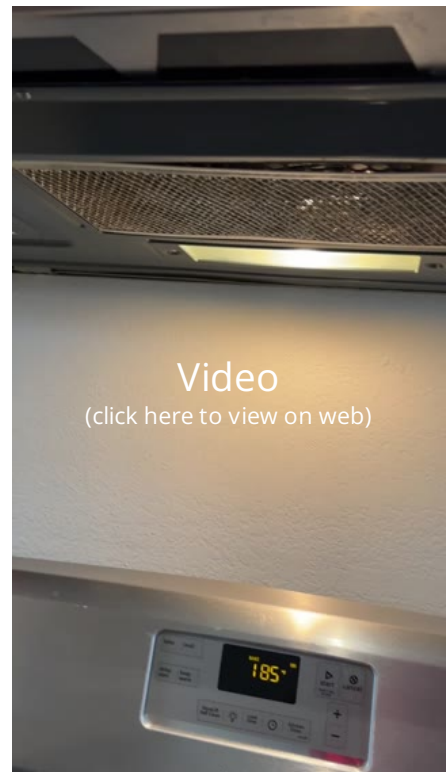
General photos of current conditions of the Oven. Please refer to main report for deficiencies.



Vent

VENT - OVERVIEW

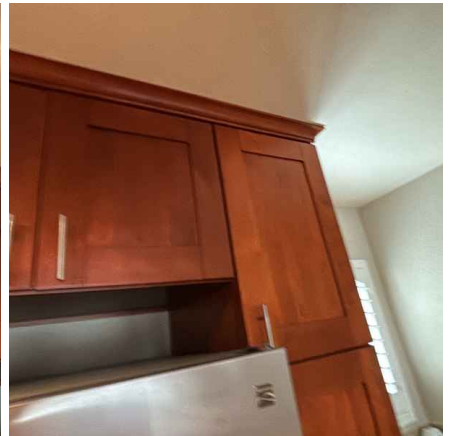
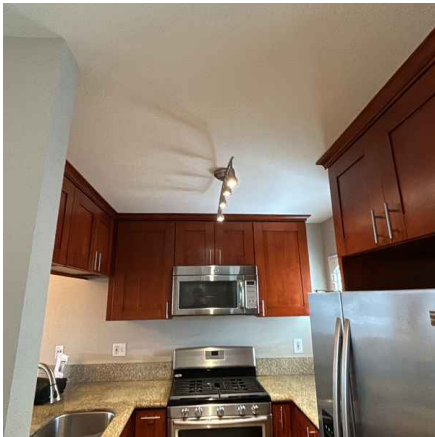
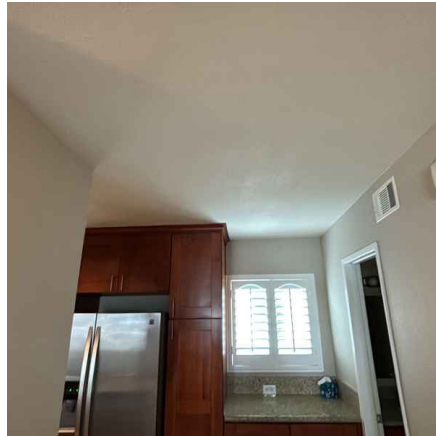
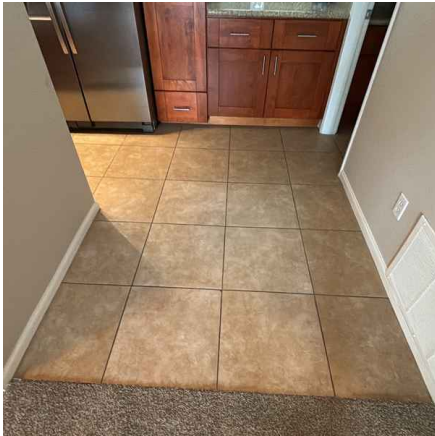
General photos of current conditions of the vent. Please refer to main report for deficiencies.

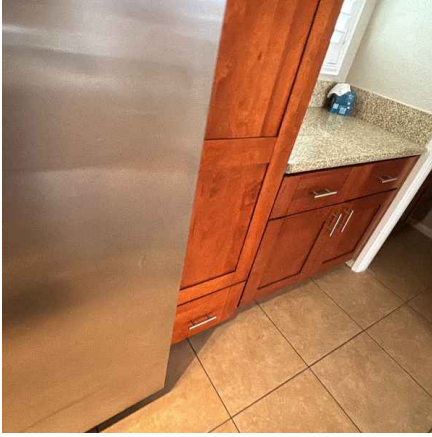


Kitchen General Photos/Videos

GENERAL KITCHEN PHOTOS

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





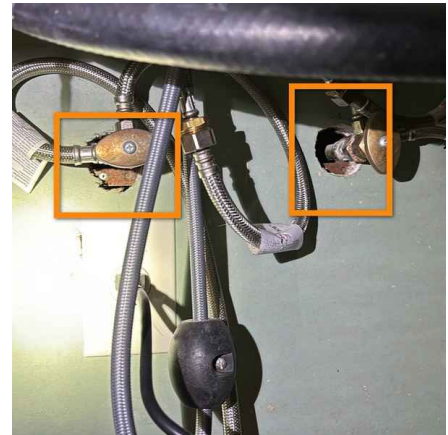
Action items

7.1.1 Kitchen Sink

KIT- OPEN PLUMBING PENETRATIONS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

