



TRITON HOME INSPECTIONS

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TRITON HOME INSPECTIONS

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06/11/2026

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1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	General	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

General: In Attendance

Client's Agent, Home Owner

General: Weather Conditions

Clear

General: Occupancy

Owner Occupied

Occupancy status refers to whether a property is inhabited, vacant, or partially occupied. This information helps understand potential limitations during inspection and may influence maintenance considerations and property condition.

General: Type of Building

Single-Family Home

A building type refers to the structural classification and primary purpose of a constructed facility. Different building types include residential (single-family homes, apartments, condominiums), commercial (offices, retail spaces), industrial (warehouses, manufacturing facilities), institutional (schools, hospitals), and mixed-use structures that combine multiple purposes.

General: Thermal Imaging

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

Thermal imaging can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies. Limitations of Thermal Imaging IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, I cannot find roof leaks in the middle of summer. I cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. I may not find this leak, but it may show up after the toilet is flushed regularly.

And I may not be

able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which I use to provide you with as much information as possible.

I can only report on the evidence present at the time of inspection.

General: Standards Of Practice

Please read our company's Standards of Practice that we follow.

As a home inspector, these are the Standards we follow.

<https://www.nachi.org/sop.htm>

Limitations

General

LIMITATIONS

Thank you for choosing Triton Home Inspections. I really appreciate your business and want to ensure that you get the most out of my inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

****Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector Ken Stoermer.****

Very Important Next Steps:

Step 1: Read the entire inspection report!

Step 2: Call your inspector immediately at 760/533-6605, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked Consideration Items, Attention Items, and Safety Concerns identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked Consideration Items, Attention Items, and Safety Concerns further evaluated or repaired BEFORE THE END OF YOUR CONTINGENCY PERIOD.

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of Triton Home Inspections and the Clients who's name appears in the Inspection Details section of the 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 Triton 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.

Triton 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 at the following link: [Inspection Agreement](#). 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.

***** VERY IMPORTANT*****

We feel that everything in this inspection report is significant. Especially the Discovery items marked Observation Items, Attention Items and Safety Concern. 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 that when as little as one Component is called out as Observation Items, Attention Items, or Safety Concern in any System of this home 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 identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for me, Ken Stoermer at Triton Home Inspections, to perform a general home inspection. I 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 home inspection is completed on-site, at a fraction of the cost and within an hour. Consequently, this general home 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 components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. I strongly urge you to follow my further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

I 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. I 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. I am not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, I do not test the quality of the air within a residence. However, clean air is essential to good health, and I 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 home and its systems and its components are complicated, and because of this and the limitations of an on-site report, I only offer unlimited consultation and encourage you to ask questions. I encourage candid and forthright communication between all parties, because I believe that it is the only way to avoid stressful disputes and costly litigation. Remember, I only summarized the report on-site and it is essential that you read all of it, and that any recommendations that are made 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 my service does not include any form of warranty or guarantee.

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 it appeared to be functioning as intended.

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.

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

Discovery (D) = One of the following conditions exist: Observation Items, Attention Item, or Safety Concern.

Discovery Items Defined

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

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

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

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor 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 I strongly recommend that you seek further inspections and evaluations BEFORE THE END OF YOUR CONTINGENCY PERIOD. I cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. This 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.

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

Mold:

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 completed, regardless of the findings in this report. Triton Home Inspections is not a mold inspection company and is not qualified/licensed to inspect for nor identify mold.

Environmental Hazards:

My company is not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, mold, PCBs, mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.

Pest:

My company is not licensed or trained to inspect for pest to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

Any pictures included in this report are not meant to represent every defect that has been found. There may be Observation, Attention and Safety Concern items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: Triton Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

General

MICROBIAL GROWTHS

Possible microbial growths were observed at this home inspection. A home inspection is a non-invasive procedure, so the home inspector cannot see behind walls, ceilings, furniture and stored items, cabinets and any other areas that may be hidden from view.

If you or a family member has health problems, or if you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection completed, regardless of the findings in this report.

General

OUTBUILDINGS

No outbuildings or detached structures were evaluated. They are excluded from this inspection.



General

ADDITIONS

Any additions or modifications to the property were included in this inspection. Additions may include room expansions, structural modifications, or other alterations to the original structure. A separate inspection by a qualified professional is recommended to evaluate the condition, construction quality, and especially compliance of any additions.

Observations

1.1.1 General

GENERAL CONDITION

The inspector makes every effort to accurately document the condition of the dwelling, however, not all items may make it into this report that will need repairs to this property. Client should discuss all repairs to be made with a qualified contractor to determine both scope and the costs of repairs.

Recommendation

Contact a qualified professional.

2: EXTERIOR

		IN	NI	NP	O
2.1	General	X			
2.2	Siding, Flashing & Trim	X			X
2.3	Exterior Doors	X			X
2.4	Walkways, Patios & Driveways	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.7	Weep Screed	X			X
2.8	Fences and Gates	X			
2.9	Expansion Joints	X			
2.10	Windows	X			
2.11	Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: General Information

EXTERIOR GENERAL INFORMATION: Exterior General Information

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, outdoor bbq's, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil or debris that obstructs access or visibility.

Observations

2.2.1 Siding, Flashing & Trim

CRACKING



Recommendation

Moderate to major cracking was observed at one or more points on the exterior where an addition may have been built. This needs further evaluation by a licensed building contractor.



2.2.2 Siding, Flashing & Trim

DAMAGE SIDING

Stucco siding is damaged at several areas.

Recommendation

Contact a qualified professional.



2.2.3 Siding, Flashing & Trim

LOOSE SIDING BOARDS



Recommendation

Loose boards were observed in the siding during exterior inspection. Loose siding can allow water infiltration behind the boards, potentially causing rot, mold, or structural damage. The loose boards should be secured or replaced by a qualified siding contractor to restore the integrity of the exterior envelope.



2.3.1 Exterior Doors

WOOD ROT



Recommendation

Back exterior door has wood rot at the bottom trim area.

Recommendation

Contact a qualified professional.



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE NEAR FOUNDATION

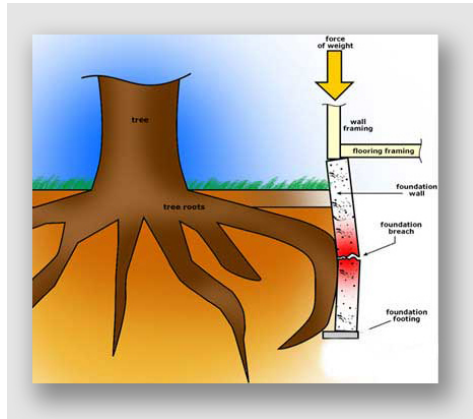


Recommendation

A tree is located in close proximity to the foundation. Trees planted too close to the home can damage the foundation through root intrusion, create drainage problems, and potentially compromise structural integrity. A tree service professional should evaluate the tree's location, species, and root system to determine if removal or relocation is necessary.

Recommendation

Contact a qualified professional.



2.7.1 Weep Screed

CORRODED WEEP SCREED

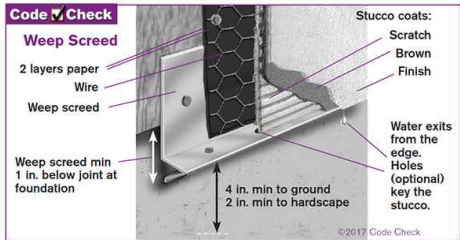


Recommendation

Corrosion was observed on the weep screed during the exterior inspection. Weep screeds are metal flashings installed at the base of exterior walls to direct water away from the foundation. Corrosion compromises the screed's ability to shed water effectively, potentially allowing moisture to penetrate behind the wall assembly and cause water damage, mold growth, or foundation issues and can allow for vermin entry into the home's wall cavity. A masonry or stucco contractor should evaluate the extent of corrosion and recommend repair or replacement of the affected sections.

Recommendation

Contact a qualified professional.



3: ROOF

		IN	NI	NP	O
3.1	General	X			
3.2	Coverings	X			X
3.3	Roof Drainage Systems	X			
3.4	Flashings	X			X
3.5	Skylights, Chimneys & Other Roof Penetrations	X			X
3.6	Roof Structure	X			
3.7	Eaves, Soffits and Fascia Board	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method

Roof

Coverings: Material

Composition, Rolled

General: Roof General: Roof Overview

ROOF GENERAL: Roof Overview.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below.

