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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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11/18/2026

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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

www.PacificCrestHomeInspections.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION.** Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation**

recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items the are cosmetic in nature or that are attributed to normal wear and/or age.

2. Items that should be monitored and may require repair.

3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.

2. Items that that require further evaluation by qualified professionals in a specific field.

3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions withing the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that poses a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be

discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD**. **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and it's report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

105 ITEMS INSPECTED

17 OBSERVATION ITEM

51 ATTENTION ITEM

10 SAFETY CONCERN

2.1.1 Service Disconnects - Main Water Shut-Off Device (Describe Location): Automatic Shut-Off

3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Vent Recirculates

3.5.1 Built-In Appliances - Garbage Disposer: Rust at Housing

3.8.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present

4.2.1 Plumbing System - Plumbing Water Suppy and Distribution System: Plumbing Repipe

4.2.2 Plumbing System - Plumbing Water Suppy and Distribution System: Plumbing Missing Strapping

4.2.3 Plumbing System - Plumbing Water Suppy and Distribution System: Plumbing Routed on Exterior

4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded

4.3.2 Plumbing System - Fixtures and Connected Devices : Faucet-Worn

4.4.1 Plumbing System - Tub/Shower Fixtures: Tub Diverter Servicing

4.4.2 Plumbing System - Tub/Shower Fixtures: Tub Stop Missing

4.4.3 Plumbing System - Tub/Shower Fixtures: Shower Valve Loose

4.4.4 Plumbing System - Tub/Shower Fixtures: Service Valve

4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Standing Water in Vent Stack

4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Aged

4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Scalding Hazard

4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap

4.6.4 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank

4.6.5 Plumbing System - Water Heaters, Controls, Flues and Vents: Drip Pan Missing Drain

4.6.6 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Transite

4.6.7 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Upper/Lower

4.7.1 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Flexible Drain Line

4.7.2 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Improperly Sloped Drain Line

4.8.1 Plumbing System - Water Heater Strapping/Bracing : Strapping Should Encircle Tank

4.9.1 Plumbing System - Water Pressure: Unable to Locate

4.10.1 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Gas Odor

4.10.2 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Brass Gas Line

4.10.3 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Gas Line Modifications

5.1.1 Electrical System - Main and Distribution Panels: Full Panel

5.1.2 Electrical System - Main and Distribution Panels: Labels - Not Complete

5.1.3 Electrical System - Main and Distribution Panels: Distribution - Contamination

5.1.4 Electrical System - Main and Distribution Panels: Screws - Pointed

5.1.5 Electrical System - Main and Distribution Panels: Wire Clamp

5.1.6 Electrical System - Main and Distribution Panels: Wire Splicing

5.1.7 Electrical System - Main and Distribution Panels: Neutrals/Ground-More Than One

5.2.1 Electrical System - System Grounding and Grounding Equipment: Neutral and Grounds on Same Bus

5.3.1 Electrical System - Overcurrent Devices (Circuit Breakers, Fuses): Breakers and Panel Don't Match

5.4.1 Electrical System - Branch Circuit Conductors : Exposed Romex

5.5.1 Electrical System - Connected Devices and Fixtures: Bulb Missing

5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Kitchen Outlets Missing GFCI

5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection

5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector

6.1.1 Interiors - Interior General : Lead Paint

6.2.1 Interiors - Ceilings : Water Staining

6.2.2 Interiors - Ceilings : Evidence of a Ceiling patch

6.2.3 Interiors - Ceilings : Stress Fractures

6.2.4 Interiors - Ceilings : Hole(s) in Ceiling

6.2.5 Interiors - Ceilings : Popcorn-Ceiling

6.2.6 Interiors - Ceilings : Texture Loose

6.3.1 Interiors - Walls : Moisture Staining (Dry)

6.3.2 Interiors - Walls : Moisture damaged baseboard

6.3.3 Interiors - Walls : COSMETIC DAMAGE

6.4.1 Interiors - Floor Coverings : Tub/Shower-Seal Gaps in Floor

6.5.1 Interiors - Counters and a Representative Number of Cabinets: Re-caulk Counter/Sink

6.5.2 Interiors - Counters and a Representative Number of Cabinets: Cabinet Loose

6.6.1 Interiors - Tub/Shower Enclosure: Clean and Recaulk showers/tubs

6.7.1 Interiors - Doors (Representative Number): Loose Door Hardware

6.8.1 Interiors - Windows (Representative Number): Fogged or Failing Windows

6.8.2 Interiors - Windows (Representative Number): Screens-Damaged

7.2.1 Garage - Garage Ceiling/Roof Framing : Storage Racks

7.3.1 Garage - Garage Walls (Including Firewall Separation): Firewall

7.3.2 Garage - Garage Walls (Including Firewall Separation): Damaged Drywall

7.4.1 Garage - Garage Floor: Spalling at Floor

7.5.1 Garage - Garage Door: Gaps in Seal

7.7.1 Garage - Garage Door Operators: Trip Sensors Improper

7.7.2 Garage - Garage Door Operators: Backup Battery

7.8.1 Garage - Garage Vents: Lack of Ventilation
8.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent
10.2.1 Exterior - Wall Cladding, Flashing and Trim: Evidence of wood destroying organisms
10.2.2 Exterior - Wall Cladding, Flashing and Trim: Damaged Stucco
10.5.1 Exterior - Eaves, Soffits and Fascia: Gaps at Eaves
10.9.1 Exterior - Fencing and Gates: Wood Damage
11.3.1 Structural Components - Foundations, Basements and Crawlspaces : Crack (Garage) Stemwall
12.1.1 Heating Equipment - Heating Equipment : Heat Mode - Inoperable
12.1.2 Heating Equipment - Heating Equipment : Combustible Blocking
12.1.3 Heating Equipment - Heating Equipment : Heater Not Accessible
12.5.1 Heating Equipment - Flue(s) for Heating Equipment : Flue- Taped
12.6.1 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Dirty Filter

1: INSPECTION DETAILS

Information

Type Of Building
Condominium

Year Built (According to Available Data)
1974

Weather Conditions
Sunny

Outside Temperature (Approximate)
70 Degrees

Number of Levels
1

Property Occupied
Yes

Parties Present
Seller

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. 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!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: YES

Portions of the home were not adequately visible due to occupants personal items, furniture and/or vehicles. We are not permitted to move these items as part of the inspection process. Portions of the inspection were limited as a result. We are not permitted to move these items as part of the inspection process. It is recommended that special care be taken during the final walk-through to determine if latent defects exist prior to close of escrow.

General Inspection Info

LEAD-BASED PAINT & ASBESTOS

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

General Inspection Info

CONDO/TOWNHOME

This condominium or townhouse inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

General Inspection Info

PRE-LISTING INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

2: SERVICE DISCONNECTS

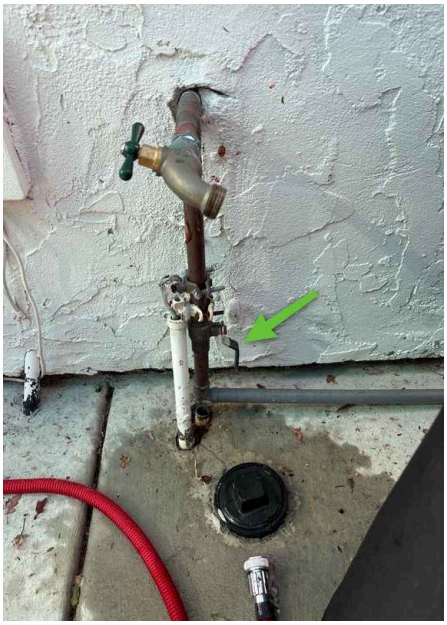
		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)				X
2.2	Main Gas Shut Off Valve (Describe Location)	X			
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Main Water Shut-Off Device (Describe Location): Main Water Shut off Location

Patio



Main Gas Shut Off Valve (Describe Location): Main Gas Shut Off Valve Location

Driveway



Main and Distribution Panels (Describe Location): Main Panel Location

Driveway



Main and Distribution Panels

(Describe Location): Distribution Panel Location

Laundry Room



Main Water Shut-Off Device (Describe Location): Shut Off Information

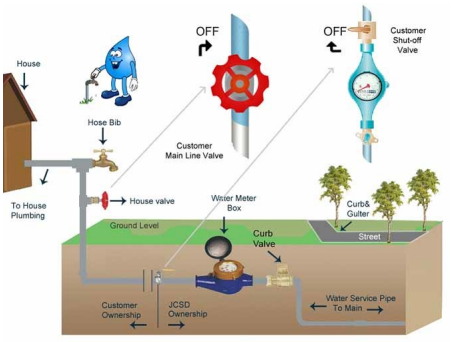
The water service can be shut off at the Main Water Shut Off Valve listed at the location above. There two primary types of valves:

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.

