THE REAL ESTATE INSPECTION COMPANY
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HOME INSPECTION

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08/01/2025

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THE REAL ESTATE
INSPECTION COMPANY
INTERNACHI® CERTIFIED

SCOPE OF WORK - HOME INSPECTION REPORT

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the Standards of Practice of InterNACHI. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at www.sdinspect.com. Items that are not listed in this report were not inspected. 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 will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of

problems that exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

The client should 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 the client, as everyone's budget is different.
It is the client's responsibility to obtain quotations prior to the end of the contingency period.
THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

HOW TO READ THIS REPORT

The inspection report has INFORMATION tabs, items listed in the information tabs are:

Items Inspected or Inspected = Inspector 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.

This inspection report has LIMITATIONS tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

Not Inspected = Inspector 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 = This item, component, or unit is not in this home or building.

This inspection report has STANDARDS tabs. The standards tab describes what is and is not included in this inspection. Please read.

INSPECTION DEFECT CATEGORIES

Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

Recommendations/Safety - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

Action Item Repair - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.
If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak,

drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a rooter service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

SUMMARY

103	17	40	4
ITEMS INSPECTED	MAINTENANCE ITEM	RECOMMENDATION OR SAFETY UPGRADE	ACTION ITEM OR FURTHER REVIEW

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This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2.4.1 BUILT-IN APPLIANCES - FOOD WASTE DISPOSER: Disposer - Noisy
2.8.1 BUILT-IN APPLIANCES - REFRIGERATOR: No ICE in Freezer
3.2.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Fitting - Corroded at Shower
3.2.2 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Slow drain - Tub/shower
3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Angle Stop - Calcium/Rust
3.3.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet - Corroded
3.3.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Shower Head - Leaks from Connection
3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: TEMPERATURE - High

3.7.2 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Transite*

3.10.1 PLUMBING SYSTEM - WATER PRESSURE AND REGULATOR: High H2O Pressure

3.11.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Sediment Trap / Drip Leg - None

4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Hinges - Bad

4.6.1 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Extension Cords

4.7.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Open Junction Box

4.8.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Lights - Cracked/Missing Diffuser

4.8.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Switch - Unknown

4.9.1 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Exterior Lights - Could Not Confirm

4.10.1 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: Receptacle - Not Grounded

4.10.2 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: Receptacles - 2-Prong and 3-Prong - Mixed

4.11.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI UNGROUNDED

4.11.2 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade

6.2.1 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Condenser - Expected Service Life 20+ Years

6.2.2 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: AC Not Strapped/Secured

7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Chimney crown/cap cracked

7.2.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Spark Arrester - None

7.2.3 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: CHIMNEY SWEEP - Excessive Creosote

7.2.4 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Doors - Damaged/Off Track

7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Rusted - smoke shelf

8.2.1 FIRE/SAFETY - FIRE-RATED DOOR (garage): Fire Rating Cert - Missing

8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Closer - None

8.4.1 FIRE/SAFETY - FIRE WALL: Firewall Breach

8.5.1 FIRE/SAFETY - BEDROOM EGRESS: EGRESS Incorrect Bedroom

8.6.1 FIRE/SAFETY - SMOKE DETECTORS: Smoke Detector - Missing - Location

8.6.2 FIRE/SAFETY - SMOKE DETECTORS: Smoke Detector 3' - Register

8.7.1 FIRE/SAFETY - CARBON MONOXIDE DETECTOR(S): CO Detector(s) - None

9.2.1 INTERIORS - INTERIORS - General and Visual Mold Assessment : LEAD PAINT

9.2.2 INTERIORS - INTERIORS - General and Visual Mold Assessment : Asbestos - drywall/flooring

9.3.1 INTERIORS - CEILINGS: Stains - Unknown - DRY

9.3.2 INTERIORS - CEILINGS: Attic Access Panel Damaged

9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk-Moldy-TUB/SHOWER

9.6.2 INTERIORS - TUB/SHOWER ENCLOSURE: TILE ENCLOSURE OLD-NO LEAKS

9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stains Dry - Cabinet - Past Leak

9.9.1 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door hardware - Non OP

10.3.1 EXTERIOR - VEGETATION (With respect to its effect on the condition of the building): Vegetation on Siding

10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Stucco - Damaged

10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding - Failing

10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Weep Screed - Add Older Home

10.6.1 EXTERIOR - DOORS (Exterior): Hardware - Old worn

10.9.1 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Loose post

10.9.2 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Handrail - None

10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Poor Paver Intallation

10.11.1 EXTERIOR - EAVES, SOFFITS AND FASCIAS: FASCIA/EAVES - TERMITES/ROT

10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Leaning

10.13.1 EXTERIOR - SAFETY GLASS: TEMPERED - MISSING

11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Debris on Roof

11.2.2 ROOF - ROOF COVERINGS (Surface of roofing materials): Replace Roof

11.6.1 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - End of Life -OLD

12.3.1 STRUCTURAL COMPONENTS - SLAB (Observable Evidence of Structural Defects - Concrete Floors): Garage cracking- no control joints

13.3.1 INSULATION AND VENTILATION - VENTILATION OF ATTIC: Turbine Vent - Rusted

13.5.1 INSULATION AND VENTILATION - BATHROOM VENTING: Bath Vent - Excessive Noise

13.8.1 INSULATION AND VENTILATION - WHOLE HOUSE FAN: Whole House Fan - Non Operational

1: INSPECTION DETAILS

Information

General: **Style of Home**
SINGLE FAMILY DETACHED

General: **Year Built**
1962

General: **Weather**
Clear

General: **Temperature at Start of Inspection**
79

General: **Rain in last 3 days**
No

General: **In Attendance**
Client's Agent, Client

General: **Photos Of Typical Exterior Elevations**

Photos of elevations and exteriors.







Limitations

General

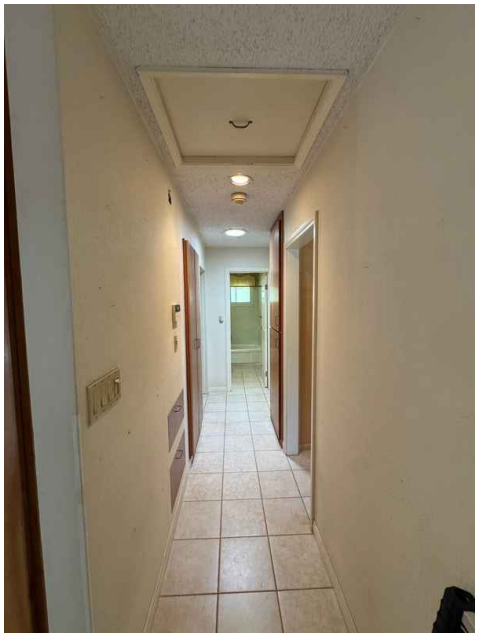
VACANT

This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.