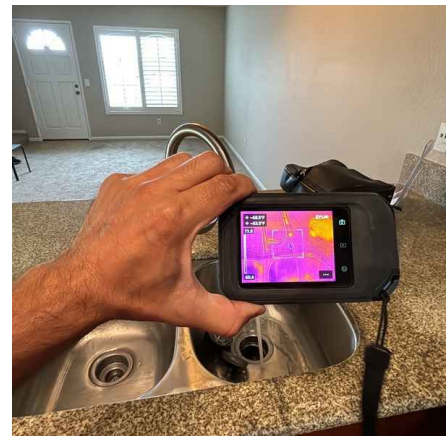
Open plumbing penetrations were noted at the kitchen sink plumbing drain lines. Recommend openings be sealed to prevent pest entry.



7.1.2 Kitchen Sink

KIT FAUCET(S) - NO/INADEQUATE HOT WATER

Inspector was unable to get hot water to flow from the kitchen sink fixture, Recommend further evaluation and correction as needed by licensed professional.



7.3.1 Garbage Disposal

GARBAGE DISPOSAL - RUBBER INSERT

Damaged/missing rubber insert noted at the time of the inspection. Recommend installing a new rubber insert to prevent splash back/injury from items ejected during disposal operation.





7.7.1 Cooktop

COOKTOP - BURNER NOT OPERATING

 Action Items

Burner does not ignite/heating element(s) did not heat up when turned on. Recommend qualified professional evaluate & repair.



7.10.1 Kitchen Electrical

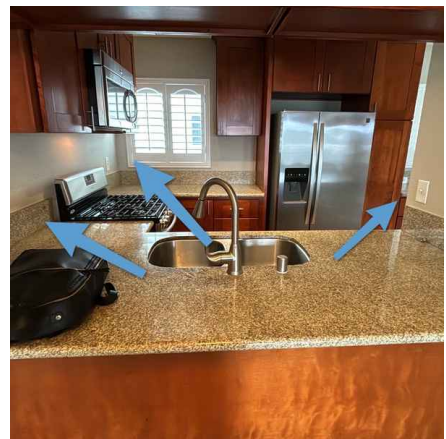
KIT GFCI RESET LOCATION

 Information/Limitations

Here is the GFCI Reset Location for the kitchen.

Recommendation

Contact a qualified professional.



8: INTERIOR AREAS

Information

Windows: Materials

Vinyl

Windows: Window Type

Dual pane, Sliders

Interior Doors: Interior Doors

At the time of inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

Windows: Windows

At the time of inspection the windows appeared to be in overall good condition. Any defects will be listed separately in the report. Determining the condition of all thermo-pane windows is not always possible due to temperature, weather, and lighting variations. Inspector is unable to determine if retrofitted windows have been properly flashed or installed.

Windows: Window Screens

Screens were present at the time of inspection. Any deficiencies observed will be noted separately in this report.

Cabinets/Closets: Cabinet Condition

The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

Walls/Ceilings: Full Access

Normal wear and tear was observed on the walls and ceilings, which were reasonably accessible for inspection. The conditions of the walls behind wallpaper, paneling and furnishing could not be judged. The inspector could not visually view behind walls or ceilings.

Floors: Floor Coverings

Carpet, Tile

At the time of inspection the floor covering damage/stains may be hidden by furniture. Unable to view surface under floor covering.

Interior Electrical: Receptacle & GFCI

During the inspection, the home's electrical outlets were visually evaluated and a sample of the installed receptacles were tested. The outlets were not removed and the inspection was limited to visual observations. Any outlets that were not easily accessible, such as those that are hidden or unable to reach, were not inspected. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Interior Electrical: Switches & Light Fixtures

The inspector will visually inspect the interior switches and light fixtures for any signs of damage, wear and tear, or improper installation. The inspector may not be able to identify all issues that are hidden or issues that are intermittent and only occur under certain conditions. Additionally, the inspector may not be able to predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Landscape and motion sensor lights are not a part of this home inspection. Recommend asking seller for more information and operation.