2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

There is typically a "Owner Shut Off" located at the water meter at the front curb. This valve is often not adequately accessible and should only be used if operation of the Main Water Shut off is not possible.

It is advised that you consult a licensed plumbing contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this. Below you will find an image with information for your convenience:



Main Gas Shut Off Valve (Describe Location): Shut Off Information

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

SDGE Reference for Emergency Shut Off

Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

SDGE Reference for Emergency Shut Off

Observations

2.1.1 Main Water Shut-Off Device (Describe Location)

Observation Item

AUTOMATIC SHUT-OFF

The subject property is not currently equipped with an automatic water shut off valve. Many insurance companies are requiring these valves to be installed in order to buy the policy. This is not a current building requirement. This is for your information. Recommend contacting your insurance provider to verify if installation is necessary and have installed by a licensed plumbing contractor as needed.

Recommendation

Contact a qualified professional.

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher	X			
3.2	Ranges and Cooktops	X			
3.3	Exhaust Fan/Range Hood/Downdraft				X
3.4	Wall Oven	X			
3.5	Garbage Disposer				X
3.6	Built-In Microwave	X			
3.7	Refrigerator		X		
3.8	Washer/Dryer		X		X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher
LG

Range
-Gas-, LG

Exhaust/Range Hood
-Vented-, -Built into Microwave-

Disposer
In Sink Erator

Buit-in Microwave
LG

Oven
-Gas-, LG

Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough **Home Warranty** to guard against these unforeseen conditions.

Dishwasher: Dishwasher Test

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 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. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



Built-In Microwave : Picture of Microwave During Operation

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



Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Appliance Information

APPLIANCES NOT MOVED

Our company 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 floor 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.

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.3.1 Exhaust Fan/Range Hood/Downdraft

Attention Item

VENT RECIRCULATES

The range hood does not vent to the exterior properly. Advise correction by a licensed appliance contractor as necessary.

Recommendation

Contact a qualified appliance repair professional.



3.5.1 Garbage Disposer

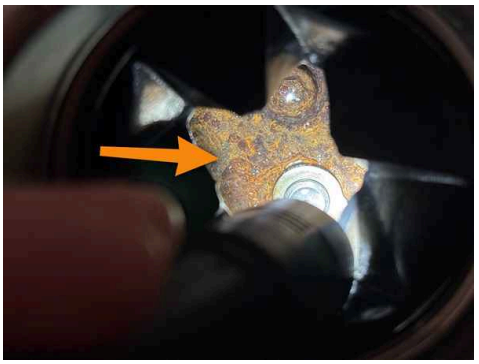
Attention Item

RUST AT HOUSING

Corrosion/evidence noted at the garbage disposer housing. This may indicate that the appliance is reaching the expected life span. Recommend consulting a licensed appliance contractor for repair/replacement as necessary.

Recommendation

Contact a qualified professional.



3.8.1 Washer/Dryer

Observation Item

LEAK PAN NOT PRESENT

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Suppy and Distribution System				X
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures				X
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve				X
4.8	Water Heater Strapping/Bracing				X
4.9	Water Pressure				X
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)				X
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source
Public

Plumbing Supply
Copper

Plumbing Distribution
Copper, Partially Visible

Washer Drain Size
2" Diameter

Plumbing Waste
ABS, PVC, Partially Visible

Water Heater Fuel Source
Natural Gas

Water Heater Flue Pipe Material
Double Wall Metal, Single Wall Metal, Transite

Capacity
29 GALLONS

Year Water Heater Was Made
2013

Manufacturer
Rheem

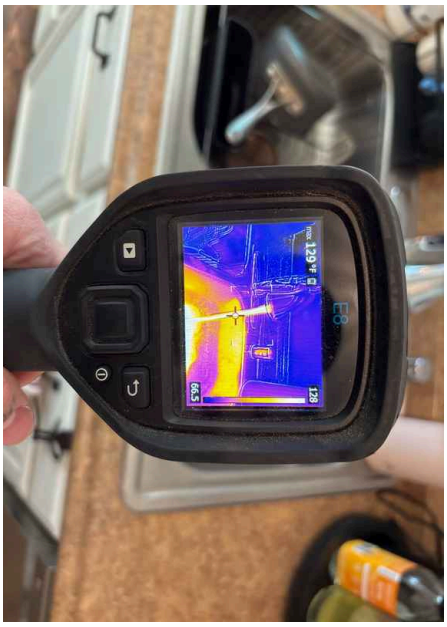
Water Pressure
ADEQUATE

Gas Distribution Piping
Rigid Iron Pipe, CSST

Plumbing Drain, Waste and Vent Systems: Cleanout Location
Patio

Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.



Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



Plumbing General : Plumbing-General

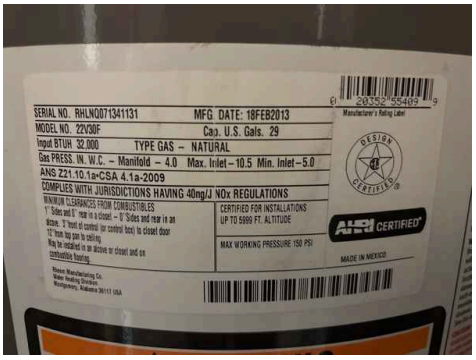
A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors my find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Water Heaters, Controls, Flues and Vents: Picture of Water Heater





Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

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

Plumbing Water Suppy and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Plumbing Drain, Waste and Vent Systems

CONDO LIMITATION

This inspection is being performed on a condominium. The inspection is limited to the components that are inside the unit only. Plumbing items that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs of the common drainage (sewer) system are the responsibility of the HOA.

Water Pressure

CONDO LIMITATION

The pressure regulator appears to be located in the common area. We do not evaluate this equipment as part of the home inspection. Recommend asking the home owner or home owner's association for the location.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.2.1 Plumbing Water Suppy and Distribution System

Observation Item

PLUMBING REPIPE

Evidence of plumbing modifications were noted at the plumbing distribution system. Portions of the water supply system appear to have been replaced. Unable to determine the scope of the work performed due to installed finishes and limited access. Recommend asking the seller for documentation on these repairs and have further evaluated by a licensed plumbing contractor to determine if additional action is required.



Patio, main water

Recommendation

Contact a qualified plumbing contractor.

4.2.2 Plumbing Water Suppy and Distribution System

Attention Item

PLUMBING MISSING STRAPPING

Portions of the plumbing supply system was noted missing adequate strapping at the time of the inspection. This condition can put strain on the piping and promote damage and leaks. Advise consulting a licensed plumbing contractor for necessary corrections.



Recommendation

Contact a qualified plumbing contractor.

4.2.3 Plumbing Water Suppy and Distribution System

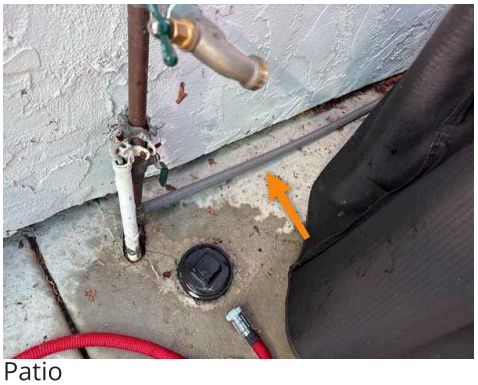
Attention Item

PLUMBING ROUTED ON EXTERIOR

Portions of the plumbing distribution system are noted routed through the exterior of the home. This condition will likely promote physical damage and possible leaks. Advise consulting a licensed plumbing contractor for necessary repairs.