2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD
VENTED TO EXTERIOR

General: RANGE
NATURAL GAS

General: REFRIGERATOR WATER SOURCE
Could not confirm

General: CLOTHES DRYER HEATING SOURCE
Natural Gas only, 220 Volt
Electric or Gas, 3-PRONG
LAUNDRY 220 VOLT RECEPTACLE*

DISHWASHER: **Dishwasher - Inspected**

Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.

RANGES/COOKTOP: **Cooktop - INSPECTED**

The cooktop was tested and functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop. Notable exceptions will be listed below.

RANGES/COOKTOP: **Range - Aged**

The range appears to be older than its expected service life. According to InterNACHI the average life of a gas range is 15-17 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage.

FOOD WASTE DISPOSER: **Disposer - INSPECTED**

The disposer was tested and was functional at the time of inspection.

RANGE HOOD/VENT: **Vent - Inspected**

The range exhaust vent was tested and was functional at the time of the inspection. This is not an exhaustive test and does not evaluate the performance or effectiveness of the range hood.

RANGE HOOD/VENT: Light - Inspected

The range exhaust light was tested and was functional at the time of the inspection.

RANGE HOOD/VENT: Range Hood - Aged

Note: The range hood/vent appears to be past its expected service life. The average life of a range hood is 14 years. Some units may last for more or less than 14 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - INSPECTED

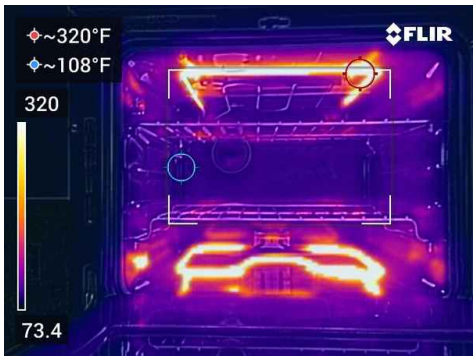
The microwave was tested with a testing device and was functional at the time of the inspection. This is not an exhaustive test and does not predict the performance of the microwave.

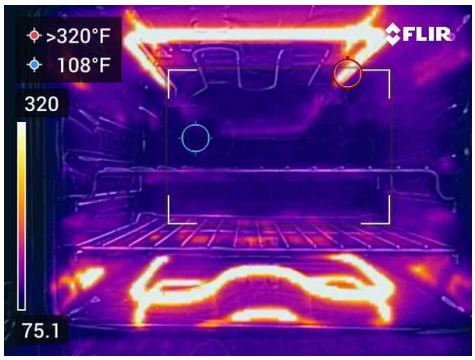
MICROWAVE COOKING EQUIPMENT (Built-in): MICROWAVE - AGED

Note: The microwave was functional at time of the inspection, but it is an older unit. (more than 9 years) According to InterNACHI the average life span of a microwave is 9 years. See https://www.nachi.org/life-expectancy.htm

WALL OVEN: Wall Oven - INSPECTED

The wall oven was tested and was functional at the time of inspection. This test is not exhaustive and does not evaluate the accuracy or performance of the oven.





WALL OVEN: Wall Oven - Aged

Note: The wall oven appears to be older than its expected service life. According to InterNACHI the average life of a gas oven is 10-18 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

REFRIGERATOR: REFERIGERATOR - INSPECTED

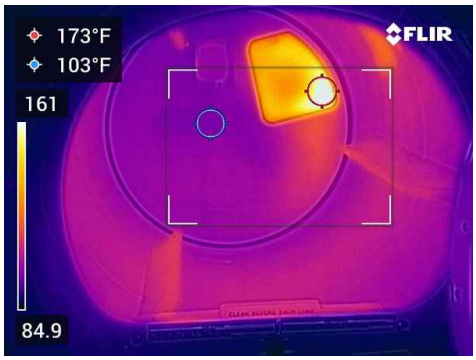
The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.

REFRIGERATOR: **AGED - 13+ Years**

Note: The refrigerator appears to be older than its expected service life. The average life of expectancy is 9-13 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

WASHER/DRYER: **DRYER - INSPECTED**

The clothes dryer was turned on during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the drying efficiency of the clothes dryer. Washer and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



WASHER/DRYER: **Washer Hoses Replace**

Washer hoses are a common source of flooding in a home. We recommend installing new braided steel washer hoses to reduce the risk of leaks caused by burst hoses in the house. Any hoses left in the house or more than 5 years old should be replaced.

WASHER/DRYER: **Recep 220 - 3 prong upgrade**

TIP: There is a three-prong 220-volt receptacle in the laundry. Many new electric dryers require a four-prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. This should be performed by a licensed electrician.

Limitations

WASHER/DRYER

WASHER - NOT CONNECTED TO HOOK-UPS

The clothes washer could not be turned on or tested. The machines were not connected to hookups at the time of inspection. If the machines do convey and you are concerned about their serviceability and functionality we recommend having the seller demonstrate function or further evaluation by a licensed appliance contractor prior to the end of your contingency period.

Repair or replace

2.4.1 FOOD WASTE DISPOSER

Recommendation or Safety Upgrade

DISPOSER - NOISY

The food waste disposer makes excessive noise when operated. This can indicate pending failure. We recommend replacement by a qualified person.

Recommendation

Contact a qualified appliance repair professional.

2.8.1 REFRIGERATOR

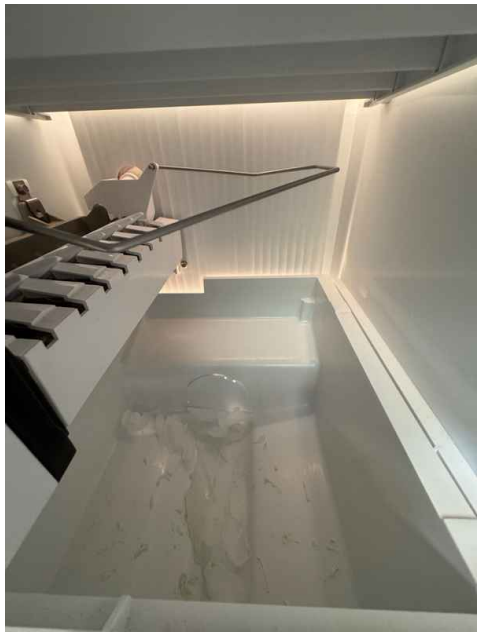
Recommendation or Safety Upgrade

NO ICE IN FREEZER

No ice was observed in the ice maker in the freezer. The absence of ice may indicate that there is no water supplied, the ice maker was off, or there is a problem with the ice maker. We advise further review with the seller to demonstrate function, or further review with qualified appliance technician.