Interior Electrical: Ages of GFCI's

The following GFCI locations are as follows;

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)

Smoke/Carbon Monoxide Detector : Carbon Monoxide Detectors

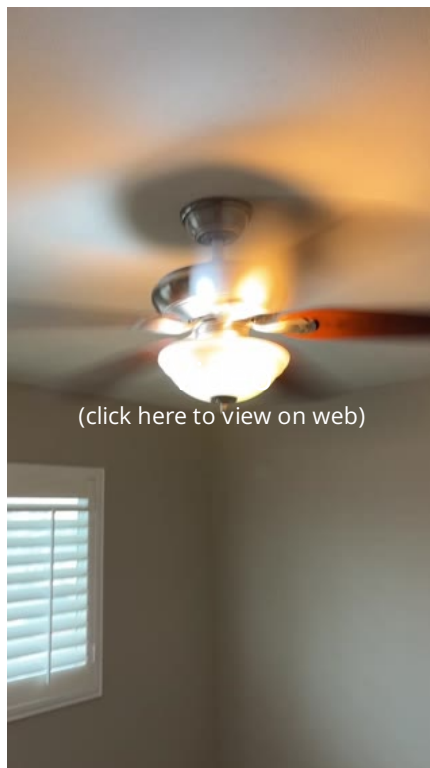
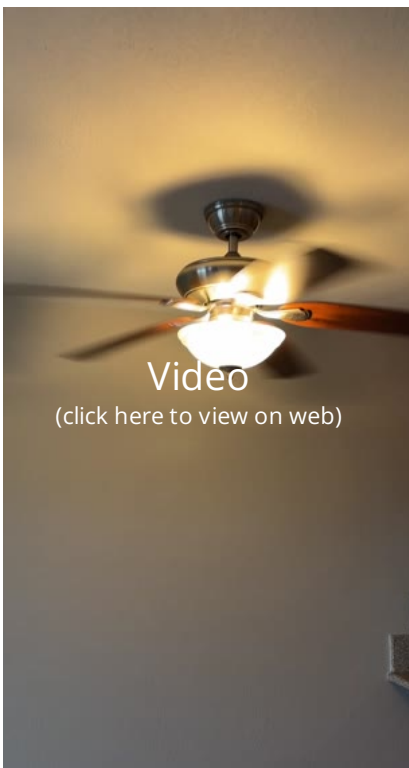
The life expectancy of Carbon Monoxide detectors is 7 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the carbon sensor is working. Any Carbon Monoxide detectors over 7 yrs old, we recommend replacing.

Smoke/Carbon Monoxide Detector : Smoke Detectors

The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. Any smoke detectors over 10 yrs old, we recommend replacing.

Ceiling Fans: Ceiling Fans Operational

The ceiling fans are inspected to make sure the lights operate if applicable and fan operates. The fan is not tested through all the speeds but is tested for operation.



Steps/Stairways/Railings: Stair Information

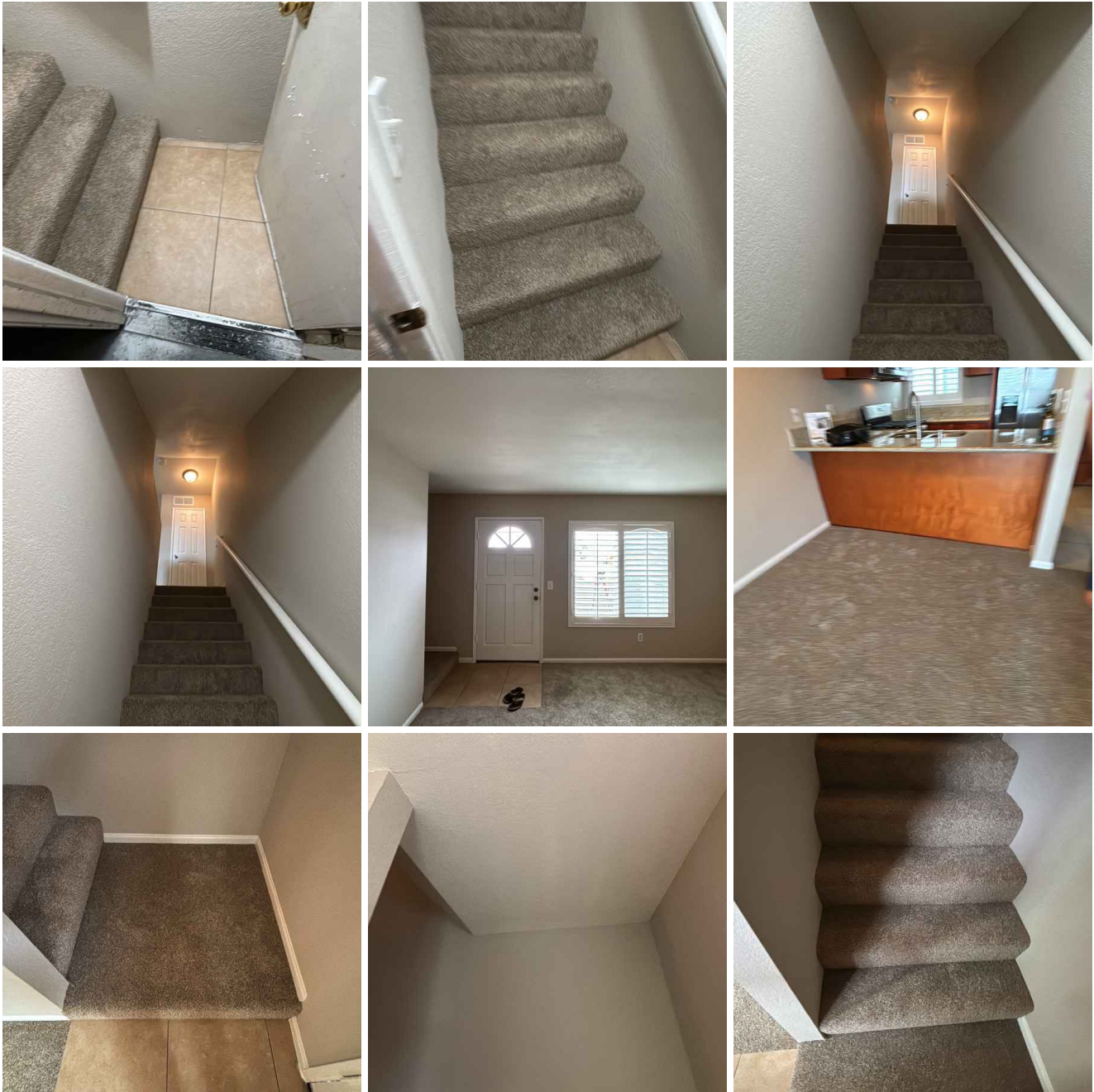
At the time of the inspection, we inspected the condition of the staircase. Inspection of staircases typically includes visual examination of the following: treads and risers, landings, angle of staircase, handrails, guardrails, lighting, headroom, windows, walls, and ceilings.