Recommendation

Contact a qualified plumbing contractor.


Patio


Patio


Patio


Driveway

4.3.1 Fixtures and Connected Devices

Attention Item

ANGLE STOP CORRODED

Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.


Hall Bathroom

Recommendation

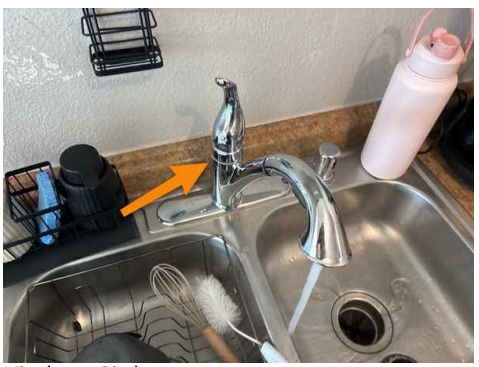
Contact a qualified plumbing contractor.

4.3.2 Fixtures and Connected Devices

Attention Item

FAUCET-WORN

The faucet was noted worn and could not swivel at the time of the inspection. Recommend servicing/repair by a licensed appliance contractor.


Kitchen Sink

Recommendation

Contact a qualified plumbing contractor.

4.4.1 Tub/Shower Fixtures

Attention Item

TUB DIVERTER SERVICING

The tub diverter did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumbing contractor and correction as necessary.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

4.4.2 Tub/Shower Fixtures

Attention Item

TUB STOP MISSING

The tub stop was noted removed or missing. Recommend installation of a permanent tub stop.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

4.4.3 Tub/Shower Fixtures

Attention Item

SHOWER VALVE LOOSE

The shower valve was noted loose to the wall. Excess movement in the valve can promote damage to the fixture and promote leaks. In some cases, this repair needs to be done from within the wall cavity and can be costly. Advise consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

4.4.4 Tub/Shower Fixtures

Attention Item

SERVICE VALVE

The shower valve appears to need servicing. The valve goes from warm to cold to hot. Advise consulting a licensed plumbing contractor for necessary corrections.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

Attention Item

STANDING WATER IN VENT STACK

Standing water was observed inside the plumbing vent stack at the roof. This indicates a blockage or improper slope in the vent system, which prevents proper drainage and air circulation. A licensed plumbing professional should inspect and clear the vent stack, check for blockages, and verify proper pitch to allow water drainage.

Recommendation

Contact a qualified professional.





Roof

4.6.1 Water Heaters, Controls, Flues and Vents

Attention Item

WATER HEATER-AGED

The water heater installed in the home appears to be approaching the "service life" of the appliance. Although functional at the time of the inspection, remaining life may be limited. It is recommended that you consult a licensed plumbing contractor prior to the end of your contingency period to establish a plan for maintenance and future replacement.

Recommendation

Contact a qualified plumbing contractor.



MFD 2013

4.6.2 Water Heaters, Controls, Flues and Vents

Safety Concern

SCALDING HAZARD

The water temperature appeared to be too high at the time of the inspection. The water temperature should not exceed 120 degrees as per local regulations. This is typically an easy adjustment at the water heater. Recommend consulting the users manual or a licensed plumbing contractor for correction.

Recommendation

Contact a qualified plumbing contractor.



4.6.3 Water Heaters, Controls, Flues and Vents

Observation Item

SEDIMENT TRAP

A lack of sediment trap was noted present at the water heater gas supply. This would be standard for water heaters installed 2007 or prior. However, this is recommended for retrofitting with older appliances and is required for any water heater installed after 2008. Advise correction by a licensed plumbing contractor.



Recommendation

Contact a qualified plumbing contractor.

4.6.4 Water Heaters, Controls, Flues and Vents

Observation Item

EXPANSION TANK

An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.

4.6.5 Water Heaters, Controls, Flues and Vents

Attention Item

DRIP PAN MISSING DRAIN

The water heater leak pan does not appear to be equipped with a discharge pipe that extends to the exterior of the home as required. In some homes, this is not possible due to the water heater location. In this instance, it is recommend that a leak detection system be installed. Advise inquiry with a licensed plumbing contractor to determine the best course of action.



Recommendation

Contact a qualified plumbing contractor.

4.6.6 Water Heaters, Controls, Flues and Vents

Safety Concern

FLUE-TRANSITE

The flue for the water heater is comprised of a material that may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. This material pose health hazards if damaged or disturbed. It is recommended that you consult a licensed remediation company or plumbing contractor for professional removal. Please note: This material was standard for the time of construction and is not required to remove/replace. There may be added cost for replacement in the event the flue does contain asbestos.



Recommendation

Contact a qualified environmental contractor

4.6.7 Water Heaters, Controls, Flues and Vents

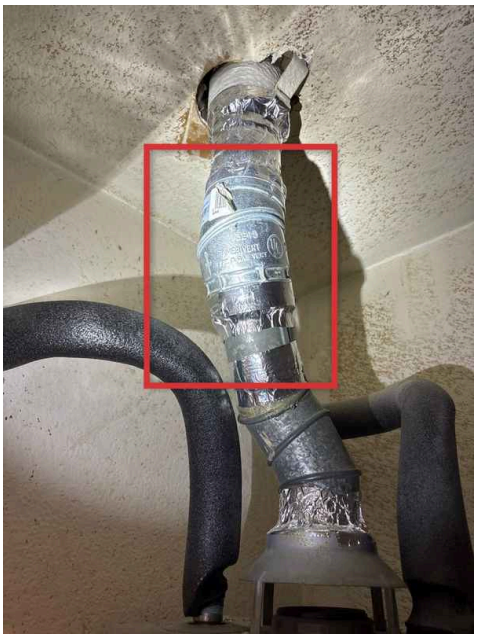
Safety Concern

FLUE-UPPER/LOWER

Portions of the flue pipe were noted improperly installed. The upper sections fit inside the lower sections. This condition can allow for byproducts of combustion to escape. Advise correction by a licensed plumbing contractor for safety.

Recommendation

Contact a qualified plumbing contractor.



4.7.1 Temperature and Pressure (T&P) Relief Valve

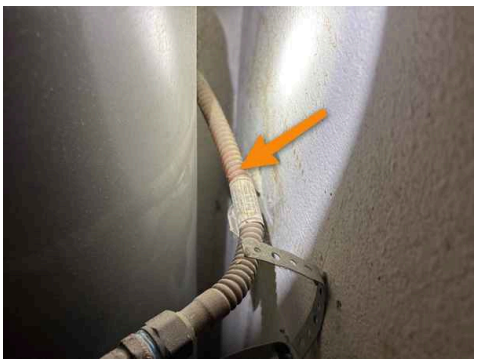
Attention Item

FLEXIBLE DRAIN LINE

Flexible pipe noted at the TPR valve discharge pipe at the water heater in the exterior closet. This installation is non-standard. The discharge pipe is required to be comprised of "Hard Drawn" copper or other approved material. Advise further evaluation and correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.7.2 Temperature and Pressure (T&P) Relief Valve

Safety Concern

IMPROPERLY SLOPED DRAIN LINE

An improper slope was noted at the water heater TPR drain line. This line is required to be able to gravity drain. Advise necessary correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.8.1 Water Heater Strapping/Bracing

Attention Item

STRAPPING SHOULD ENCIRCLE TANK

The water heater appears to be improperly braced. Seismic strapping is required to be installed at the top and bottom 1/3 of the water heater and encircle the tank. Advise consulting a licensed plumbing contractor or qualified professional for necessary correction.

Recommendation

Contact a qualified professional.



4.9.1 Water Pressure

Attention Item

UNABLE TO LOCATE

A pressure regulator was not found. If no pressure regulator is installed, a pressure surge in the water supply could adversely affect your plumbing system, and even lead to a leak. We recommend having a pressure regulator installed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

4.10.1 Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

Safety Concern

GAS ODOR

A possible gas odor was noted at one or more location. Unable to determine the exact source. This condition poses a safety hazard and should be further evaluated and repaired by SDGE or a licensed plumbing contractor.