Recommendation

Contact a qualified appliance repair professional.



3: PLUMBING SYSTEM

Information

General: WATER SOURCE
PUBLIC

General: PLUMBING DISTRIBUTION (Observable Only)
COPPER, PARTIALLY VISIBLE

General: GAS DISTRIBUTION
IRON PIPE

General: WASHER DRAIN SIZE
DRAINS INTO A WASH BASIN

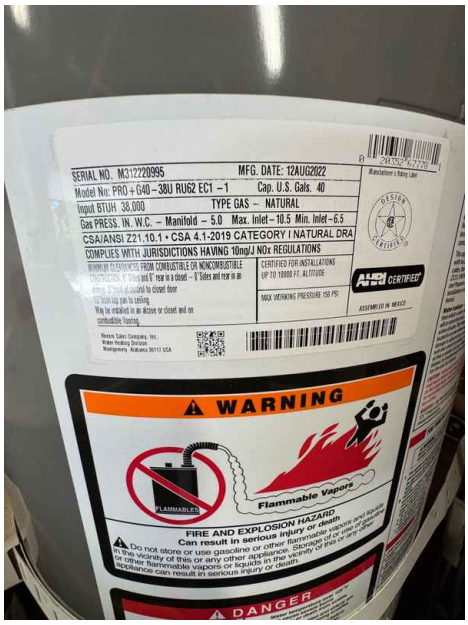
General: PLUMBING WASTE
DRAIN TEST - YES*, ABS, CAST IRON

General: WATER HEATER POWER SOURCE
NATURAL GAS

General: WATER HEATER FLUE MATERIAL
SINGLE WALL/DOUBLE WALL, TRANSITE*

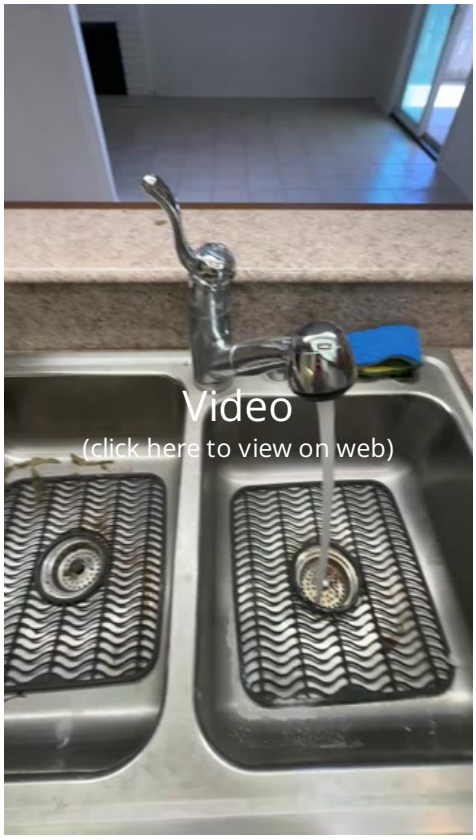
General: CAPACITY
40 GAL

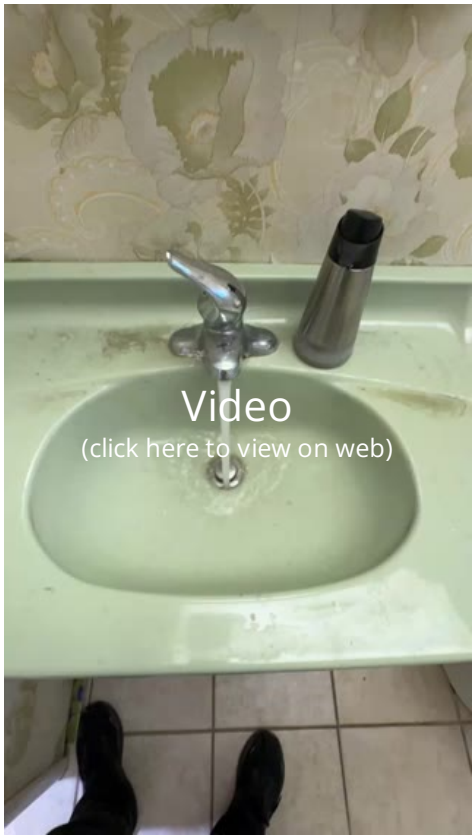
General: YEAR MANUFACTURED
2022

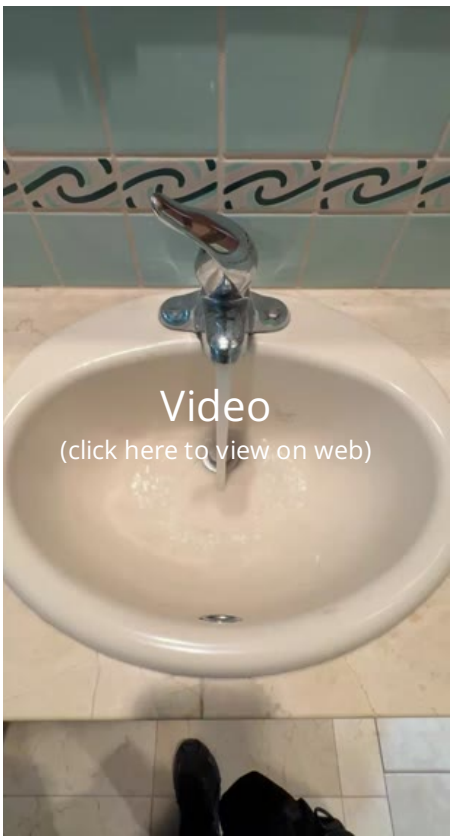


INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.