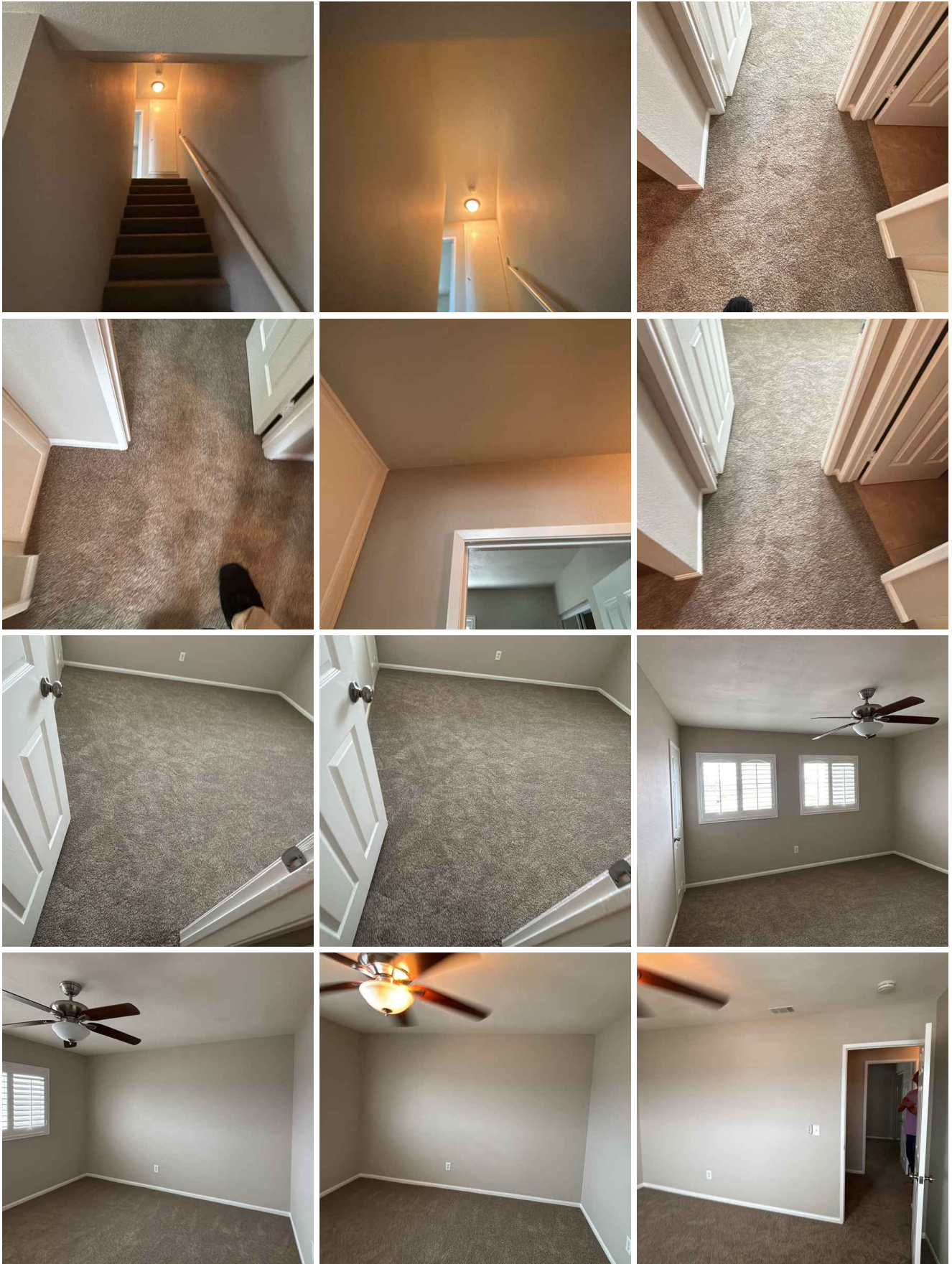
Overview photos

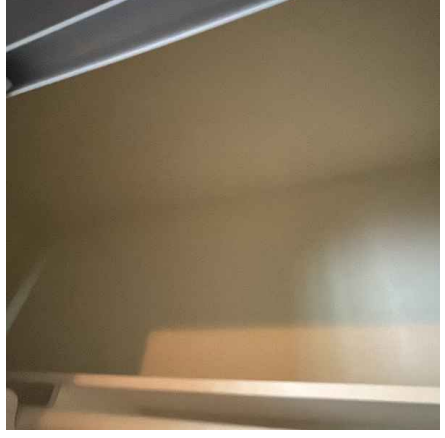
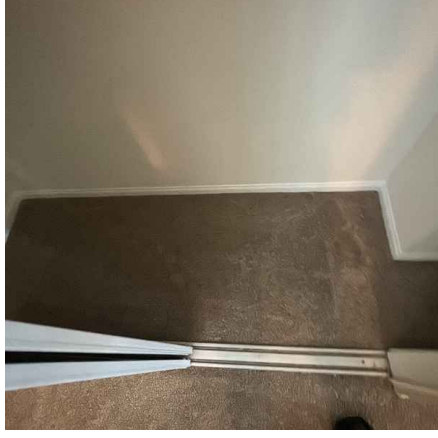
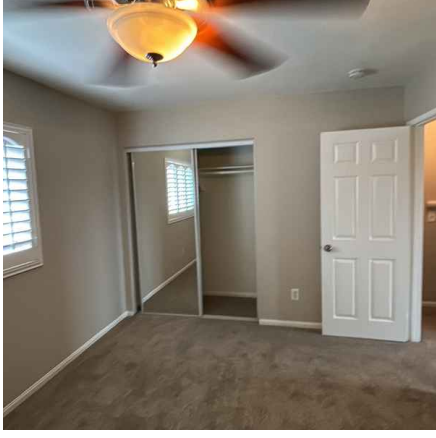
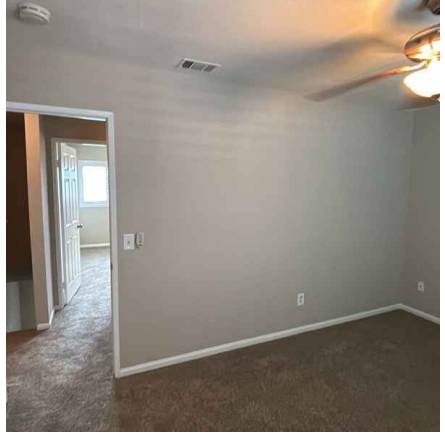
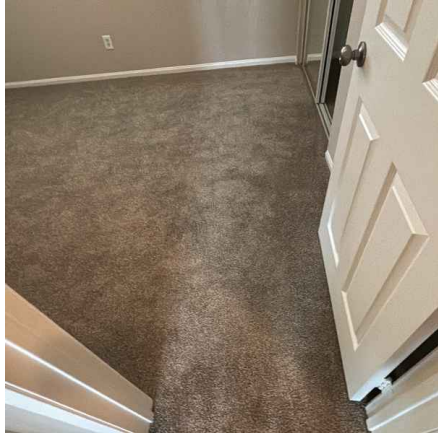
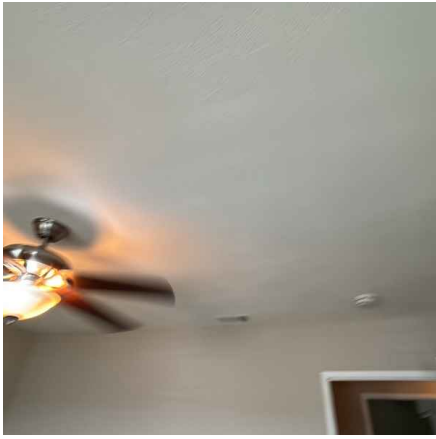
Interior General Photos/Videos

GENERAL INTERIOR PHOTOS

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







GENERAL INTERIOR VIDEOS

General Videos of current conditions of the home. Please refer to main report for deficiencies.

Action items

8.2.1 Windows

SCREEN(S) - DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Window screens were damaged/torn or out of spline in areas around the home, recommend repair as needed.



Family Room

8.4.1 Walls/Ceilings

WALL(S)/CEILING(S) - PATCHES/REPAIRS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Patches/repairs noted to the drywall/plaster/ceiling in areas. Recommend asking seller for more information.