Observations

3.2.1 Coverings

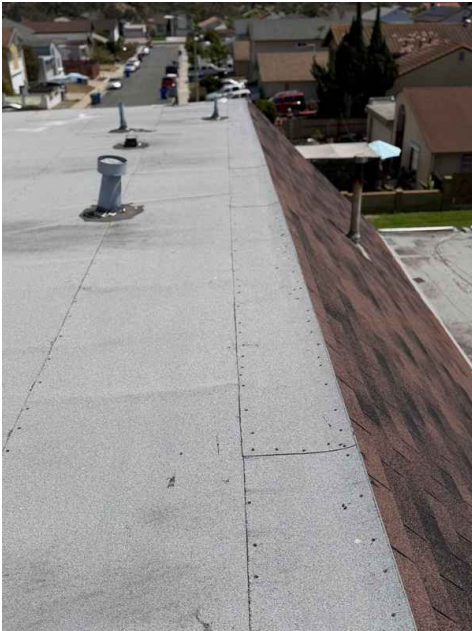
ROOF BLISTERS AND EXPOSED NAIL HEADS

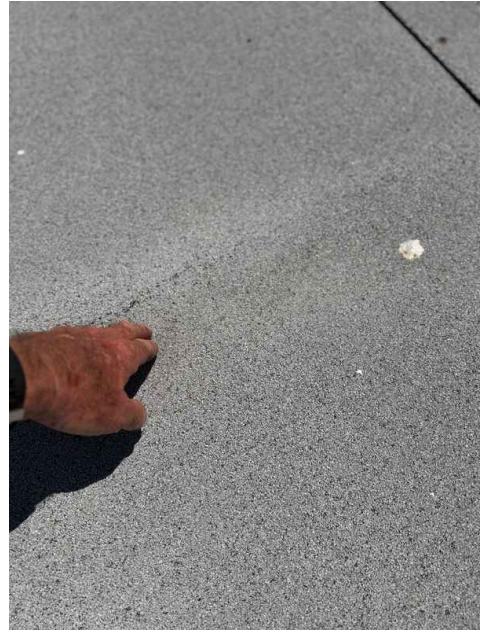
 Recommendation

Blisters observed on the roof covering during inspection and many areas of exposed nail heads. These are bubbles or raised areas in the roofing material that indicate moisture has become trapped beneath the surface. Blisters can eventually rupture, allowing water infiltration and leading to leaks and interior water damage. A roofing professional should evaluate the extent of the blistering and recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.





3.2.2 Coverings

DETERIORATED ROOF SHEATHING



Roof sheathing deterioration was observed during inspection. Deteriorated sheathing compromises the structural integrity of the roof system and can allow water infiltration into the attic and home interior. A qualified roofing professional should evaluate the extent of deterioration and recommend necessary repairs or replacement.



3.4.1 Flashings

DETERIORATED CHIMNEY FLASHINGS



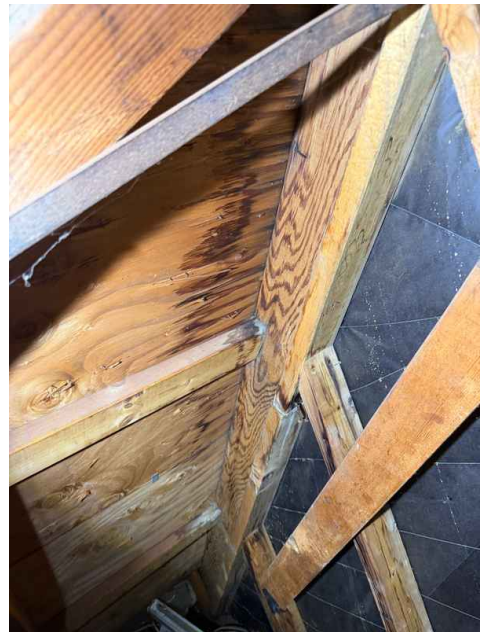
Recommendation

Chimney flashings showed signs of deterioration during roof inspection. Damaged or failing flashings allow water to penetrate the roof-to-chimney joint, potentially causing water intrusion into the attic and interior spaces. A qualified roofing professional should inspect and reseal or replace the flashings to prevent water damage and maintain roof integrity.

There is staining in the attic where the chimney is installed. The staining is on the roof's sheathing so there may be flashing issues with the chimney.

Recommendation

Contact a qualified professional.



3.4.2 Flashings

KICKOUT FLASHINGS

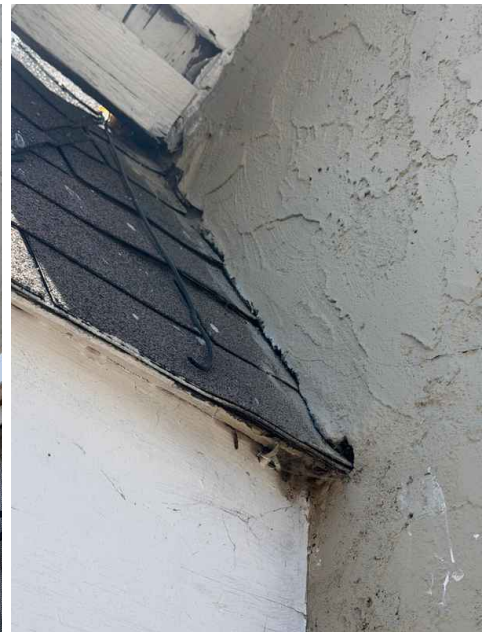
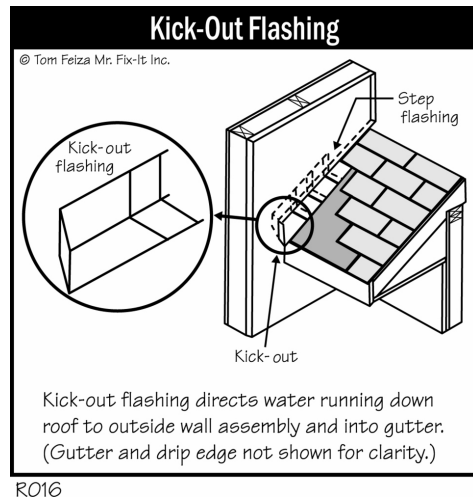
Kickout flashings, critical for preventing water intrusion, were not observed at critical roof-to-wall intersection points. This creates a potential pathway for water to penetrate behind exterior wall surfaces, which can lead to significant moisture damage, wood rot, and potential structural compromise. Proper installation of kickout flashings is essential to redirect water away from wall surfaces and prevent hidden moisture-related deterioration.

Recommendation

Contact a qualified professional.



Recommendation



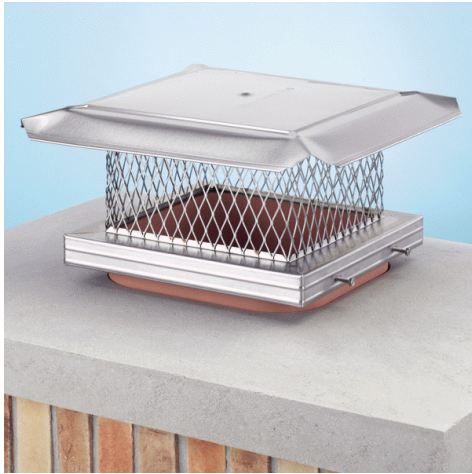
3.5.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

Recommendation

Missing a chimney cap/spark arrestor

Chimney caps prevent unwanted hazards from entering the chimney and keep sparks from escaping and causing roof fires. Without a cap, water, sleet, snow, and hail can enter your home and cause damage to your flue. Also, small animals or birds can enter the chimney and build nests that create a dangerous blockage.



3.5.2 Skylights, Chimneys & Other Roof Penetrations

DETERIORATED CAULKING AT ROOF PENETRATIONS

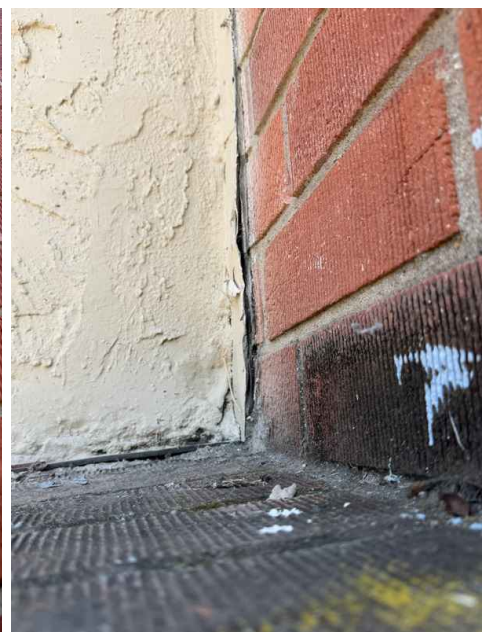


Recommendation

Caulking around chimney was observed to be deteriorated, cracked, or missing during inspection. Compromised caulking allows water infiltration around these penetrations, creating potential for roof leaks and interior water damage. The affected caulking should be removed and replaced with appropriate roofing sealant by a qualified professional.

Recommendation

Contact a qualified professional.



3.5.3 Skylights, Chimneys & Other Roof Penetrations



CRACKED CHIMNEY

Chimney crack discovered during roof inspection indicates potential structural compromise. This damage can allow moisture penetration and potentially lead to further deterioration of the chimney's masonry. Safety risks include potential water damage to interior walls and compromised structural integrity. Recommend professional chimney inspection and repair by a qualified masonry contractor to prevent progressive damage.

Recommendation

Contact a qualified professional.



3.7.1 Eaves, Soffits and Fascia Board



WOOD ROT IN EAVES, SOFFITS, AND FASCIA

Wood rot was observed in the eaves, soffits, and fascia board during the roof inspection. This decay indicates moisture damage and wood deterioration, which can compromise structural integrity and allow further water penetration into the home. A carpentry contractor should evaluate the extent of the damage and replace affected wood components to prevent additional decay and potential structural issues.

Recommendation

Contact a qualified professional.