Recommendation

Contact your local utility company



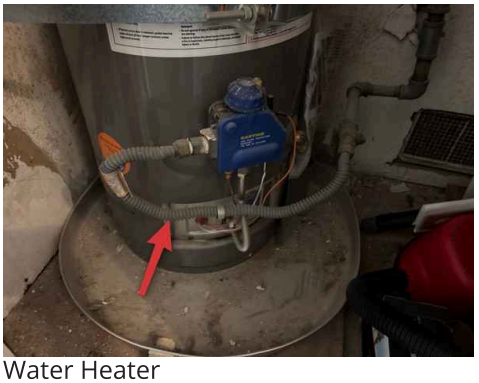
Water Heater

4.10.2 Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

Safety Concern

BRASS GAS LINE

An apparent brass gas line was noted installed. These types of flexible brass lines are prone to leaks, subject to a recall and should be replaced for safety. Advise consulting a licensed plumbing contractor for necessary correction prior to closing.



Water Heater

Recommendation

Contact a qualified plumbing contractor.

4.10.3 Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

Attention Item

GAS LINE MODIFICATIONS

Gas line modifications were noted in the home. This work would likely require permits. Advise asking the seller about this and have further evaluated by a licensed plumbing contractor to determine if latent defects exist.



Water Heater Closet

Recommendation

Contact a qualified plumbing contractor.

5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment				X
5.3	Overcurrent Devices (Circuit Breakers, Fuses)				X
5.4	Branch Circuit Conductors				X
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles	X			
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors	X			
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Electrical Service Conductors
Below Ground

Electric Panel Manufacturer
MURRAY

Exterior Lighting Control
Standard switched

Panel Type
Circuit Breakers

Branch Wire 15 and 20 Amp
Copper

Main and Distribution Panels: Type
Main Panel, Sub Panel

Panel Capacity
100 AMP

Wiring Methods
Romex

Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).

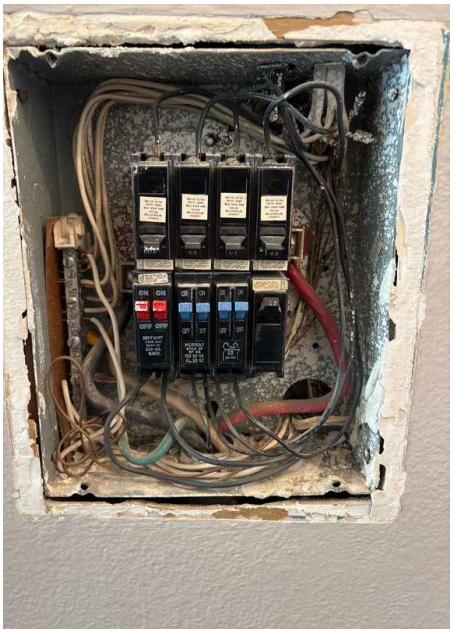


Main Panel





Sub-Panel



Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

Smoke Detectors: Single Story Smoke Detector

Smoke detectors noted in the hallway and and in each bedroom; operable at the time of the inspection.

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

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

Observations

5.1.1 Main and Distribution Panels

Observation Item

FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



5.1.2 Main and Distribution Panels

Attention Item

LABELS - NOT COMPLETE

The electrical panel is not fully labeled. Advise correction by a licensed electrician or qualified professional.

Recommendation

Contact a qualified professional.



5.1.3 Main and Distribution Panels

Attention Item

DISTRIBUTION - CONTAMINATION

Distribution panel noted contaminated with paint or wall texture material. At the time of original construction it was not required to cover the panel during painting and texturing the walls. However, now it is against the building code to have foreign matter in the panel. This can cause the wires or breaker connections to overheat or arc. We advise evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.



5.1.4 Main and Distribution Panels

Safety Concern

SCREWS - POINTED

The cover screw(s) at the electric panel are pointed. Pointed screws are a safety concern because they can damage wires behind the cover and become energized. Recommend replacing the screws with those designed for electric panels.

Recommendation

Contact a qualified electrical contractor.



5.1.5 Main and Distribution Panels

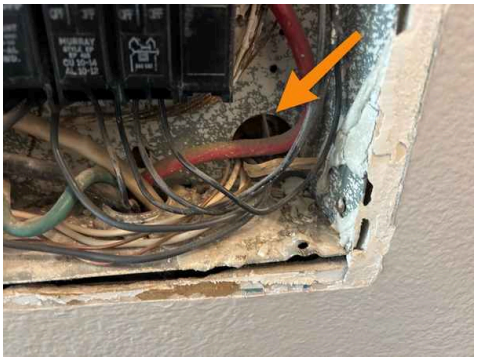
Attention Item

WIRE CLAMP

Wire clamp noted missing at the main panel. A plastic bushing or wire clamp protects and secures the wiring as it enters into the electric box. We advise corrections by a licensed electrician.

Recommendation

Contact a qualified professional.



5.1.6 Main and Distribution Panels

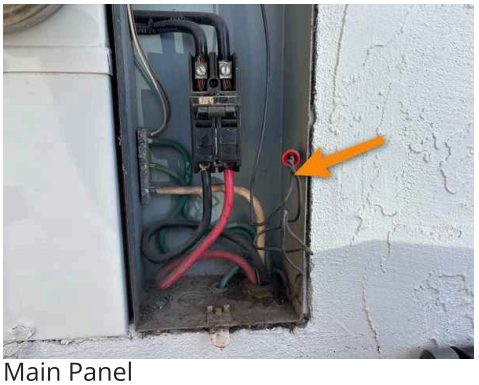
Attention Item

WIRE SPLICING

Wire splicing was noted in the electrical panel. This is typically not in accordance with today's building standards. Advise consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



Main Panel

5.1.7 Main and Distribution Panels

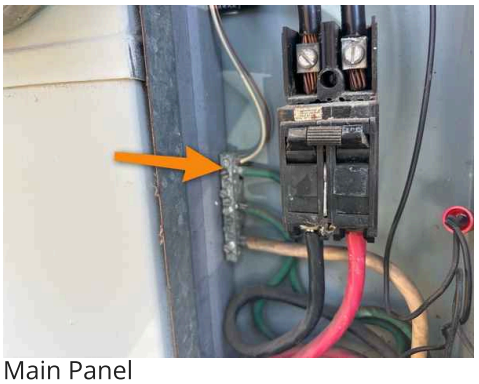
Attention Item

NEUTRALS/GROUND-MORE THAN ONE

More than one neutral or ground wire was noted installed at each lug terminal. Recommend consulting a licensed electrical contractor for necessary corrections.

Recommendation

Contact a qualified electrical contractor.



Main Panel

5.2.1 System Grounding and Grounding Equipment

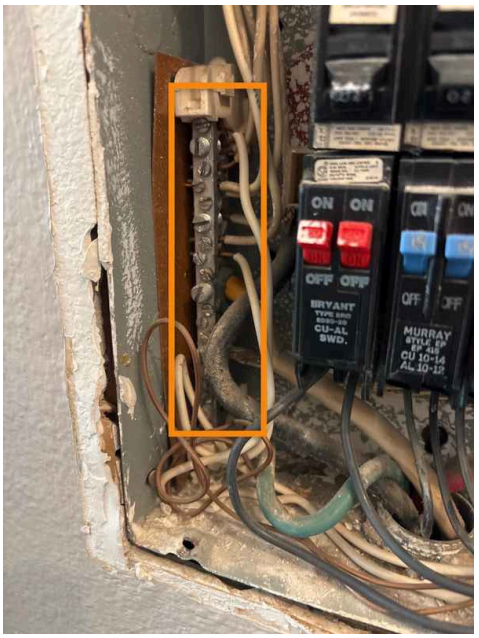
Attention Item

NEUTRAL AND GROUNDS ON SAME BUS

The neutral and ground wires in the distribution panel are not separate. While this may have been acceptable years ago, it is now considered incorrect. Advise corrections as necessary by a licensed electrician.

Recommendation

Contact a qualified professional.