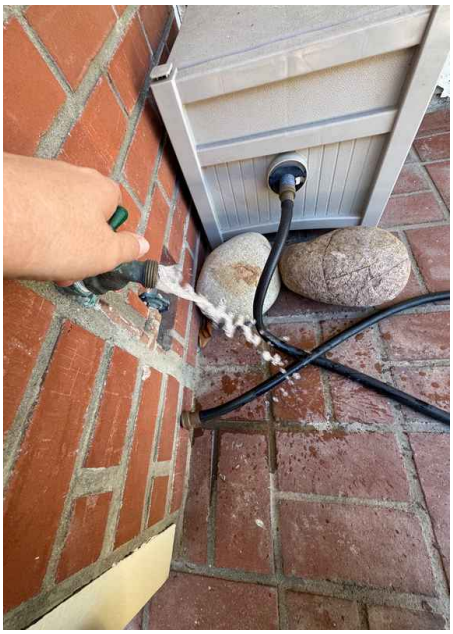






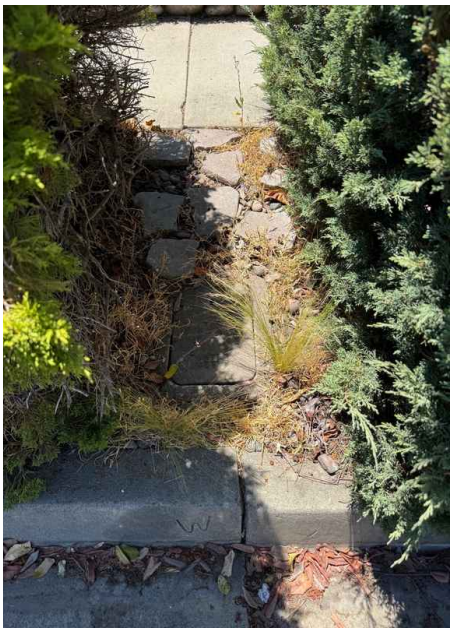
HOSE SPIGOT: **Spigots - Inspected**

A representative number of hose spigots were tested and operational. This is not an exhaustive test and hose spigots may leak when a hose or other device is connected due to back pressure.



WATER SUPPLY AND DISTRIBUTION SYSTEM: **Water Meter Checked - Inspected**

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.



WATER HEATER(S), FLUES AND VENTS: Water Heater - INSPECTED

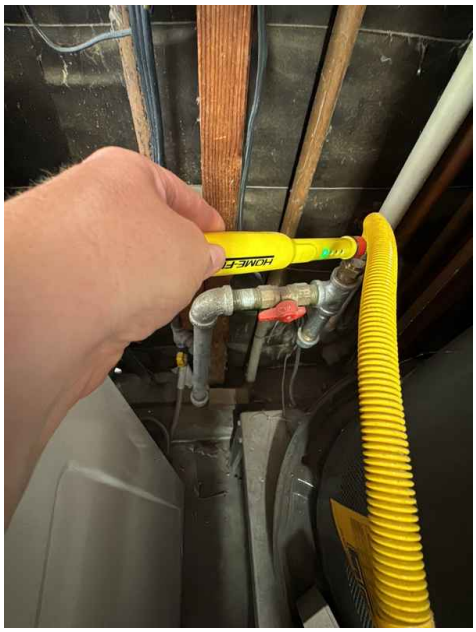
The water heater was inspected and was operational at the time of inspection. A home inspection does not evaluate the efficiency or recovery rate of water heaters. Notable exceptions will be listed below.

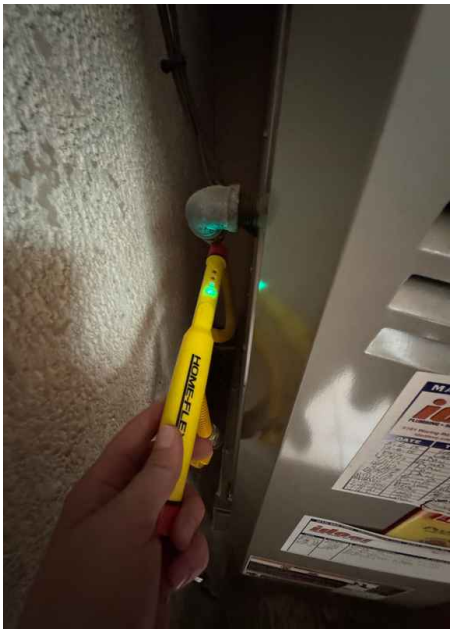
WATER HEATER STRAPPING, BRACING AND PLATFORM: Water Heater Straps - Inspected

The water heater was adequately strapped and blocked against movement.

GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.



Repair or replace

3.2.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Recommendation or Safety Upgrade

FITTING - CORRODED AT SHOWER

PRIMARY

The shower drain fitting is corroded and the cover is missing or loose. This can indicate that additional corrosion is occurring behind the shower which cannot be determined. We advise further review by a licensed plumber to determine what parts require replacement, which may include the shower pan.

Recommendation

Contact a qualified professional.

3.2.2 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Recommendation or Safety Upgrade

SLOW DRAIN - TUB/SHOWER

HALLWAY

Slow drainage was noted at the tub/shower. We advise professional cleanout or necessary corrections.

Recommendation

Contact a qualified plumbing contractor.

3.3.1 FAUCETS, VALVES AND CONNECTED FIXTURES

Recommendation or Safety Upgrade

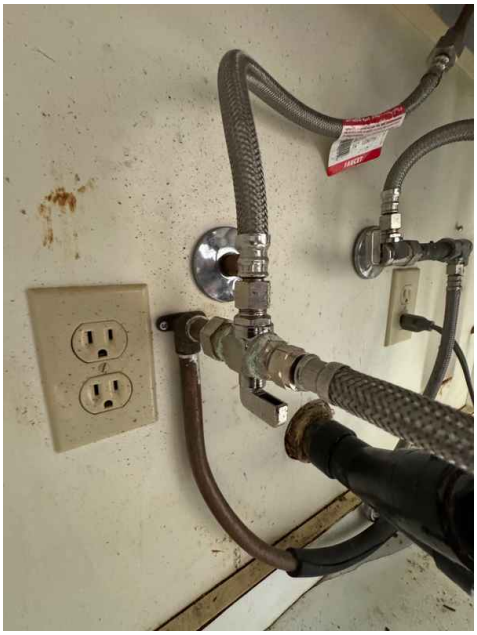
ANGLE STOP - CALCIUM/RUST

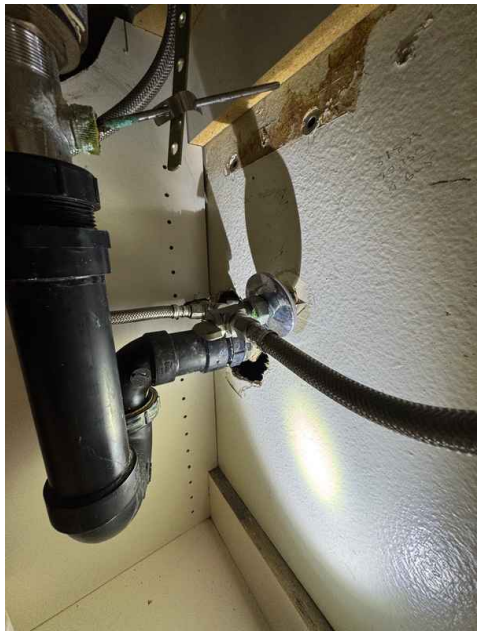
KITCHEN, HALLWAY, PRIMARY

Calcium/rust deposits were observed at the angle stop valves. This can be caused by high water pressure, poor installation, or poor quality of the valves. These deposits can corrode the valves and eventually cause a leak/flood. We recommend having all damaged angle stop valves replaced by a qualified plumber to avoid leaks and the resulting property damage.