4: GARAGE

		IN	NI	NP	O
4.1	General	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

General: Converted Garage

No garage at property. It has been converted into livable space. Recommend to see if permits were applied to this converted garage.



5: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
5.1	General	X			
5.2	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method

Attic Access, Infrared, Visual

Foundation: Material

Slab on Grade

6: ELECTRICAL

		IN	NI	NP	O
6.1	General	X			
6.2	Service Entrance Conductors	X			
6.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.4	Branch Wiring Circuits, Breakers & Fuses	X			X
6.5	Lighting Fixtures, Switches & Receptacles	X			X
6.6	GFCI & AFCI	X			X
6.7	Smoke Detectors	X			X
6.8	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Zinsco



Service Entrance Conductors: Electrical Service Conductors

Below Ground

Service entrance conductors are the primary electrical cables that connect a home's electrical system from the utility power lines to the main service panel. These conductors carry the main electrical supply into the property, typically running from the utility meter through conduit or overhead lines. They are a critical component of a home's electrical infrastructure, responsible for delivering electricity from the utility grid to the interior electrical distribution system.

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

Lighting Fixtures, Switches & Receptacles: Sensor Light Not Tested

Note:

All the exterior lights controlled by "daylight", "dusk-to-dawn" or motion sensors were not tested. These sensors only allow lights to be turned on after sundown to save energy. Since the home inspection took place during the day, these sensors could not be tested. Daylight or motion sensors do fail due to exposure and may require periodic replacement. This is a wear-and-tear item. We recommend that you visit the property after sundown to test these lights. If exterior lights are not on, further repairs may be required.



Limitations

General

LIMITED EVALUATION

The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Observations

6.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

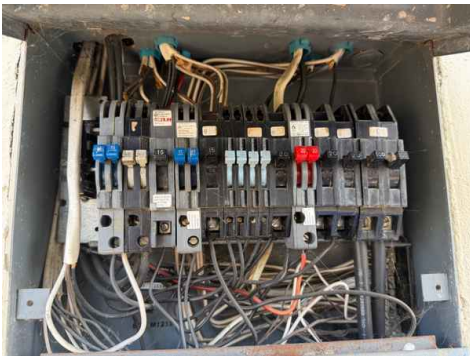
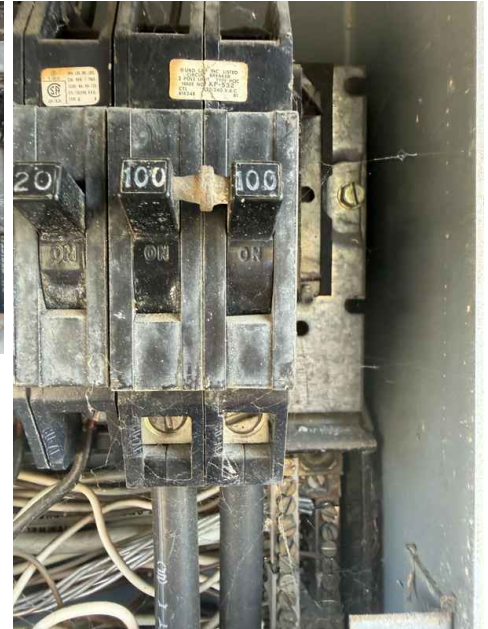
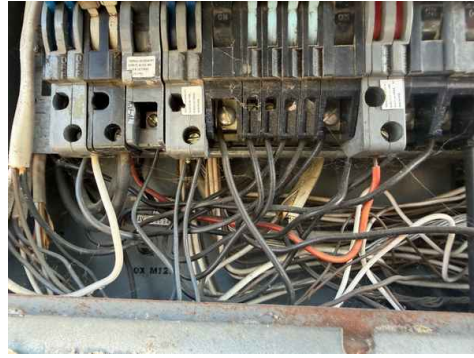
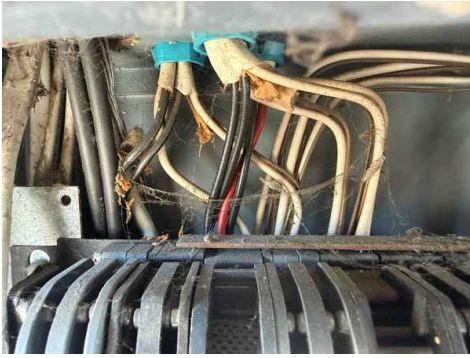


ZINSCO MAIN PANEL

A Zinsco brand electrical panel was identified during inspection. Zinsco panels have been associated with reliability concerns and potential safety issues, including nuisance tripping and internal component failures. A qualified electrician should evaluate the panel's current condition and performance to determine whether replacement or monitoring is appropriate.

Recommendation

Contact a qualified professional.



6.3.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING DEAD FACE COVER

The electrical panel is missing a dead face cover. This creates a shock hazard and allows debris or pests to enter the panel enclosure. A blank cover plate should be installed to seal the opening and protect against accidental contact with live components and then have the circuit breakers labeled accordingly.

Recommendation

Contact a qualified professional.



Safety Hazard



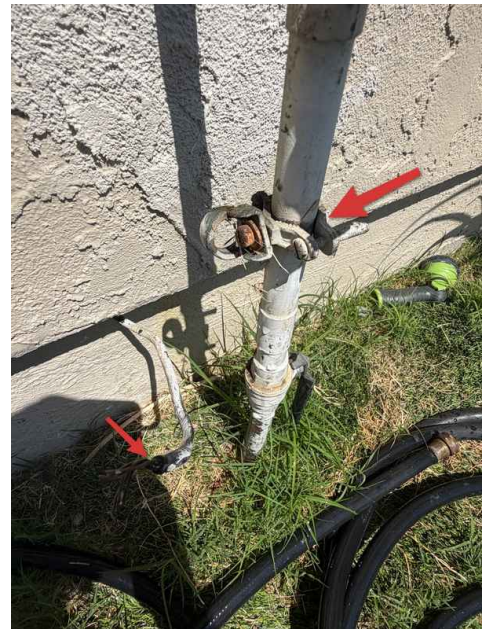
6.4.1 Branch Wiring Circuits, Breakers & Fuses

GROUNDING ROD

The wire for the grounding rod is cut and not connected. This should be further evaluated by a licensed electrician who can determine if this is an active grounding for the electrical system.



Safety Hazard



6.5.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

Missing cover plates.

Electrical cover plates are protective devices that shield electrical connections and prevent accidental contact with live electrical components. The missing cover plates discovered during the inspection create an electrical safety hazard. Exposed electrical boxes and wiring increase the risk of electric shock and potential fire hazards. A qualified electrician should install proper cover plates to restore electrical system safety and meet standard building code requirements.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.5.2 Lighting Fixtures, Switches & Receptacles



Safety Hazard

MISSING EXTERIOR COVER

An exterior electrical receptacle or junction box was found without proper protective covering. This creates an exposure risk for electrical components, potentially allowing moisture. A weatherproof cover should be professionally installed to protect the electrical system and ensure safe operation.

Recommendation

Contact a qualified professional.



6.5.3 Lighting Fixtures, Switches & Receptacles



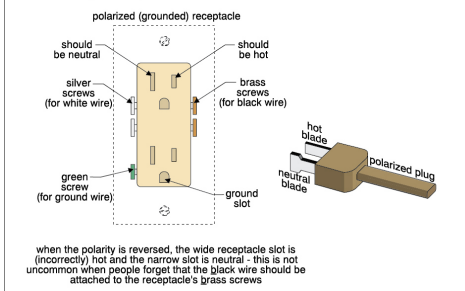
Safety Hazard

REVERSE POLARITY

2 bathroom receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.

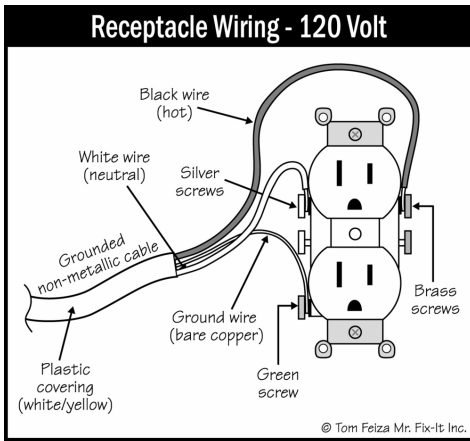
Reversed polarity

6.5.4 Lighting Fixtures, Switches & Receptacles

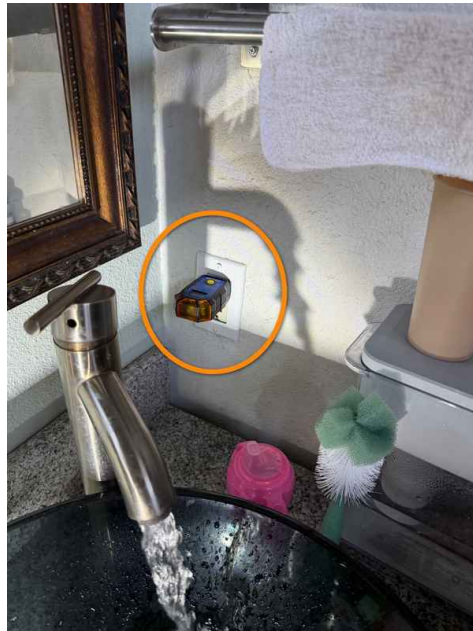
UNGROUNDED RECEPTACLE

**Safety Hazard**

Ungrounded electrical receptacles pose a significant electrical safety risk. During the inspection, receptacles without a proper ground connection were discovered. This creates potential shock and fire hazards as devices lack a safe path to dissipate excess electrical current. A licensed electrician should evaluate and upgrade receptacles to modern grounded three-prong configurations to ensure electrical safety.