5.3.1 Overcurrent Devices (Circuit Breakers, Fuses)

Observation Item

BREAKERS AND PANEL DON'T MATCH

One or more breaker in the electrical panel did not appear to match the panel manufacturer. This condition can promote potential electrical defects and possible safety concerns. Advise further evaluation by a licensed electrical contractor prior to closing to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



5.4.1 Branch Circuit Conductors

Attention Item

EXPOSED ROMEX

Exposed Romex type wire noted. This is a safety concern if used where it could be subject to physical damage. Romex wire normally is used in attics and inside walls. Exposed wire is normally installed in conduit for protection. We advise review and corrections by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Garage



Garage

5.5.1 Connected Devices and Fixtures

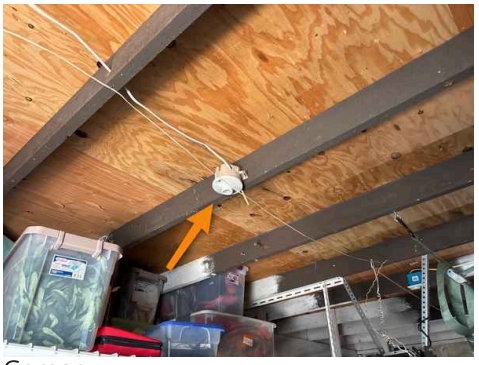
Attention Item

BULB MISSING

The light bulb appeared to be missing from me or more fixture location. Advise replacement and verification of operation.

Recommendation

Contact a qualified professional.



Garage

5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

Safety Concern

KITCHEN OUTLETS MISSING GFCI

The kitchen outlets are not fully GFCI protected. This is possible safety concern. Recommend correcting and advise repair by a qualified/licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

Observation Item

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.11.1 Carbon Monoxide Detector

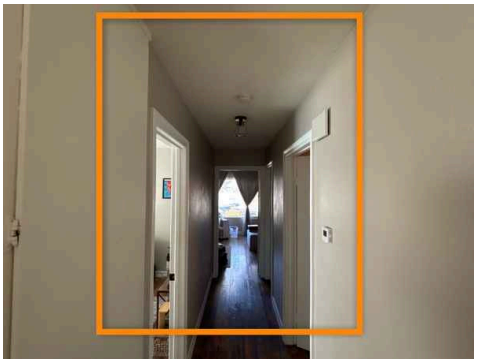
Attention Item

NO CARBON MONOXIDE DETECTOR

A Carbon Monoxide detector is not installed in the common hallway (on each level) as required. Recommend correcting and advise installing by a qualified person.

Recommendation

Contact a qualified professional.



6: INTERIORS

		IN	NI	NP	A
6.1	Interior General				X
6.2	Ceilings				X
6.3	Walls				X
6.4	Floor Coverings				X
6.5	Counters and a Representative Number of Cabinets				X
6.6	Tub/Shower Enclosure				X
6.7	Doors (Representative Number)				X
6.8	Windows (Representative Number)				X
6.9	Attic				X
6.10	Room Additions/Modifications			X	

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Ceiling Materials
Sheetrock

Wall Materials
Sheetrock

Floor Covering(s)
Tile, Engineered Tongue and Groove

Interior Doors
Wood

Cabinetry
Wood

Kitchen Countertop
Laminate

Windows
Vinyl, Double Pane

Windows (Representative Number): Retrofit Windows

Many of the windows have been upgraded/replaced. I cannot guarantee that they will not leak. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of weatherproofing ability of the windows installed, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, equipment or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Windows (Representative Number)

DUAL PANE LIMITATION

Please be advised: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Attic

ATTIC INACCESSIBLE

The attic was not accessible at the time of the inspection. The attic access hole was too small overall with duct work above, and the platform below the access point had a large hole from a previous HVAC installation. Recommend secondary evaluation as necessary.



Observations

6.1.1 Interior General

Attention Item

LEAD PAINT

Due to the age of the home the paint may contain lead. Our company does not test for lead based paints, but it was used for exterior/interior paint until being banned in 1978. Lead paint is known to be poisonous. Paint that is in good condition can typically be painted over, however if paint is chipping or flaking it should be removed by a qualified professional.

Recommendation

Contact a qualified professional.

6.2.1 Ceilings

Attention Item

WATER STAINING

Moisture stain noted on the walls/ceiling in one or more areas. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



6.2.2 Ceilings

Observation Item

EVIDENCE OF A CEILING PATCH

There appeared to be a patch or evidence of a repair noted on the ceiling in one or more location. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend asking the sellers about this and/or have further evaluated by a licensed contractor. Please note: determining if damaged exist behind the ceiling of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.



Hall Bathroom

6.2.3 Ceilings

Observation Item

STRESS FRACTURES

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

Recommendation

Contact a qualified professional.



Living Room

6.2.4 Ceilings

Attention Item

HOLE(S) IN CEILING

Gaps were observed in the drywall in areas. Advise repair and maintenance as needed.

Recommendation

Contact a qualified professional.



Water Heater Closet

6.2.5 Ceilings

Safety Concern

POPCORN-CEILING

Acoustic texture, also known as "popcorn", was present at the ceiling. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

Recommendation

Contact a qualified environmental contractor


Living Room Closet


Living Room

6.2.6 Ceilings

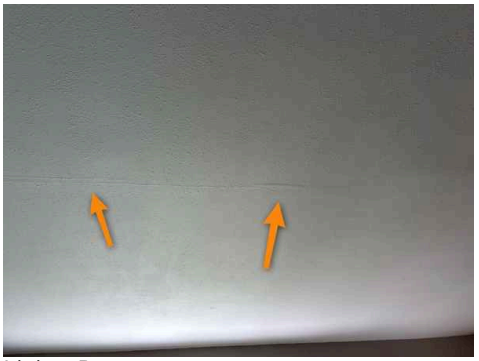
Attention Item

TEXTURE LOOSE

The ceiling texture was noted loose to the drywall in areas. This may be an indication of previous possible moisture issues. Area appeared dry at the time of the inspection. Advise further evaluation by a licensed drywall contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified drywall contractor.


Living Room


2nd Bedroom Closet

6.3.1 Walls

Attention Item

MOISTURE STAINING (DRY)

Moisture stain/moisture damage noted. This could be indicative of previous moisture issues. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified grading contractor.



Water Heater Closet

6.3.2 Walls

Observation Item

MOISTURE DAMAGED BASEBOARD

Moisture damaged wood noted at the baseboard. This may be indicative of a previous leak. These areas appeared dry at the time of the inspection. Recommend further evaluation by a licensed termite inspector or restoration contractor and repair as needed.

Recommendation

Contact a qualified professional.



Hall Bathroom



Hall Bathroom

6.3.3 Walls

Observation Item

COSMETIC DAMAGE

Typical cosmetic damage noted. Advise paint and/or repairs as needed.

Recommendation

Contact a qualified professional.



Hall Bathroom

6.4.1 Floor Coverings

Observation Item

TUB/SHOWER-SEAL GAPS IN FLOOR

Gaps were noted in the flooring around the tub/shower enclosure. This is a common water penetration point. Recommend correction by a licensed flooring contractor to prevent possible moisture intrusion issues.

Recommendation

Contact a qualified flooring contractor



Hall Bathroom

6.5.1 Counters and a Representative Number of Cabinets

Observation Item

RE-CAULK COUNTER/SINK

Advise caulking around the sinks/countertops. Where sealant is aged and or failing.

Recommendation

Contact a qualified professional.



Hall Bathroom Sink

6.5.2 Counters and a Representative Number of Cabinets

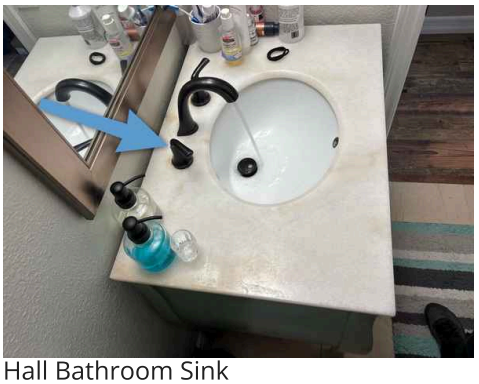
Observation Item

CABINET LOOSE

The cabinet was not properly secured to the wall at the time of the inspection. Advise correction to prevent possible damage.