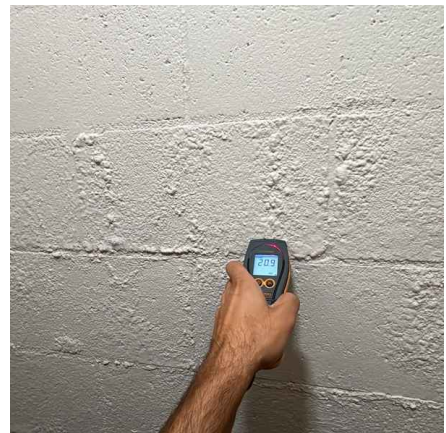


8.4.2 Walls/Ceilings

WALL(S)/CEILING(S) - STAINS ELEVATED MOISTURE LEVEL

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

There were areas to the home that were observed with a elevated moisture level(s). Recommend further investigation to determine source of moisture intrusion and all repairs to be made.



Lower Stairs

8.4.3 Walls/Ceilings

WALL(S)/CEILING(S) - ACOUSTIC POPCORN CEILING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Acoustic (Popcorn) ceiling have been noted within the home. If installed prior to mid 1980's, this may contain asbestos. Though outlawed in 1978, existing supplies were used. If removed, recommend testing and removal by qualified person.

Recommendation

Contact a qualified professional.



Closet Lower Level



Upper Hall

8.5.1 Floors

FLOORS(S) - UNEVEN IN AREAS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Uneven floors were noted in certain locations of the home, likely caused by settling and shifting; not all areas may be shown. If a more detailed report is desired, we recommend further evaluation and repair as needed.



Family Room

8.6.1 Interior Electrical

INT RECEPTACLE(S)/SWITCH(S) - LOOSE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The receptacle(s)/switch(s) were noted to be loose in one or more areas at the time of inspection. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



Kitchen

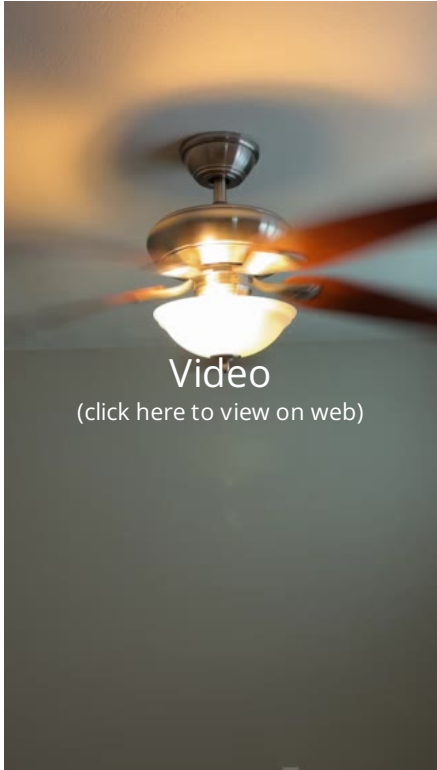
8.8.1 Ceiling Fans

 Action Items

CEILING FAN(S) - UNSTABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Ceiling fan was observed to be unstable during operation. Cause could be due to weight balance problems or frame issue. Recomemnd further evaluation and repair or replace.



8.9.1 Steps/Stairways/Railings

 Action Items

STAIRS UNEVEN

Stairs seem uneven on one side. Recommend further evaluation from a licensed professional.



9: BATHROOMS

Information

Ceiling/Floors/Walls: Floor Type

Tile

Locations: Bathroom Locations

Upper Hall

The inspection of bathrooms is limited by the following conditions. The inspector cannot see or view any leaks, moisture, mold or any 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 that was performed on the bathroom by previous owners or contractors. The inspector is not liable for any defects or code violations that may result from such work. The inspector will only report on major deficiencies that are observable at the time of the inspection. The client is advised to consult with a qualified professional for further evaluation and repair of any issues found in the bathroom.

Ceiling/Floors/Walls: Ceiling/Floors/Walls

The inspector visually inspected the bathroom ceiling(s)/floor(s)/wall(s), but we could not check for any mold or signs of leaks behind walls, ceilings, or floors.

Mirrors: Condition

The bathroom mirror(s) were inspected by looking at their attachments to the wall and for any damage that can be of safety concerns.

Countertops/Cabinets: Countertop Material

Quartz

The inspector inspected the cabinets and counter-tops for damage and tested a representative number of doors and drawers for their operation. The inspector could not inspect under cabinet for any damage or mold growth.

Bathroom Sinks: Bathroom Sinks

The bathroom faucet(s) and sink(s) were operated and inspected for proper flow, drainage, and leaks. The plumbing behind the walls and surrounding areas was not visible to the inspector.

Bathroom Electrical: Receptacle & GFCI

During the inspection, the bathroom(s) electrical outlets were visually evaluated and a sample of the installed receptacles were tested. The outlets were not removed and the inspection was limited to visual observations. Any outlets that were not easily accessible, such as those that are hidden or unable to reach, were not inspected. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Bathroom Electrical: Switches & Light Fixtures

The inspector will visually inspect the bathroom(s) switches and light fixtures for any signs of damage, wear and tear, or improper installation. The inspector may not be able to identify all issues that are hidden or issues that are intermittent and only occur under certain conditions. Additionally, the inspector may not be able to predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work that may be required based on the findings in this inspection report.