EO35

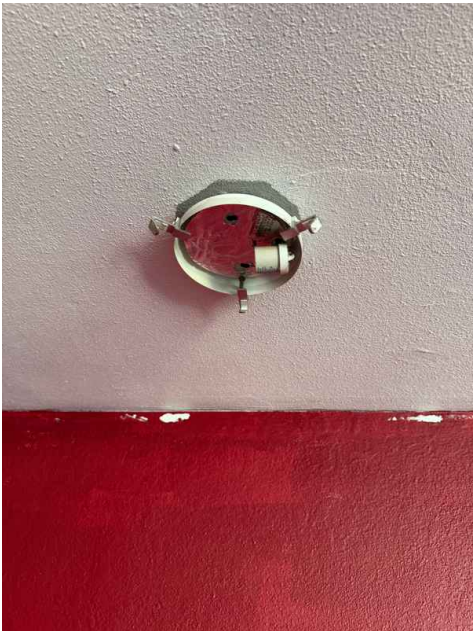


6.5.5 Lighting Fixtures, Switches & Receptacles

GLOBE COVER MISSING

A globe or cover for lighting fixtures are missing or damaged. Recommend replacing as necessary to avoid exposed bulbs.





6.5.6 Lighting Fixtures, Switches & Receptacles

MISSING LIGHTING FIXTURE

Recommendation

A lighting fixture is absent from its outlet box in the electrical system. This creates an open electrical outlet that poses a shock hazard and allows potential pest entry. The missing fixture should be replaced with an appropriate light fixture or the outlet box should be properly covered with a blank cover plate.

Recommendation

Contact a qualified professional.



6.5.7 Lighting Fixtures, Switches & Receptacles

NO POWER TO LIGHTING FIXTURES

Recommendation

This exterior outlet is not receiving electrical power. This was discovered during testing of the electrical system. A loss of power indicates a tripped breaker, blown fuse, or wiring issue that prevents safe operation of these outlets and fixtures. Contact a qualified electrician to identify the cause, reset any tripped breakers, and verify proper circuit function.

Recommendation

Contact a qualified professional.



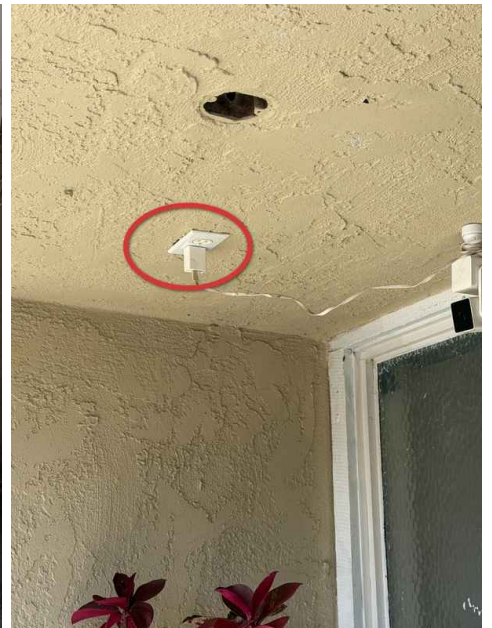
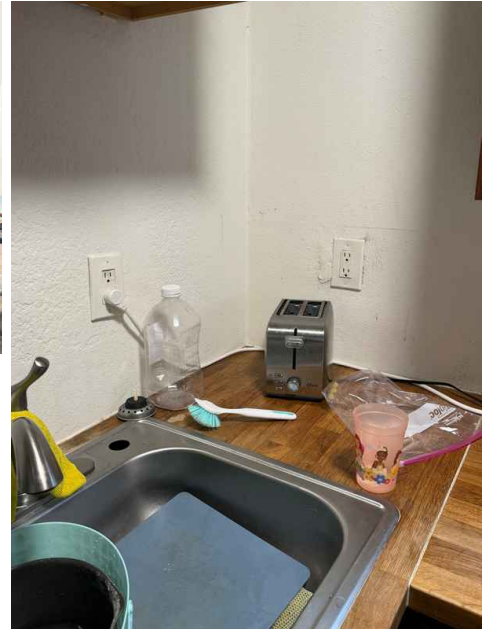
6.6.1 GFCI & AFCI

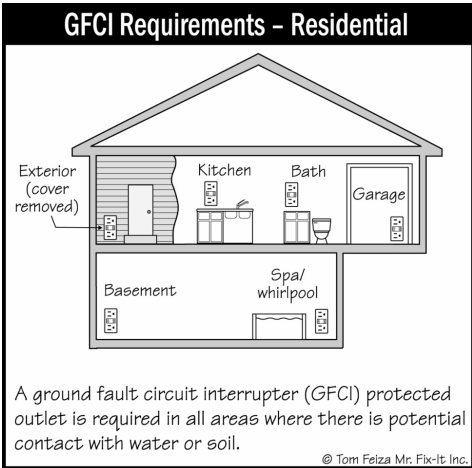
NO GFCI PROTECTION INSTALLED

Safety Hazard

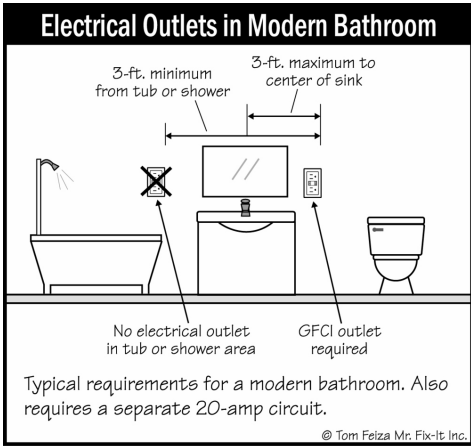
Kitchen, bathrooms and the exterior are missing GFCI outlets.

Ground Fault Circuit Interrupter (GFCI) protection is a critical electrical safety feature designed to prevent electrical shock in areas with water exposure. During the inspection, locations were identified without proper GFCI protection. This creates a significant electrical hazard, potentially exposing occupants to dangerous shock risks in wet environments like kitchens, bathrooms, and exterior outlets. Recommend hiring a licensed electrician to install GFCI outlets or circuit breakers in all required areas to ensure electrical safety.

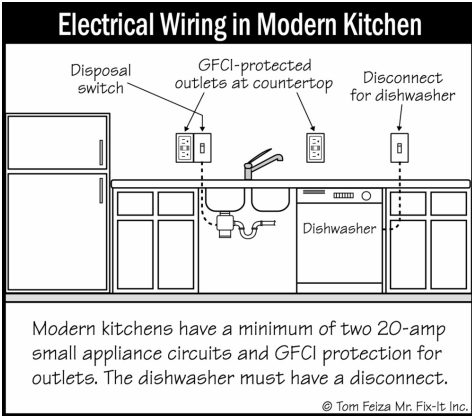
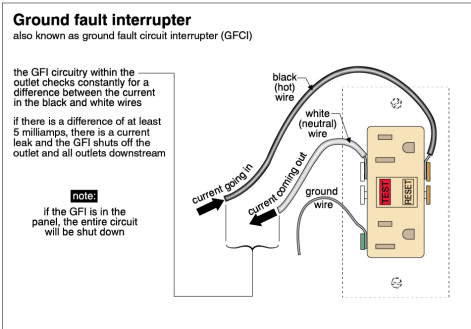




E117



E106



E107

6.7.1 Smoke Detectors

MISSING SMOKE DETECTORS

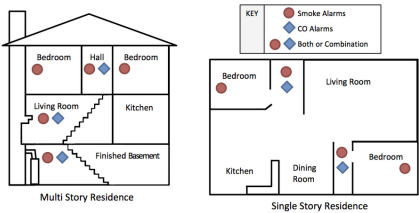
Smoke detectors/alarms are missing from all bedrooms and in some of the hallways. Smoke detectors are critical safety devices designed to provide early warning during potential fire events. The absence of these devices creates a significant safety risk for occupants. Smoke detectors should be installed on every level of the home, including inside and outside sleeping areas. Immediate installation of functional smoke detectors is strongly recommended to ensure occupant safety and comply with standard building safety requirements.

Recommendation

Contact a qualified professional.



Safety Hazard

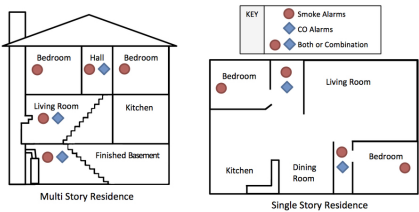


6.8.1 Carbon Monoxide Detectors

MISSING FROM SLEEPING AREA



Safety Hazard



No carbon monoxide alarms were observed.

Carbon monoxide (CO) and combination alarms should be mounted in or near bedrooms and living areas, on a wall place six inches below the ceiling to six inches above the floor. If mounting on a ceiling, make sure it is at least six inches away from the wall.