Recommendation

Contact a qualified professional.



Hall Bathroom Sink

6.6.1 Tub/Shower Enclosure

Attention Item

CLEAN AND RECAULK SHOWERS/TUBS

The tub/shower enclosures need to be cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

Recommendation

Contact a qualified professional.



Hall Bathroom

6.7.1 Doors (Representative Number)

Attention Item

LOOSE DOOR HARDWARE

Loose door hardware noted. Advise correction to prevent adverse wear and possible damage.

Recommendation

Contact a qualified door repair/installation contractor.



Hall Bathroom

6.8.1 Windows (Representative Number)

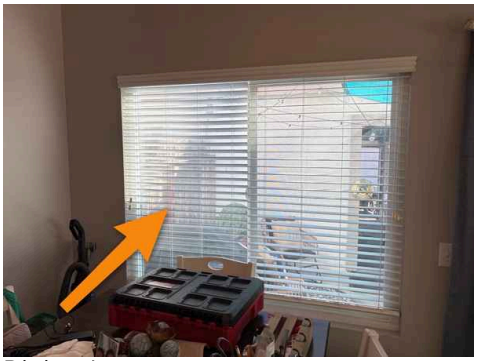
Attention Item

FOGGED OR FAILING WINDOWS

Fogged windows or failing UV coatings were noted. This may be indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.

Recommendation

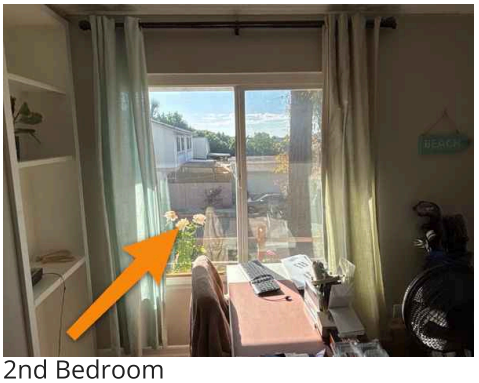
Contact a qualified window repair/installation contractor.



Dining Area



Living Room



2nd Bedroom



Master Bedroom

6.8.2 Windows (Representative Number)

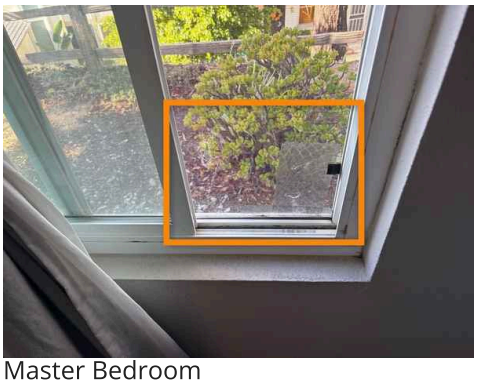
Attention Item

SCREENS-DAMAGED

One or more screen was noted bent or damaged. Advise repairing as needed.

Recommendation

Contact a qualified professional.



Master Bedroom



Master Bedroom

7: GARAGE

		IN	NI	NP	A
7.1	Garage General	X			
7.2	Garage Ceiling/Roof Framing				X
7.3	Garage Walls (Including Firewall Separation)				X
7.4	Garage Floor				X
7.5	Garage Door				X
7.6	Occupant Door From Garage to Inside Home			X	
7.7	Garage Door Operators				X
7.8	Garage Vents				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Garage Door Type
One automatic

Garage Door Material
Metal

Auto-opener Manufacturer
LIFT-MASTER

Limitations

Garage General

PERSONAL ITEMS

Due to occupants personal items, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, I advise a careful evaluation during final walk-through. If issues are discovered during your final walk-through, Please contact your inspector immediately to arrange a reinspection of this area so that the inspection report can be updated.

Observations

7.2.1 Garage Ceiling/Roof Framing

Attention Item

STORAGE RACKS

Overhead storage was noted present in the garage. Storing weight on the roof structure of the garage can promote damage and sagging of the roof structure. In addition, we are unable to determine load capacity or proper installation. Recommend consulting a licensed general contractor for further evaluation to determine if corrections are needed at this time.



Recommendation

Contact a qualified professional.

7.3.1 Garage Walls (Including Firewall Separation)

Safety Concern

FIREWALL

Holes in the fire wall were observed in the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistant performance. I recommend having the holes patched by a qualified person.

Recommendation

Contact a qualified drywall contractor.





7.3.2 Garage Walls (Including Firewall Separation)

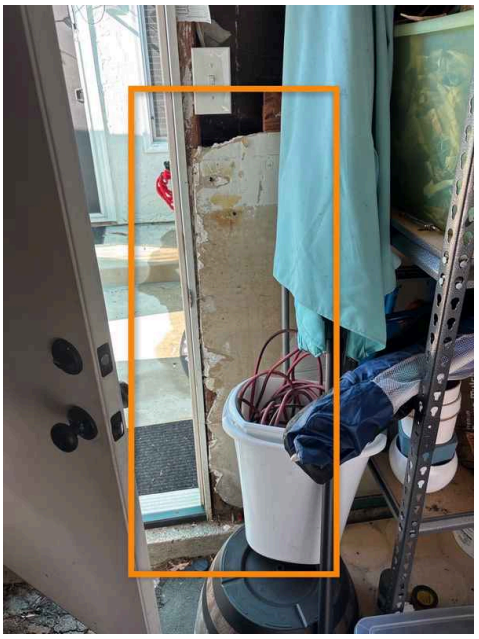
Attention Item

DAMAGED DRYWALL

Damage was noted at the drywall in areas. Recommend consulting a licensed drywall contractor for necessary repairs.

Recommendation

Contact a qualified drywall contractor.



7.4.1 Garage Floor

Observation Item

SPALLING AT FLOOR

Spalling was noted at the garage floor. This is typically indicative of age and moisture contact. This may prove to be a trip hazard. Advise monitoring and repair by a licensed masonry contractor as necessary.

Recommendation

Contact a qualified masonry professional.




7.5.1 Garage Door

Attention Item

GAPS IN SEAL

Gaps were noted in the garage door seal in one or more locations. This condition may promote possible pest and moisture intrusion. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified garage door contractor.



7.7.1 Garage Door Operators

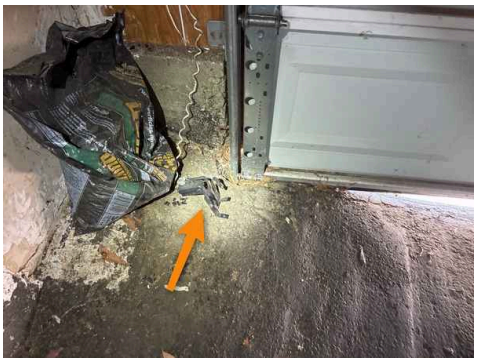
Attention Item

TRIP SENSORS IMPROPER

The trip sensors are not properly installed at the garage door. Advise correction by a licensed garage door contractor.

Recommendation

Contact a qualified garage door contractor.



7.7.2 Garage Door Operators

Attention Item

BACKUP BATTERY

The garage door opener does not appear to be equipped with a back up battery. This is a modern building requirement and is a recommended upgrade for safety. Advise consulting a licensed garage door contractor to determine cost of necessary correction.

Recommendation

Contact a qualified garage door contractor.



7.8.1 Garage Vents

Observation Item

LACK OF VENTILATION

A lack of adequate air ventilation was visible in the garage at the time of the inspection. Recommend consulting a licensed general contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified general contractor.

8: INSULATION AND VENTILATION

		IN	NI	NP	A
8.1	Insulation in Attic		X		
8.2	Insulation Under Floor System		X		
8.3	Vapor Retarders (On Ground, In Crawlspace or Basement)		X		
8.4	Ventilation of Attic and Foundation Areas		X		
8.5	Ventilation Systems (Kitchens, Baths and Laundry)				X
8.6	Ventilation Fans and Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Attic Insulation
Batt, Fiberglass

Floor System Insulation
Unknown/Not Visible

Ventilation
Soffit Vents, Gable Vents, O'Hagen Vents

Exhaust Fans
Fan

Dryer Power Source
Gas Connection

Dryer Vent
Flexible Metal, Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

DRYER VENT

We recommend cleaning/servicing the dryer vent upon moving into the home.