Landscape and motion sensor lights are not a part of this home inspection. Recommend asking seller for more information and operation.

Bathroom Electrical: Ages of GFCI's

The following GFCI locations are as follows;

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)

Exhaust Systems: Ventilation

Exhaust Fan

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans and/or a operable window is required for all bathrooms containing a shower or tub.

Toilets: Toilets Functional

The toilets were flushed to check if they were working properly and had no leaks at the water supply line or tank location. The connection at the floor was also inspected for adequacy. The functionality of the plumbing or work behind the walls or around the toilet was not visible to us.

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

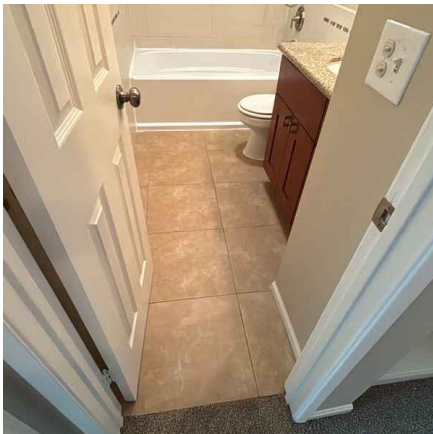
This inspection involved operating the faucet valves to check the bathtub(s)/Shower(s) for proper flow and drainage, leaks and/or any cracks or damage to the tub itself. The drain overflow cover looked like it was correctly installed at the bathtub(s)/Shower(s). However, it was not possible to determine if the drain line was properly connected behind these covers. Tub overflow drains, shower pans and shower enclosures leak detection and steam units were not covered by this inspection, according to the Standards of Practice.

Overview photos

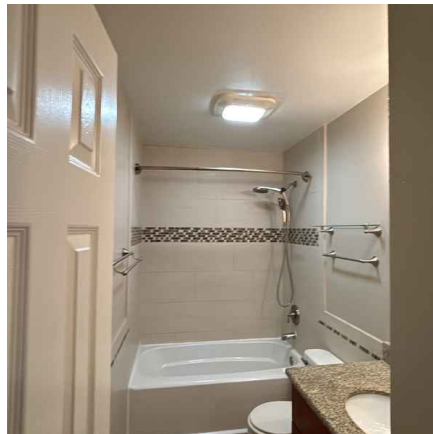
Bathroom General Photos/Videos

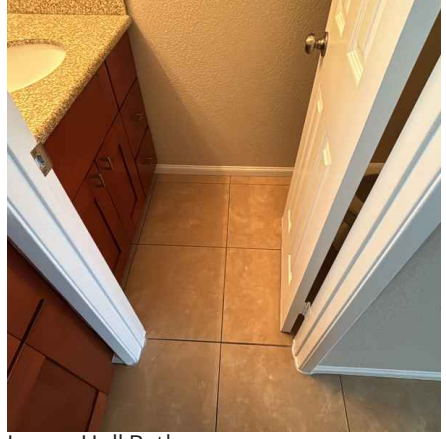
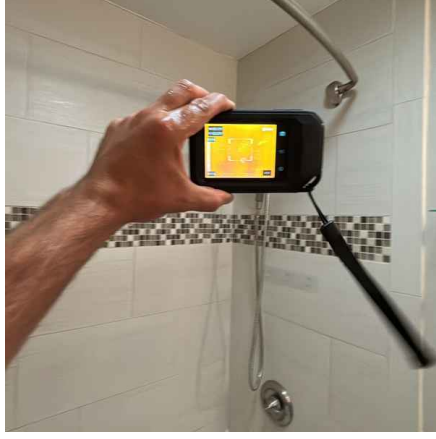
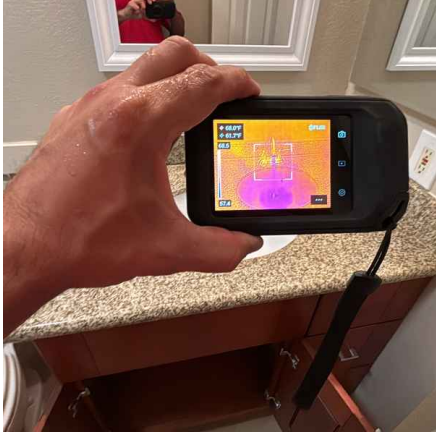
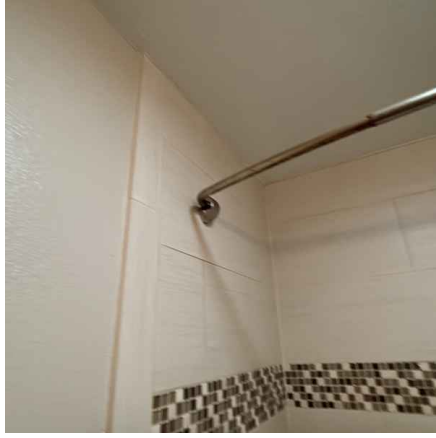
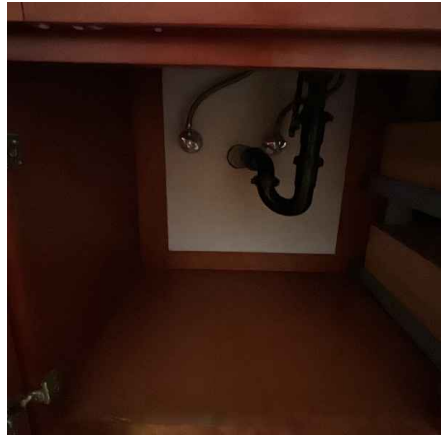
GENERAL BATHROOM PHOTOS