Recommendation

Contact a qualified professional.

7: PLUMBING/FUEL STORAGE

		IN	NI	NP	O
7.1	General	X			
7.2	Main Water Shut-off Device	X			X
7.3	Drain, Waste, & Vent Systems	X			X
7.4	Water Supply, Distribution Systems & Fixtures	X			X
7.5	Hot Water Systems, Controls, Flues & Vents	X			X
7.6	Fuel Storage & Distribution Systems	X			
7.7	Sinks	X			X
7.8	Bathroom Vent	X			X
7.9	Landscape Sprinkler Valves		X		
7.10	Toilets	X			X
7.11	Shower/Bath	X			
7.12	Gas line	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Interior Closet



Main Water Shut-off Device: Location

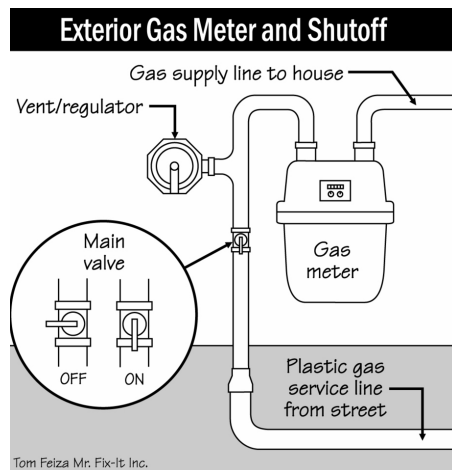
Front

This is where you go if you have an emergency water shutoff situation or are going out of town and want to shut the water off. This is always a good idea to do when leaving town for an extended period of time.



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Limitations

General

LIMITATIONS

The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
21. inspect or test for gas or fuel leaks, or indications thereof.

Landscape Sprinkler Valves**NOT INSPECTED**

Landscape sprinklers and their valves are not inspected by the home inspector. Recommend inquiring with the seller the use of the sprinkler system and making sure there are no broken sprinkler heads and/or leaks in the system.

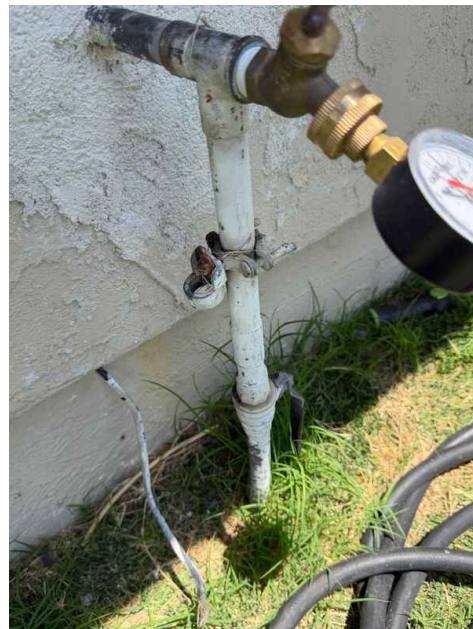
Inspecting these systems is beyond the scope of a home inspection.

Observations**7.2.1 Main Water Shut-off Device****MISSING PRESSURE REGULATOR**

The main water shut-off device lacks a critical pressure regulation component. This was discovered during the plumbing system inspection. Without a pressure regulator, the home's water system may experience excessive water pressure that could damage pipes, fixtures, and appliances. A professional plumber should install an appropriate pressure regulator to protect the home's plumbing infrastructure and prevent potential costly damage.

Recommendation

Contact a qualified professional.



7.3.1 Drain, Waste, & Vent Systems

S-TRAP



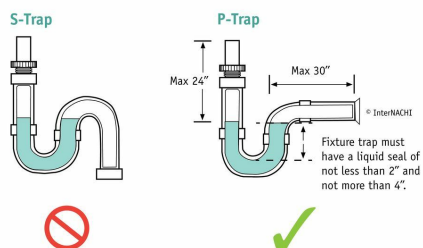
Recommendation

The drain pipe used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

Recommendation

Contact a qualified professional.

S-Trap vs. P-Trap



7.3.2 Drain, Waste, & Vent Systems

GRAY WATER DISCHARGE



Recommendation

Gray water from the kitchen sink discharges out into the back yard.

You cannot legally discharge kitchen sink gray water directly onto your yard or into the open ground. Because kitchen wastewater contains fats, oils, and food particles, state and local plumbing codes classify it as "black water," requiring it to be connected to the city sewer or an approved septic system



7.4.1 Water Supply, Distribution Systems & Fixtures

CORRODED WATER SUPPLY VALVES



Recommendation

Corrosion was observed at the water supply valves under the kitchen sink during inspection. Corroded valves can restrict water flow, develop leaks, and eventually fail to shut off properly. A plumbing contractor should evaluate the extent of corrosion and replace affected valves to ensure reliable water shutoff capability and prevent future water damage.

Recommendation

Contact a qualified professional.



7.4.2 Water Supply, Distribution Systems & Fixtures

HIGH WATER PRESSURE



Recommendation

Water pressure was higher than the max of 80psi. 40-80psi is the recommended pressure for water supply to a home.

High water pressure puts excess strain on your plumbing system, including your pipes, seals and appliances that use water. As high volumes of water are forced through, the parts that make up your plumbing system are stressed by the pressure which can lead to a variety of problems.

Water pressure should be adjusted prior to close of escrow. Adjusting the water pressure requires the pressure regulator to be adjusted. The pressure regulator was not and is not operated by the home inspector during a home inspection. The pressure regulator performance and internal condition is excluded from this inspection report.

Recommendation

Contact a qualified professional.



95psi

7.5.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

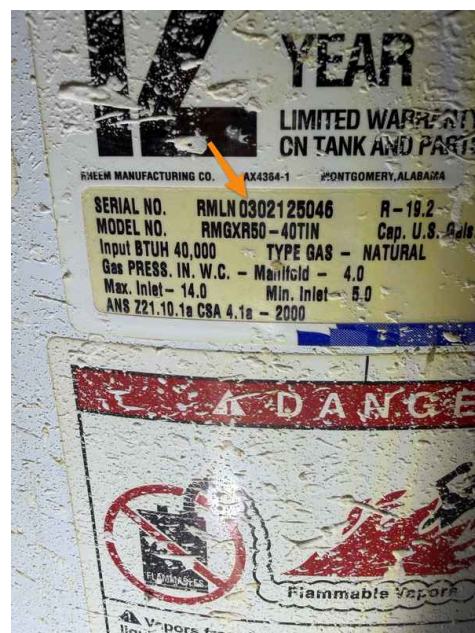
AGE OF WATER HEATER

The water heater is beyond its useful lifespan of 24 years.

Based on the manufacturer's suggested service life, the average life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

Recommendation

Contact a qualified professional.



2002

7.5.2 Hot Water Systems, Controls, Flues & Vents

B-VENT CLOSE TO COMBUSTIBLES

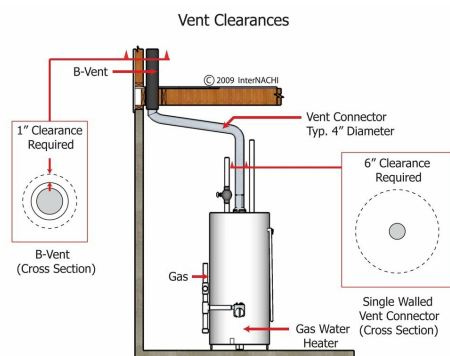


Safety Hazard

Water heater's section of B-vent flue pipe is too close to combustible materials and/or insulation. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Recommend that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures.

Recommendation

Contact a qualified professional.



7.5.3 Hot Water Systems, Controls, Flues & Vents

 Recommendation

EXPANSION TANK

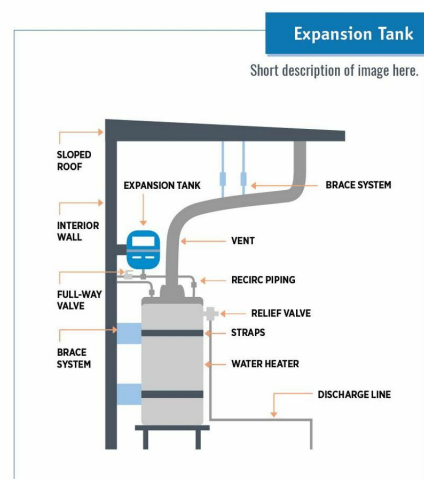
No thermal expansion tank was installed at the water heater.

Expansion tanks are required by code in all new water heater installations in closed systems. A closed water system uses check valves, backflow prevention devices, pressure-reducing valves, or other devices on the supply line to prevent water from being sucked back into the municipal water supply.

You generally need an expansion tank on a water heater if you have a "closed" plumbing system, which is common in modern homes with check valves or pressure-reducing valves. It prevents high pressure from destroying the tank, pipes, and valves by absorbing excess water created when water is heated.

Recommendation

Contact a qualified professional.