Recommendation

Contact a qualified professional.

9: ROOFING

		IN	NI	NP	A
9.1	Roof General		X		
9.2	Roof Coverings		X		
9.3	Flashings, Skylights and Roof Penetrations		X		
9.4	Roof Sheathing (As observable from attic)		X		
9.5	Roof Drainage Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof General

CONDO-EXCLUSION

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

10: EXTERIOR

		IN	NI	NP	A
10.1	Exterior General Information		X		
10.2	Wall Cladding, Flashing and Trim		X		X
10.3	Windows		X		
10.4	Doors (Exterior)		X		
10.5	Eaves, Soffits and Fascia		X		X
10.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)		X		
10.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings		X		
10.8	Tempered Glass at Doors/Windows		X		
10.9	Fencing and Gates		X		X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior General Information

CONDO

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

Observations

10.2.1 Wall Cladding, Flashing and Trim

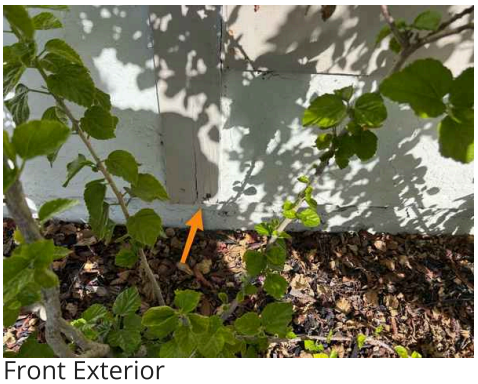
Attention Item

EVIDENCE OF WOOD DESTROYING ORGANISMS

Evidence of wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector.

Recommendation

Contact a qualified pest control specialist.


Front Exterior


Left Exterior

10.2.2 Wall Cladding, Flashing and Trim

Attention Item

DAMAGED STUCCO

The exterior stucco was noted in need of general servicing and repair. Advise consulting a licensed stucco contractor for a complete evaluation to determine the extent of necessary repairs.

Recommendation

Contact a stucco repair contractor


Patio

10.5.1 Eaves, Soffits and Fascia

Attention Item

GAPS AT EAVES

Gaps were noted at the eaves in areas. This condition may promote potential pest and/or moisture intrusion issues. Recommend correction by qualified professional.

Recommendation

Contact a qualified professional.


Garage

10.9.1 Fencing and Gates

Attention Item

WOOD DAMAGE

Evidence of wood damage/wood destroying organisms was noted at the fencing in multiple locations. Recommend consulting a licensed fencing contractor to determine the scope of necessary repairs.

Recommendation

Contact a qualified professional.


Patio

11: STRUCTURAL COMPONENTS

		IN	NI	NP	A
11.1	Structural General Information		X		
11.2	Walls (Structural)		X		
11.3	Foundations, Basements and Crawlspaces		X		X
11.4	Floors (Structural)		X		
11.5	Ceilings (structural)		X		
11.6	Roof Structure and Attic		X		
11.7	Presence of Foundation Bolts		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Structural General Information: Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement-cracking in all but the must severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural moment is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation my show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or inf you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundation s inspected in accordance with the Standards of Practice.

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural General Information

CONDO-EXCLUSION

This inspection is being performed on a condominium or townhome. A condo/townhome inspection is limited to the interior space only, and does not include the structural components or foundation in any way. Please contact the HOA for information regarding the condition of the structure and foundation, repair history, or any other structural concerns.

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evolution by a licensed foundation contractor to confirm.

Observations

11.3.1 Foundations, Basements and Crawlspaces

Attention Item

CRACK (GARAGE) STEMWALL

Cracks noted at the garage stemwall. Unable to determine the exact cause or extent of the issue. Recommend consulting a licensed foundation contractor to determine corrections needed at this time.

Recommendation

Contact a foundation contractor.





12: HEATING EQUIPMENT

		IN	NI	NP	A
12.1	Heating Equipment				X
12.2	Normal Operating Controls	X			
12.3	Automatic Safety Controls		X		
12.4	Presence of Installed Heat Source in Each Room	X			
12.5	Flue(s) for Heating Equipment				X
12.6	Distribution Systems (HVAC Ducting and Related Equipment)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type
Forced Air

Energy Source
Natural gas

Number of Heat Systems (excluding wood)
One

Heat System Brand
UNKNOWN

Ductwork
Insulated, Partially Visible

Filter Type
Disposable

Cooling Equipment Type
NONE

Normal Operating Controls : Type
Thermostat

Automatic Safety Controls : Type
Safety switch

Presence of Installed Heat Source in Each Room: Type
In ceiling

Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

12.1.1 Heating Equipment

Attention Item

HEAT MODE - INOPERABLE

The HVAC system's fan turned on, but failed to produce heat during inspection. This condition prevented proper operation of the HVAC equipment. Recommend repair and further evaluation to determine if latent defects exist.

Recommendation

Contact a qualified HVAC professional.



12.1.2 Heating Equipment

Attention Item

COMBUSTIBLE BLOCKING

The furnace was noted installed on combustible blocking at the time of the inspection. This is typically not in accordance with the manufactures specifications. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Heating Equipment

Attention Item

HEATER NOT ACCESSIBLE

I wasn't able to access the furnace during inspection due to a lack of attic access. This condition limited my inspection of the HVAC system to functionality/operation under normal controls, and what could be seen from vantage points. Recommend secondary evaluation by qualified professional as necessary.

Recommendation

Contact a qualified professional.

12.5.1 Flue(s) for Heating Equipment

Attention Item

FLUE- TAPED

The furnace flue pipe was noted taped during inspection. This is typically not in accordance with the manufacturer specifications. The tape does not provide an adequate seal. Recommend further evaluation and removal by a qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.6.1 Distribution Systems (HVAC Ducting and Related Equipment)

Attention Item



DIRTY FILTER

The filter is dirty and needs to be cleaned and/or replaced.

Recommendation

Contact a qualified HVAC professional.

13: COOLING EQUIPMENT

		IN	NI	NP	A
13.1	Cooling and Air Handler Equipment			X	

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Cooling and Air Handler Equipment: **System Information**

For HVAC system information, please refer to Heating Equipment.

Cooling and Air Handler Equipment: **NO AC in home**

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

14: GENERAL PICTURES

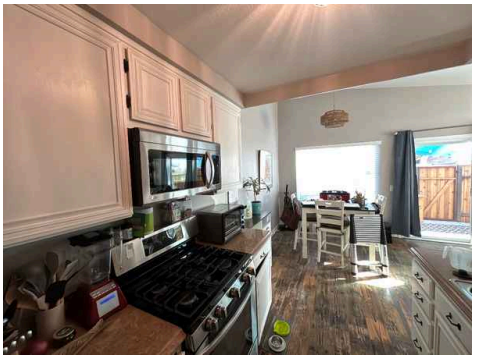
Information

Complementary Photos

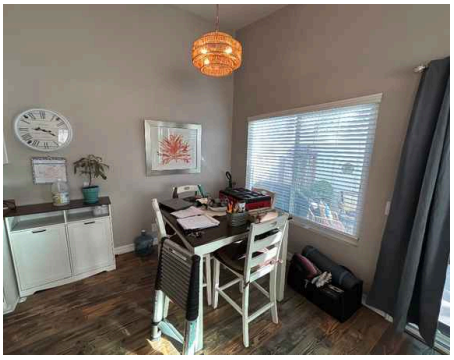
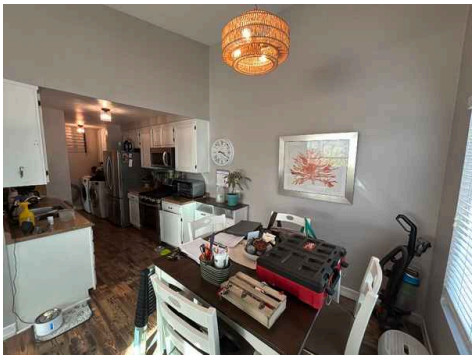
The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Kitchen