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



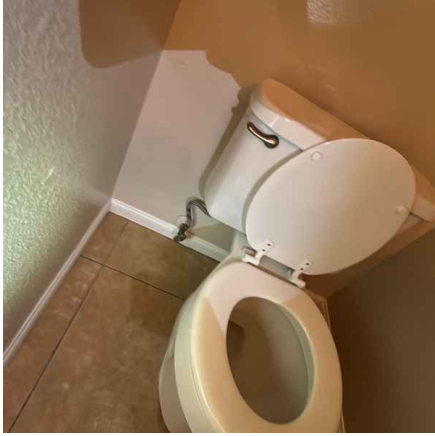
Upper Hall Bathroom





Lower Hall Bathroom

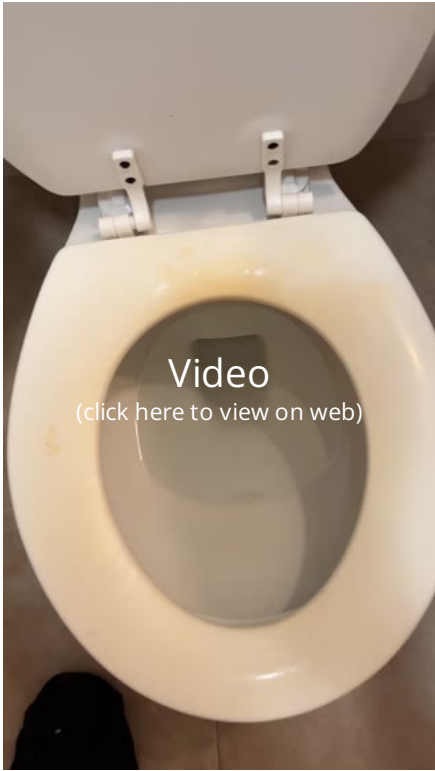




Bathroom General Photos/Videos

GENERAL BATHROOM VIDEOS

General Videos of current conditions of the home. Please refer to main report for deficiencies.



Action items

9.5.1 Bathroom Sinks

 Action Items

BR - VALVE(S)/CONNECTIONS - CORROSION

Corrosion noted on the bathroom sink water shutoff valve(s). 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 professional.



Upper Hall Bathroom

9.5.2 Bathroom Sinks

 Action Items

BR SINK(S) - STOPPER INOPERABLE/MISSING

The bathroom sink stopper is inoperable/missing in one or more areas. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a handyman or DIY project



Upper Hall Bathroom

9.5.3 Bathroom Sinks

 Action Items

BR SINK - DARK CAULKING/GROUT

Dark caulking/grout noted around the bathroom sink, recommend removal/replace as needed.



Upper Hall Bathroom

9.6.1 Bathroom Electrical

 Information/Limitations

BR GFCI RESET LOCATION

Here is the GFCI Reset Location for the bathroom.

Recommendation

Contact a qualified professional.



Upper Hall Bathroom

9.6.2 Bathroom Electrical

 Safety Concerns

BR OUTLET(S) - GFCI BUTTON MISSING

GFCI button is missing and/or damaged in one or more areas. Outlet can not be reset if it was tripped. **Recommend further evaluation and correction as needed by licensed professional.**

Recommendation
Contact a qualified professional.



Upper Hall Bathroom

9.8.1 Toilets

 Action Items

TOILET - SEAT/LID LOOSE/DAMAGED

Toilet seat/lid is loose or damaged in one or more areas.
Recommend further evaluation and correction as needed by licensed professional.

Recommendation
Contact a handyman or DIY project



Upper Hall Bathroom

9.9.1 Bathtubs/showers

 Action Items

BATHTUB - STOPPER MISSING/DAMAGED/INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Stopper is missing/damaged or inoperable. Recommend further evaluation and correction as needed by licensed professional.

Recommendation
Contact a qualified professional.



Upper Hall Bathroom

9.9.2 Bathtubs/showers

 Action Items

TUB/SHOWER - HEAD/CONNECTION LEAKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Shower head leaks when tested. Recommend further evaluation and correction as needed by licensed professional.



Upper Hall Bathroom

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

The report is an opinion of the general quality and condition of the roof. The inspector cannot and does not offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.

- I. 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.