7.5.4 Hot Water Systems, Controls, Flues & Vents

 Recommendation

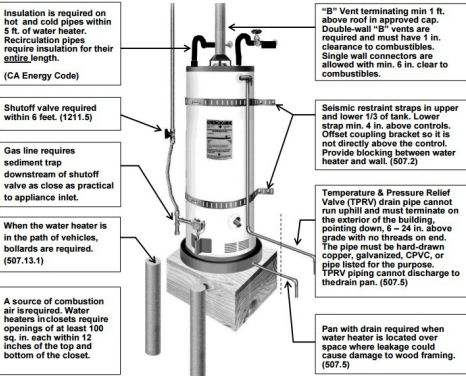
SEDIMENT TRAP

Gas water heater is not equipped with a sediment trap drip leg. Current standards require a drip leg at the gas connection. Seek licensed plumbing contractor for repairs.

Sediment trap is required to be installed downstream of the appliance shut off valve and as close to the appliance inlet as possible.

Recommendation

Contact a qualified professional.



7.5.5 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

Recommendation

Water heater installations require a drip pan to capture potential leaks and prevent water damage. During the inspection, no drip pan was discovered beneath the water heater, which creates a risk of undetected water leakage and potential structural damage to surrounding floors and walls. A professional plumber should install a properly sized, code-compliant drip pan with an appropriate drain line to mitigate potential water damage risks.



7.7.1 Sinks

LEAKING SINK

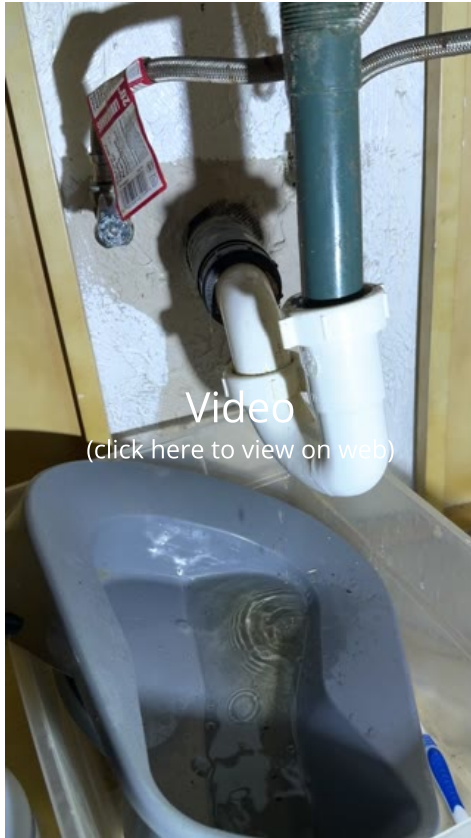
Recommendation

A leak was observed at the sink during inspection. Leaks can lead to water damage, mold growth, and structural deterioration if left unaddressed. A plumbing contractor should inspect and repair the leak source to prevent further water damage and potential health hazards.

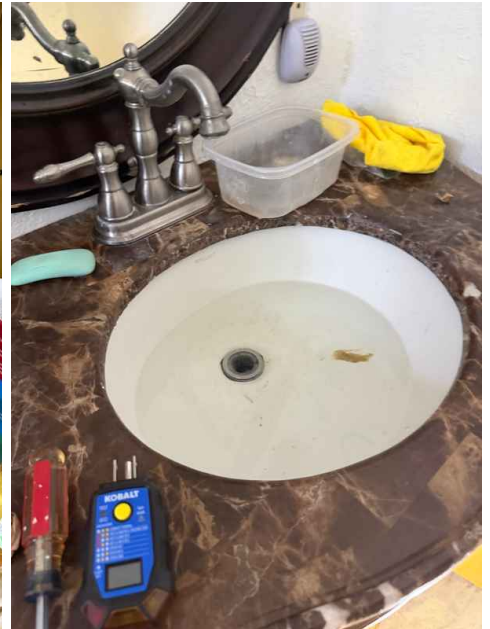
Also, please note that this sink is also very slow draining.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)



7.7.2 Sinks

CORROSION

Kitchen sink has significant corrosion underneath at the base and around the exterior trim.

Recommendation

Contact a qualified professional.

 Recommendation



7.7.3 Sinks

FLEX LINE

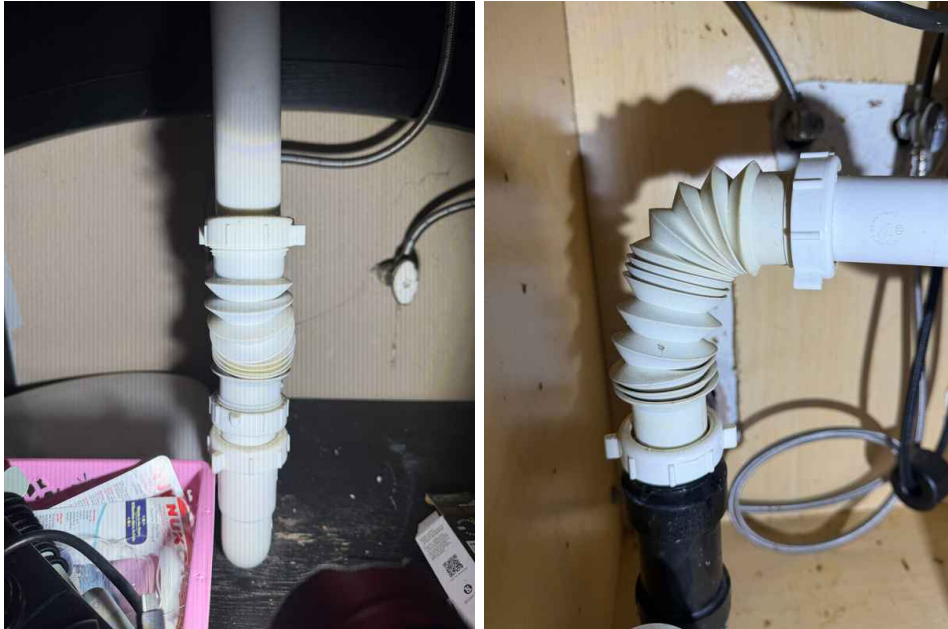
Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified professional.



Recommendation



7.8.1 Bathroom Vent

VENTING INTO ATTIC

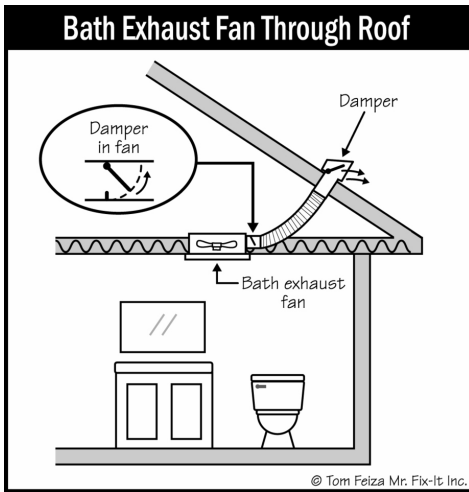
Bathroom vent fan is venting into the attic space. This can result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms. Recommend that a qualified person make permanent repairs as necessary.

Recommendation

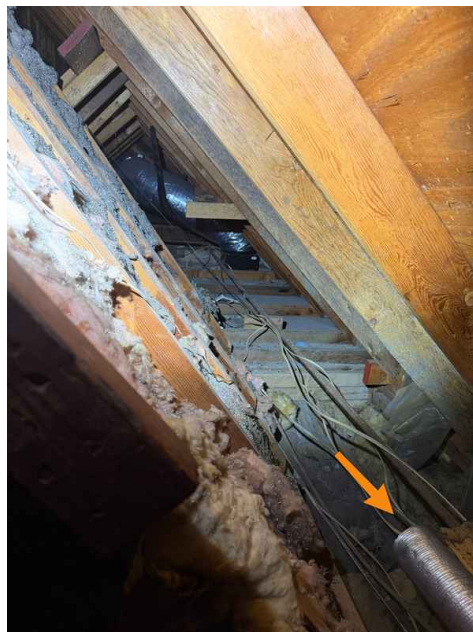
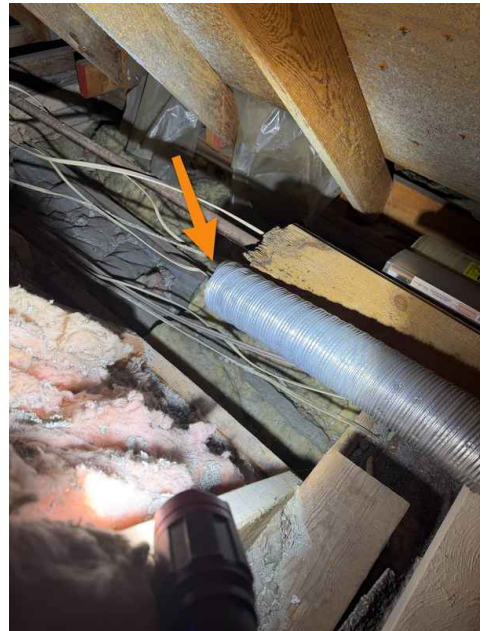
Contact a qualified professional.