Recommendation

Contact a qualified plumbing contractor.





3.3.2 FAUCETS, VALVES AND CONNECTED FIXTURES

Maintenance Item

FAUCET - CORRODED

HALLWAY

The sink faucet was corroded. We recommend replacement to prevent future leaks.

Recommendation

Contact a qualified plumbing contractor.

3.3.3 FAUCETS, VALVES AND CONNECTED FIXTURES

Recommendation or Safety Upgrade

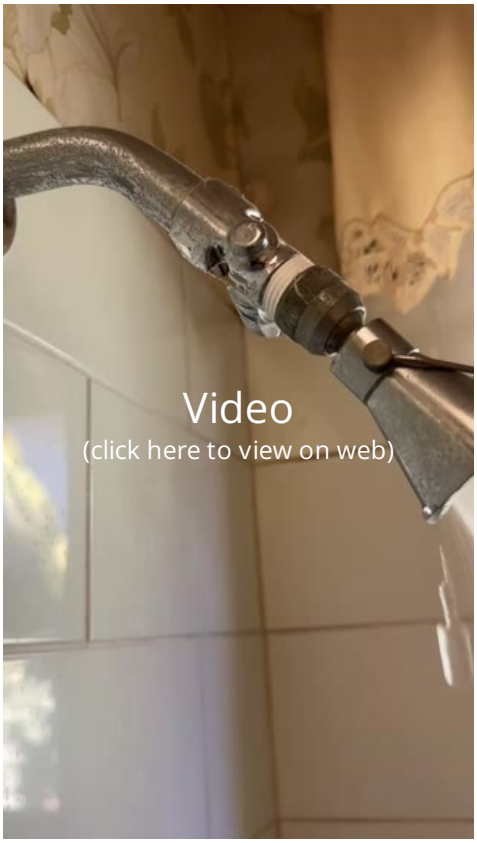
SHOWER HEAD - LEAKS FROM CONNECTION

HALLWAY

Water leaks from the shower head connection to the hose or shower arm when operated. We recommend repair as needed by a qualified plumber to prevent excessive amounts of water from exiting the shower enclosure.

Recommendation

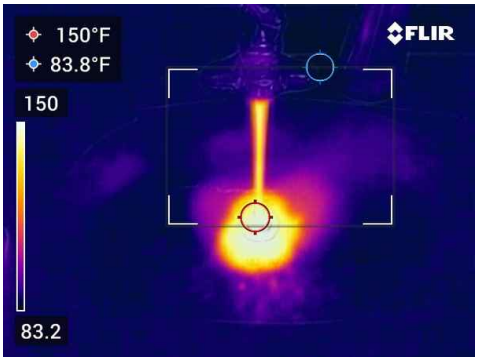
Contact a qualified professional.



3.7.1 WATER HEATER(S), FLUES AND VENTS

Recommendation or Safety Upgrade

TEMPERATURE - HIGH



The water temperature was tested at the faucets and was high. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. Lowering the water heater output temperature will reduce your utility bills. According to the U.S. Department of Energy, for each 10-degree reduction in water temperature, you can save between 3 and 5 percent in energy costs. Note: If you have an older dishwasher that doesn't preheat the water, manufacturers recommended setting water heater temperature at 140 degrees. This is to ensure sanitary dishes.

Recommendation

Recommended DIY Project

3.7.2 WATER HEATER(S), FLUES AND VENTS

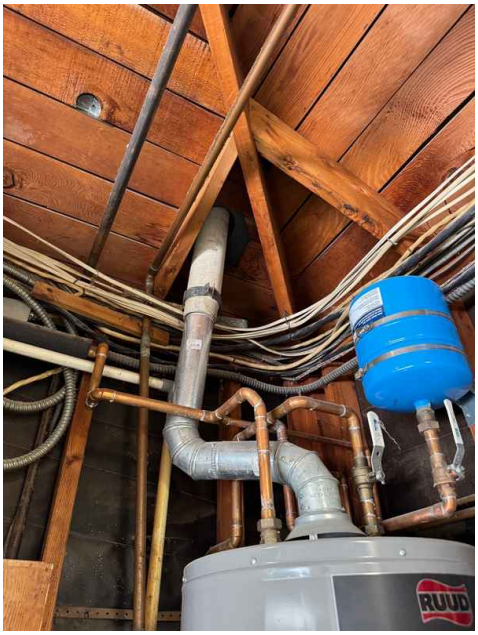
Recommendation or Safety Upgrade

TRANSITE*

A cemetitious-type flue was present which may contain asbestos and other hazards. The only way to confirm the presence or absence of asbestos is through lab testing. In addition, this type of flue can deteriorate over time causing blockage inside the flue which is a Carbon Monoxide hazard. We recommend removal by a qualified contractor.

Recommendation

Contact a qualified professional.



3.10.1 WATER PRESSURE AND REGULATOR

Action Item or Further Review

HIGH H2O PRESSURE

High water pressure noted. This can cause water lines, faucets and water supplied appliances to fail and leak. We advise having a licensed plumber repair or install a new pressure regulator, to allow a PSI range of 50-70.

Recommendation

Contact a qualified plumbing contractor.

3.11.1 GAS STORAGE AND DISTRIBUTION SYSTEMS

Maintenance Item

SEDIMENT TRAP / DRIP LEG - NONE

FURNACE

The gas supply pipe (at the water heater and/or furnace) contained no sediment trap. A sediment trap is generally recommended by the manufacturer. The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater/furnace gas valve, which can cause the water heater/furnace to shut down.

Recommendation

Contact a qualified professional.