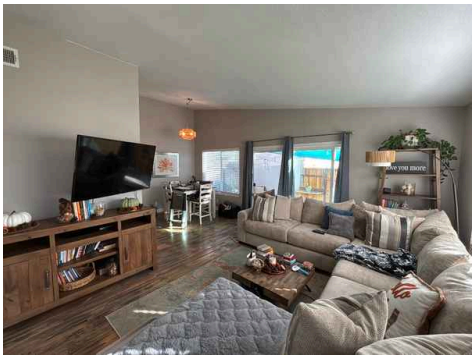




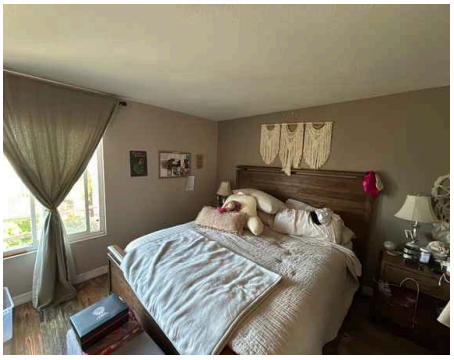
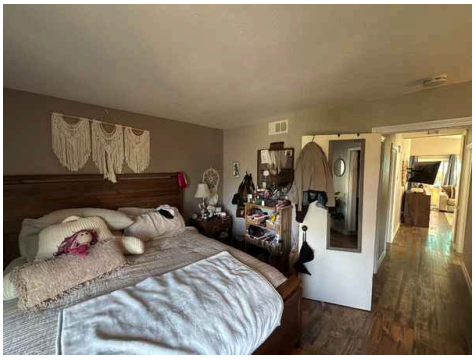
Dining Area

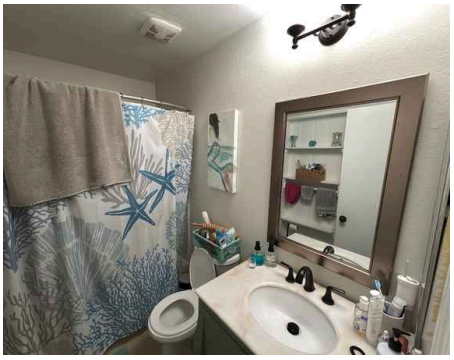
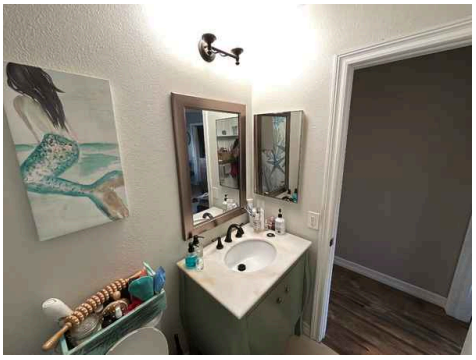

Living Room

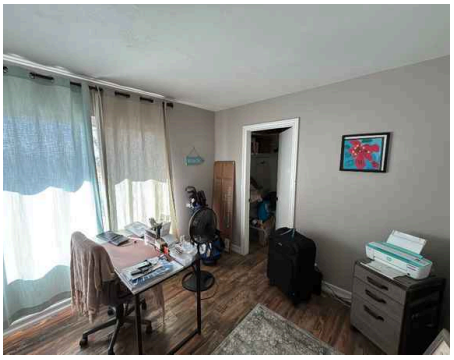
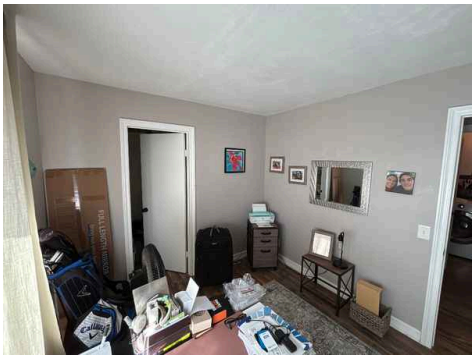
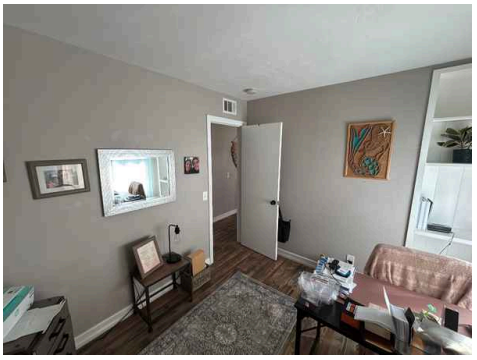

Master Bedroom

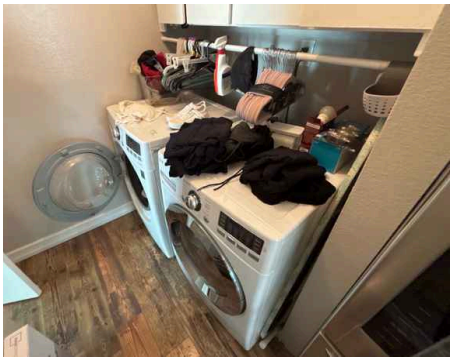
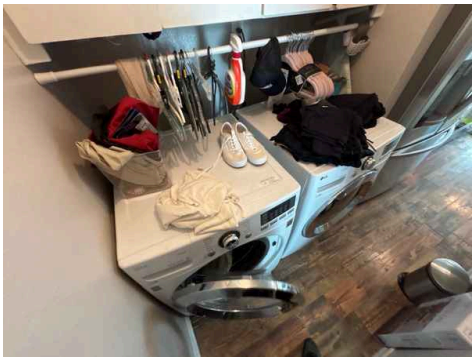
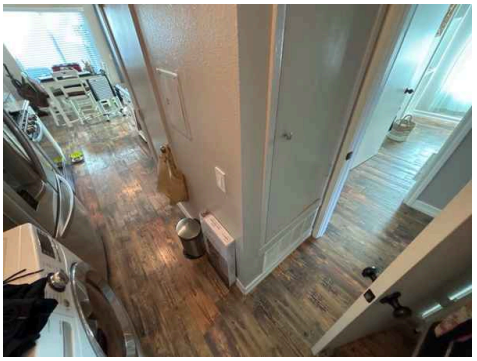

Hall Bathroom

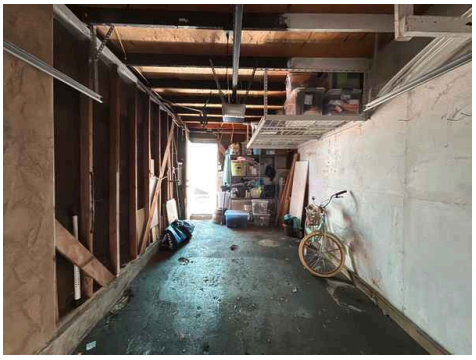
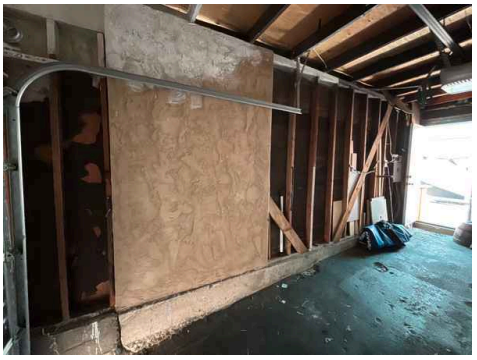

2nd Bedroom

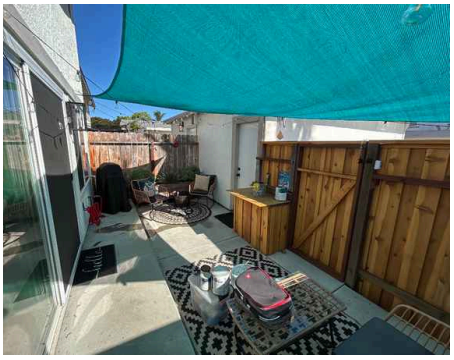
Laundry Room

Garage

Patio





STANDARDS OF PRACTICE

Inspection Details
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.