Recommendation



V006



7.10.1 Toilets

NON-FUNCTIONING TOILET

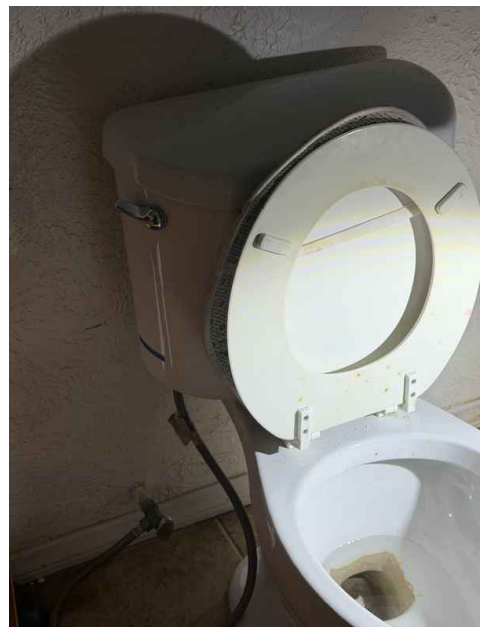
The toilet does not flush when the handle is operated. This prevents normal use of the fixture and may indicate issues with the flush mechanism, fill valve, or internal components. A plumbing contractor should evaluate and repair the flushing system to restore proper operation.

Recommendation

Contact a qualified professional.



Recommendation



8: HEATING

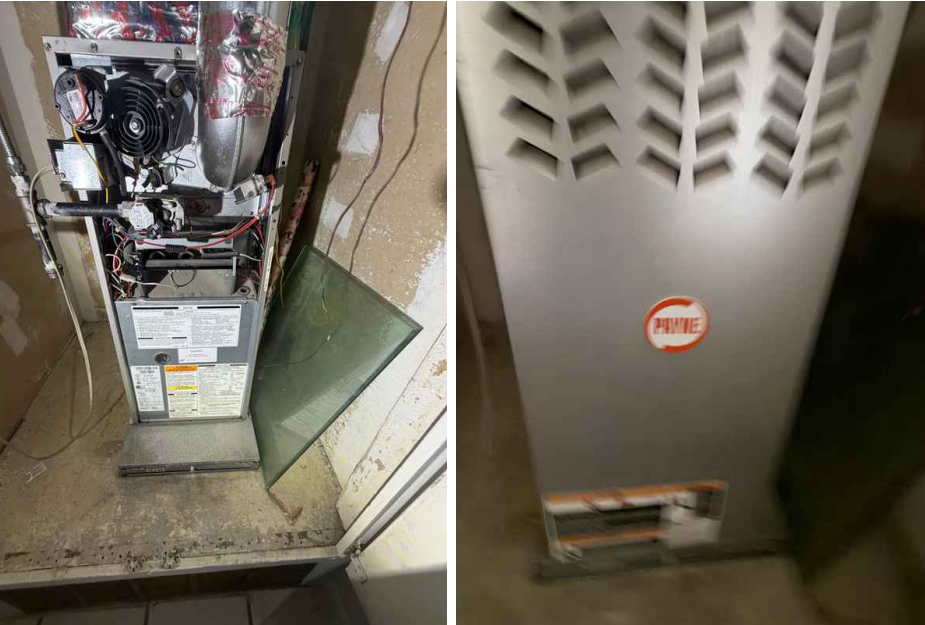
		IN	NI	NP	O
8.1	General	X			
8.2	Equipment	X			X
8.3	Normal Operating Controls	X			
8.4	Distribution Systems	X			
8.5	Presence of Installed Heat Source in Each Room	X			
8.6	Combustion Air	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Energy Source
Natural Gas

Equipment: Brand
Payne



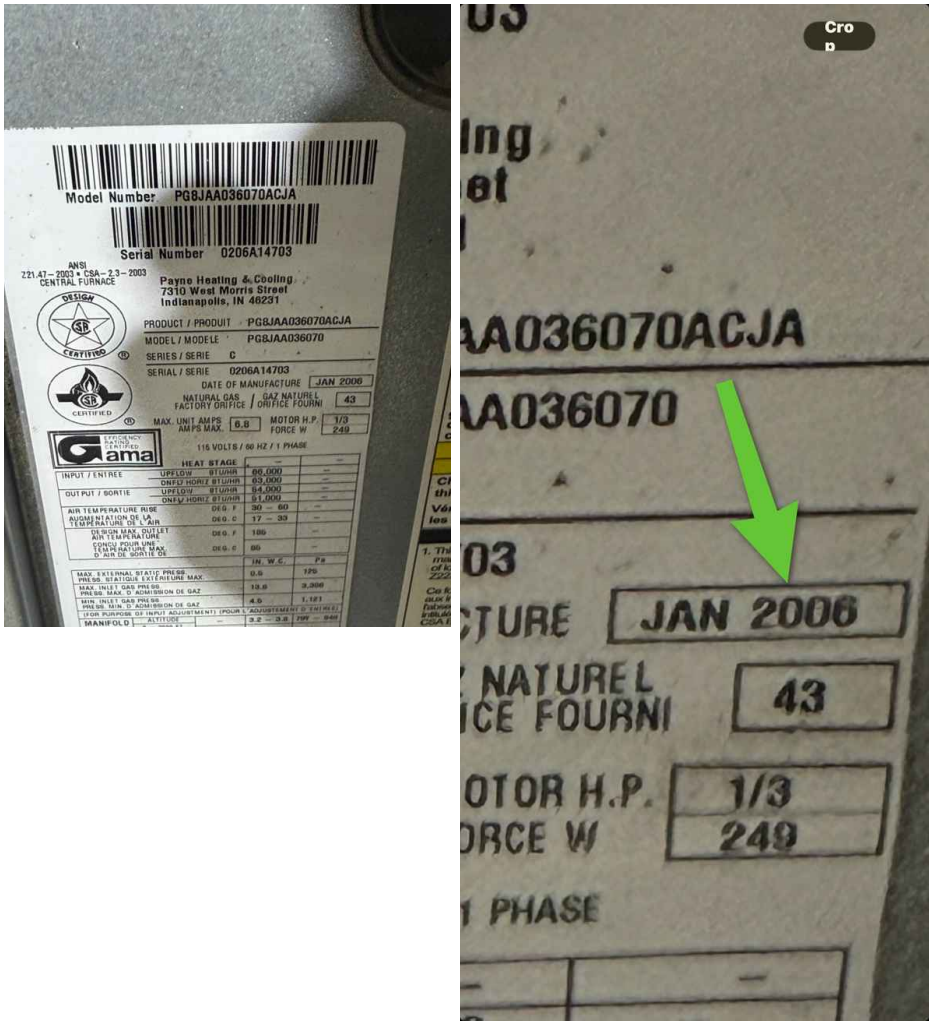
Equipment: Heat Type

Forced Air



Equipment: Manufacture Date

2006



Limitations

General

LIMITATIONS**HEATING 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.

HEATING 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.

FLUE(S) FOR HEATING EQUIPMENT: Flue Pipe Not Fully Visible

The entire length of the flue pipe cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, or other obstructions. The interiors of these flue pipes cannot be fully viewed by or company.

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): General HVAC Ducting 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.

Observations

8.2.1 Equipment

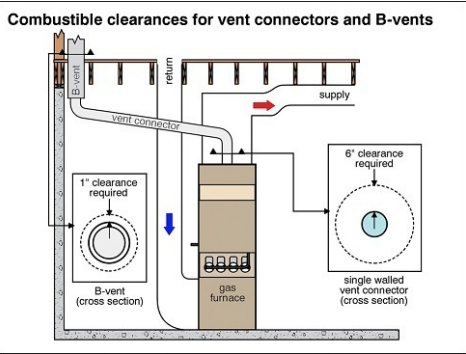
VENT CLOSE TO COMBUSTIBLES

One or more sections of type B or L vent metal flue pipe were too close to combustible materials and/or insulation. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Recommend that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures.

Recommendation

Contact a qualified professional.

Combustible clearances for vent connectors and B-vents



9: COOLING

		IN	NI	NP	O
9.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: No Air Conditioner installed

The property does not have an air conditioning system installed. This means there is no mechanical cooling capability to regulate indoor temperature during warm weather months. Buyers should consider the cost and feasibility of adding a cooling system if climate control is desired.

10: FIREPLACE

		IN	NI	NP	O
10.1	General	X			
10.2	Vents, Flues & Chimneys	X			
10.3	Lintels	X			
10.4	Damper Doors	X			X
10.5	Gas Line	X			
10.6	Hearth	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Type
Gas



Limitations

General
LINERS

CHIMNEYS AND FLUES (for fireplaces): Liner NI

The liner was not fully inspected inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety.

General
LIMITATIONS

The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

Observations

10.4.1 Damper Doors

MISSING CLAMP

Clamp missing.

The Damper Stop Clamp is installed on the chimney damper blade to prevent accidental full closure of the damper while the gas log set is burning in your fireplace. It is required in many areas to keep the damper from closing all the way.

Recommendation

Contact a qualified professional.

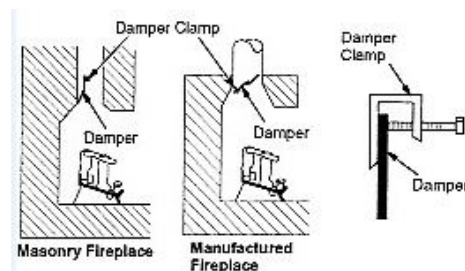


Figure 3 • Attaching Damper Clamp

CONNECTING TO GAS SUPPLY

11: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	O
11.1	General	X			
11.2	Dishwasher			X	
11.3	Refrigerator		X		
11.4	Range/Oven/Cooktop	X			X
11.5	Garbage Disposal	X			
11.6	Sink Sprayer	X			
11.7	Ventilation System	X			
11.8	Built-in Microwave			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Appliances

Appliances were not moved during the home inspection.