4: ELECTRICAL SYSTEMS

Information

General: ELECTRICAL SERVICE CONDUCTORS
OVERHEAD SERVICE

General: ELEC. PANEL MANUFACTURER
ARROW HART

General: MAIN PANEL CAPACITY
175 AMP

General: BRANCH WIRE 15 and 20 AMP
COPPER

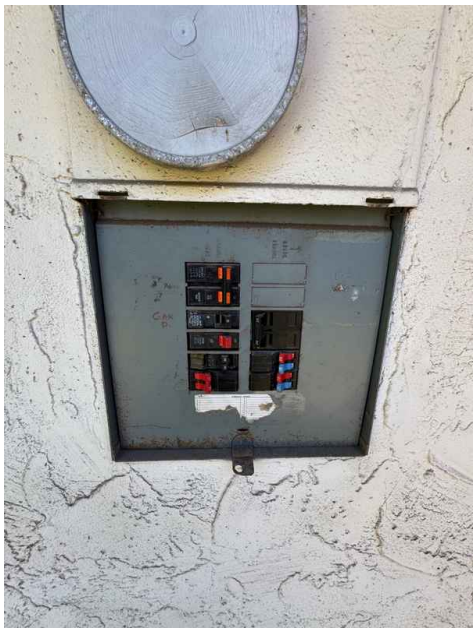
General: PANEL TYPE / POWER TYPE
CIRCUIT BREAKERS

General: WIRING METHODS
ROMEX

General: EXTERIOR LIGHTING CONTROL
STANDARD SWITCHED, COULD NOT DETERMINE

MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.



MAIN AND DISTRIBUTION PANELS: Thermal Camera Scan - Breakers Normal

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.

OVERHEAD SERVICE ENTRANCE CONDUCTORS: **Overhead service - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected include the service conductors, splice, drip loop, and point of attachment to the home.

OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: **Inside Panel - Inspected**

The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)

BRANCH CIRCUIT CONDUCTORS: **Branch Wiring - Inspected**

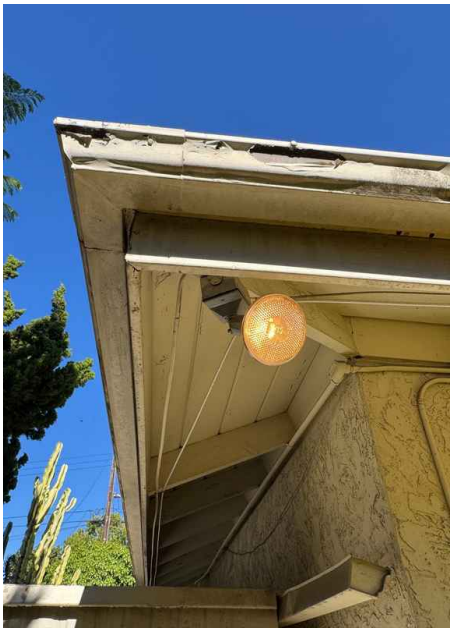
Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

BRANCH CIRCUIT CONDUCTORS: **Pre-1995 Wiring**

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.

EXTERIOR LIGHTING: **Exterior Lights - Inspected**

Switch-operated exterior lights were tested and were functional at the time of the inspection.



POLARITY AND GROUNDING OF RECEPTACLES: Outlets - Inspected

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.


OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - INSPECTED

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.



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. For a chart listing GFCI installation requirements, please visit our website at www.sdinspect.com

KITCHEN ELECTRIC (Pre-1995): **Kitchen - Older vs Newer**

In older homes, it was common to have a single circuit provide electricity to the kitchen including lights, receptacles, and appliances. Newer homes are required to have dedicated circuits for each appliance (dishwasher, disposer, microwave, refrigerator, range, etc) and a dedicated circuit or two for the countertop receptacles depending on the length of the counter. Having too many items connected to one circuit can cause the breaker to trip frequently, and may be a fire hazard. Depending on the use or planned upgrades, additional dedicated circuits may be needed. Many installers will not install appliances unless there are dedicated circuits. If you plan to upgrade the appliances, or remodel the kitchen, you should budget for electrical upgrades.

Repair or replace

4.2.1 MAIN AND DISTRIBUTION PANELS

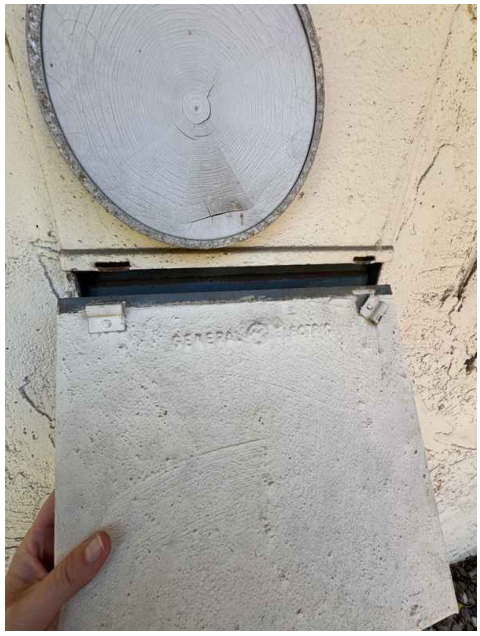
Recommendation or Safety Upgrade

HINGES - BAD

The hinges at the main panel are damaged or missing. We recommend repair by a qualified person for safety.

Recommendation

Contact a qualified professional.



4.6.1 BRANCH CIRCUIT CONDUCTORS

Recommendation or Safety Upgrade

EXTENSION CORDS

Extension cords are being used as permanent wiring. Extension cords are considered temporary. We advise removing the extension cords and replacing with proper wiring by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

4.7.1 JUNCTION BOXES (Observable)

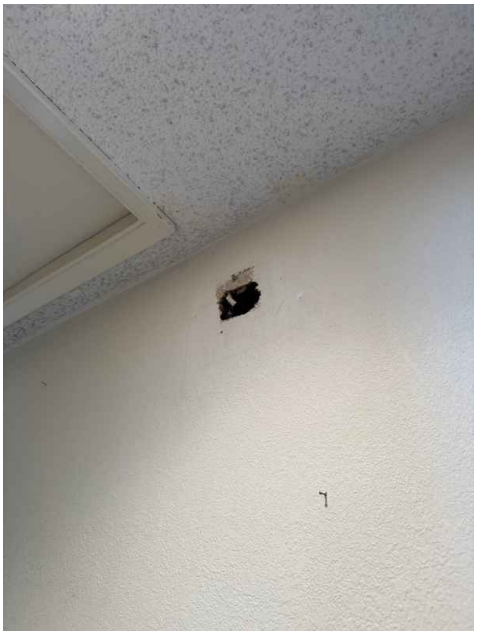
Recommendation or Safety Upgrade

OPEN JUNCTION BOX

Open junction box noted. Whenever wires are joined together the junction box must have a cover for safety. We advise installing an approved cover plate for safety.