We did not inspect behind or beneath each of the kitchen appliances. Problems could exist behind these appliances that were not observed.

You can request to have them moved to do further evaluation of the condition behind and below the appliances that were not moved.

Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Observations

11.4.1 Range/Oven/Cooktop

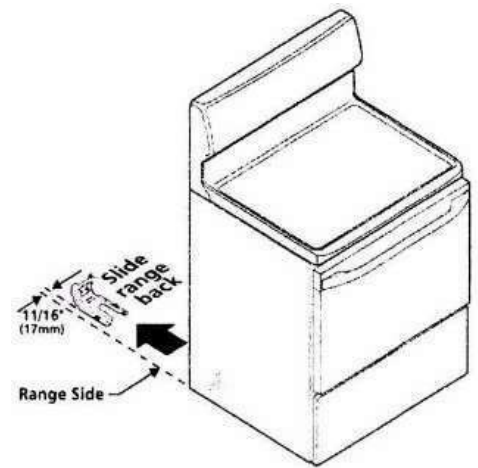
RANGE NOT FASTENED



The range is not fastened.

An anti-tip bracket is a safety device designed to prevent freestanding ranges (stoves) from tipping forward, especially when the oven door is open and bearing weight. These brackets are crucial for preventing accidents, particularly in households with children.

Recommend installing an anti tip bracket to prevent any type of tipping of the range.



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
12.1	General		X		
12.2	Doors	X			
12.3	Windows	X			X
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			X
12.7	Steps, Stairways & Railings	X			X
12.8	Countertops & Cabinets	X			X
12.9	Bathroom Caulking	X			
12.10	Skylights	X			
12.11	Wood destroying insects	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Wood destroying insects: Wood destroying insects

It is recommended that this home be further evaluated and inspected for wood destroying organisms. Home inspector is not a professional termite inspector. We make every effort to be observant of wood destroying organisms, but are not required to fully evaluate and inspect for them.

Any wood destroying organism or damage not observed by the home inspector is excluded from this inspection.

Limitations

General

LIMITATIONS

The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.

General**STORED ITEMS**

The kitchen and bathroom cabinets had many stored personal items and cleaning items and could not be fully evaluated for damage or microbial growths.

Recommend all bathroom and kitchen cabinets be fully inspected when items have been removed, before the end of your contingency period.

General**STORED ITEMS AND FURNITURE**

Many areas of this property had stored items and furniture that hindered a full inspection of the property.

The home inspector does not move furniture, rugs and carpets or personal items to inspect the concealed areas. Please be aware that problems or damage may exist but not limited to areas such as behind furniture, in closets, under rugs and inside cabinets that were obscured and not readily accessible.

A full evaluation or inspection should be done when items have been removed and should be done before the end of your contingency period.

Observations

12.3.1 Windows

CRACKED WINDOW GLAZING

Recommendation

Cracked glazing was observed on a window during inspection. Cracks in window glass compromise the seal and insulation properties of the window. A window repair or replacement contractor should evaluate the extent of damage and provide repair or replacement options.

Recommendation

Contact a qualified professional.



12.3.2 Windows

DAMAGED/DETERIORATED SCREENS

Recommendation

One or more window screens were damaged or deteriorated and some screens are missing.

Recommendation

Contact a qualified professional.



12.6.1 Ceilings

POSSIBLE ASBESTOS

Recommendation

Popcorn ceilings observed at this home inspection.

Popcorn ceilings can pose significant health risks if built before the 1980s due to potential asbestos content, which becomes dangerous only when disturbed (sanding, scraping) and releases harmful fibers, leading to lung diseases like mesothelioma. Otherwise, they're just a dated look that traps dust and is hard to clean, but they can be safely painted or covered if intact, though testing for asbestos is crucial before any removal.

Recommendation

Contact a qualified professional.



12.6.2 Ceilings

MOISTURE DAMAGE



Recommendation

Moisture damage around the skylight indicating possible issues with the skylight's flashings at the roof where there could be leakage. This needs further evaluation by a professional roofer.

Recommendation

Contact a qualified professional.



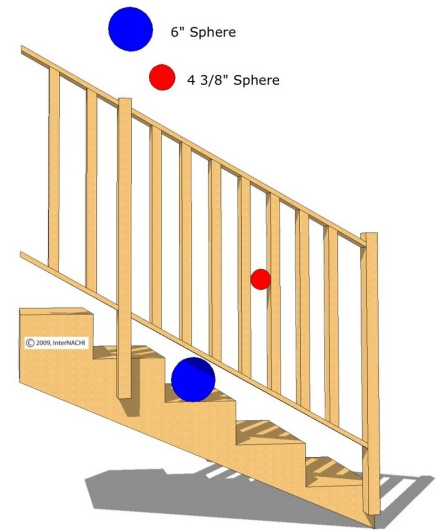
12.7.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

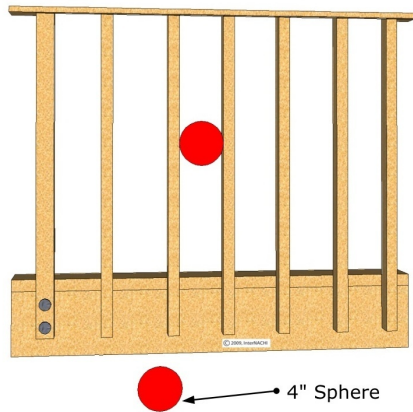


Recommendation

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.



RAILING



12.8.1 Countertops & Cabinets

MICROBIAL GROWTHS

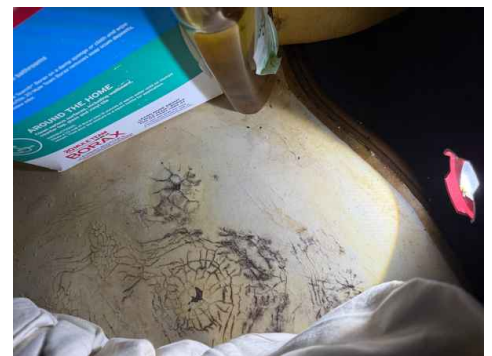
Possible microbial growths inside the bathroom vanity, commonly referred to as mold or mildew, are fungal organisms that develop in environments with excessive moisture, organic material, and limited ventilation. These organisms can appear in various colors and textures, potentially indicating underlying moisture or structural issues. Microbial growth can compromise indoor air quality, potentially cause health concerns, and signal potential building envelope or moisture management problems.

Recommendation

Contact a qualified professional.



Recommendation



13: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
13.1	General	X			
13.2	Attic Insulation	X			
13.3	Ventilation	X			
13.4	Exhaust Systems	X			
13.5	Roof Trusses	X			
13.6	Storage	X			
13.7	Fire Separation Wall	X			
13.8	Moisture Stains	X			X
13.9	Interior	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Limitations

General

LIMITATIONS

The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Observations

13.8.1 Moisture Stains

DETERIORATED CHIMNEY FLASHINGS 2



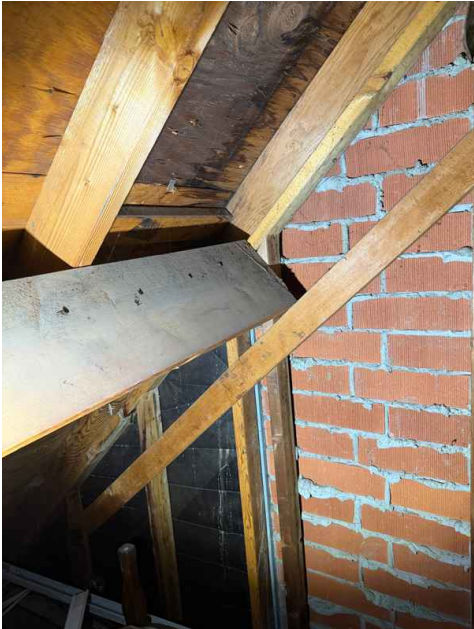
Recommendation

Chimney flashings showed signs of deterioration during roof inspection. Damaged or failing flashings allow water to penetrate the roof-to-chimney joint, potentially causing water intrusion into the attic and interior spaces. A qualified roofing professional should inspect and reseal or replace the flashings to prevent water damage and maintain roof integrity.

There is staining in the attic where the chimney is installed. The staining is on the roof's sheathing so there may be flashing issues with the chimney.

Recommendation

Contact a qualified professional.



14: LAUNDRY

		IN	NI	NP	O
14.1	General	X			
14.2	Dryer		X		
14.3	Dryer Vent	X			X
14.4	Washer		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

14.3.1 Dryer Vent

DRYER VENT

 Safety Hazard

The dryer vent may need cleaning.

Dryer vent systems require proper installation and maintenance to prevent potential fire hazards. Improper venting can lead to lint buildup, reduced appliance performance, and increased risk of fire. Recommend having a qualified professional evaluate and repair the dryer vent system to ensure optimal safety and functionality.

Recommendation

Contact a qualified HVAC professional.

STANDARDS OF PRACTICE