Recommendation

Contact a qualified electrical contractor.



4.8.1 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Maintenance Item

LIGHTS - CRACKED/MISSING DIFFUSER

HALLWAY BATHROOM

A damaged or missing diffuser noted at the fluorescent light fixture. We advise replacement of diffuser by qualified person.

Recommendation

Contact a qualified professional.

4.8.2 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Maintenance Item

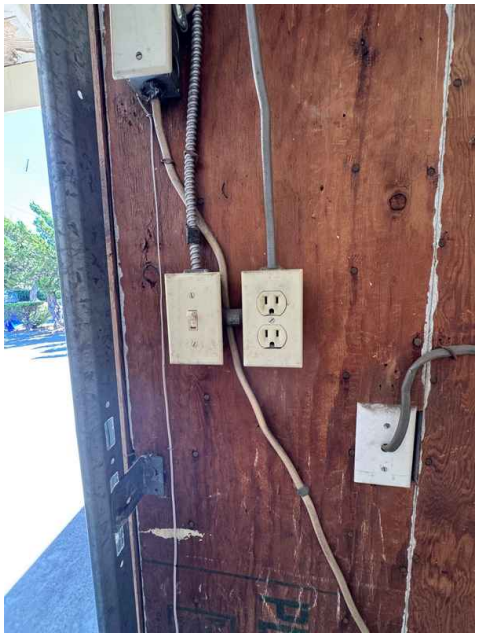
SWITCH - UNKNOWN

GARAGE X2, ENTRY

Unable to determine the function of the wall switch; possible mis-wired switched receptacle(s) or receptacles located behind personal property. We advise inquiry with seller or licensed electrician.

Recommendation

Contact the seller for more info


4.9.1 EXTERIOR LIGHTING

Recommendation or Safety Upgrade

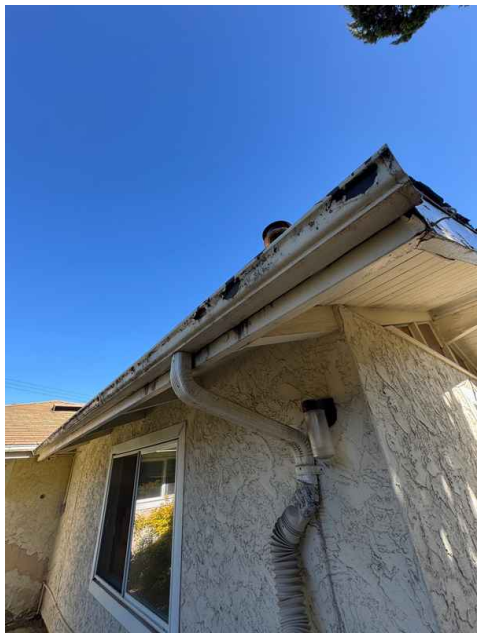
EXTERIOR LIGHTS - COULD NOT CONFIRM

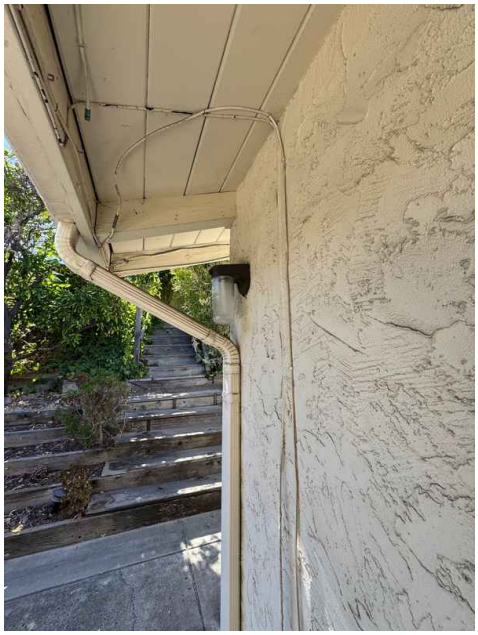
The inspector could not confirm the functionality of the majority of exterior lights. This may be due to a bad bulb, dusk sensors and or possibly an electrical problems. Advise changing the bulb and testing. If light fails to work, further repairs may be required by an electrician.

Recommendation

Contact a qualified professional.





4.10.1 POLARITY AND GROUNDING OF RECEPTACLES

Recommendation or Safety Upgrade

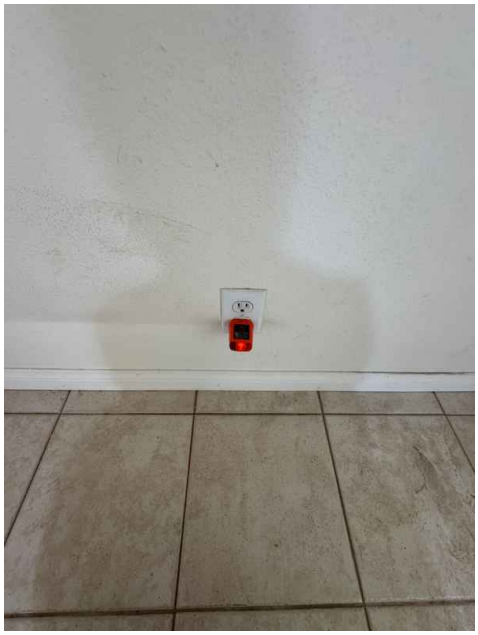
RECEPTACLE - NOT GROUNDED

OFFICE, LIVING ROOM

Outlet(s) wired with no ground connection observed. We advise necessary corrections by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

4.10.2 POLARITY AND GROUNDING OF RECEPTACLES

Recommendation or Safety Upgrade

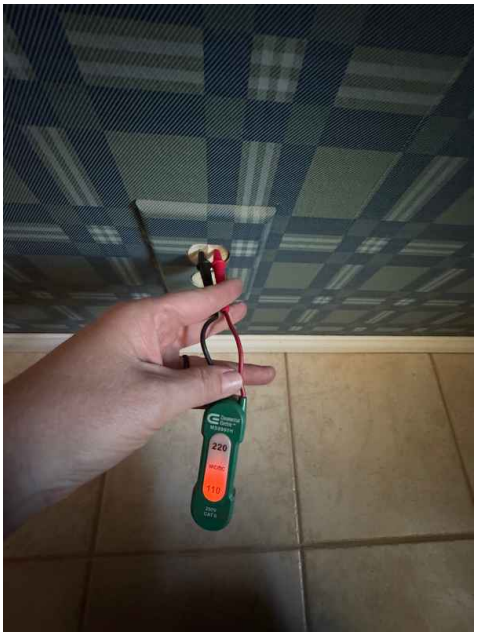
RECEPTACLES - 2-PRONG AND 3-PRONG - MIXED

BEDROOMS

Some of the original two-pronged outlets are still present, and some have been upgraded to three-prong outlets. Most houses built before 1963 will not have 3 prong receptacles in all locations. Appliances/electronics with 3-prong cords are designed to be used only with grounded 3-hole receptacles. A GFCI can provide shock hazard protection for 2-conductor circuits, however, without a ground it may not protect sensitive electronic equipment. You may wish to consult a licensed electrician for an estimate to upgrade the electrical system.

Recommendation

Contact a qualified electrical contractor.




4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Maintenance Item

GFCI UNGROUNDED

HALLWAY

GFCI outlet is a non-grounded outlet which is legal, but not as safe as a grounded GFCI. Note: Non-grounded GFCI protected receptacles require a label stating “No Equipment Ground”. We advise labeling for safety.

Recommendation

Contact a qualified professional.

4.11.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Maintenance Item

GFCI - UPGRADE

GARAGE, KITCHEN

We recommend upgrading all receptacles within 6 feet of plumbing fixtures, outside, and in garage to GFCI.

Recommendation

Contact a qualified electrical contractor.

5: HEATING EQUIPMENT

Information

General: HEAT TYPE
FORCED AIR

General: ENERGY SOURCE
NATURAL GAS

General: NUMBER OF HEAT SYSTEMS (excluding wood)
ONE

General: DUCTWORK
INSULATED

General: FLUE MATERIAL
DOUBLE WALL METAL

General: FILTER TYPE
DISPOSABLE

General: AGE OF HEATING EQUIPMENT
COULD NOT DETERMINE

General: THERMOSTAT LOCATION
HALLWAY

HEATING EQUIPMENT: Furnace - INSPECTED

The heating equipment was tested and functioned properly at the time of inspection. Notable exceptions will be listed below.

NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Functional

The thermostat was operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostat.

DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers):

Ducting - Inspected

Inspection of home ducting systems typically includes a visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Ducting system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to the identification of common requirements and deficiencies. The Inspection does not include confirming uniform temperature distribution throughout the home by the cooling system. In multiple-story homes, a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the system.

6: COOLING EQUIPMENT

Information

General: NUMBER OF A/C UNITS
ONE

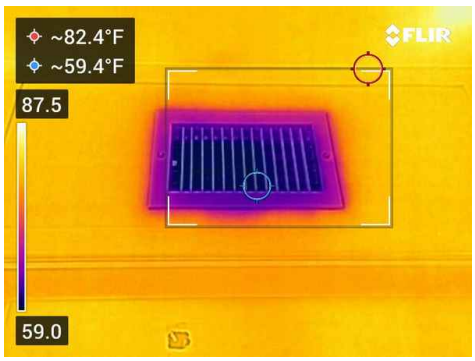
General: COOLING EQUIPMENT TYPE
AIR CONDITIONER UNIT

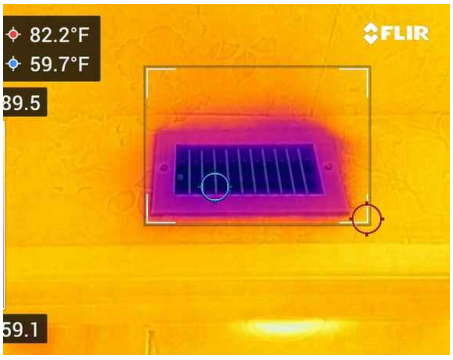
General: AGE OF CONDENSER
CONDENSER 15+ YEARS*

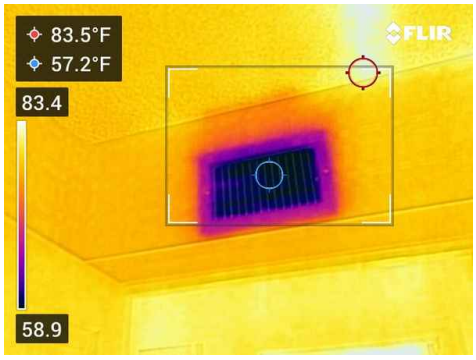
COOLING AND AIR HANDLER EQUIPMENT: AC- One Unit Test - Inspected

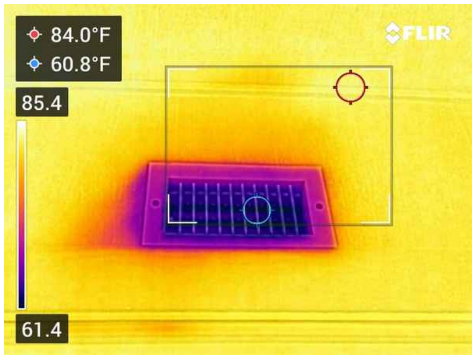
An air test was performed by using a thermal camera on the AC systems to determine the difference in temperatures of the supply and return air. The difference was between 14 degrees and 22 degrees which indicates units are cooling as intended. This indicates that the AC units are cooling properly. This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days. We do recommend an annual tune-up by a qualified HVAC contractor.

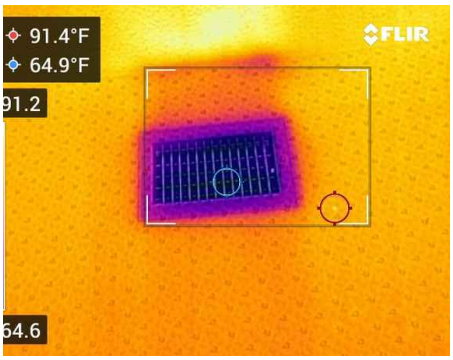


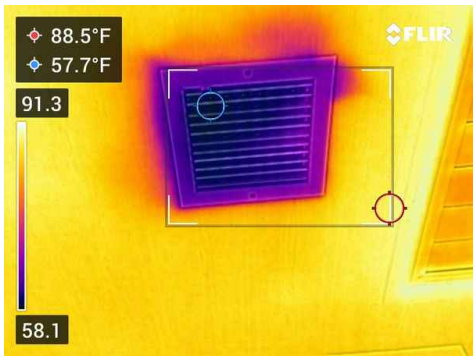


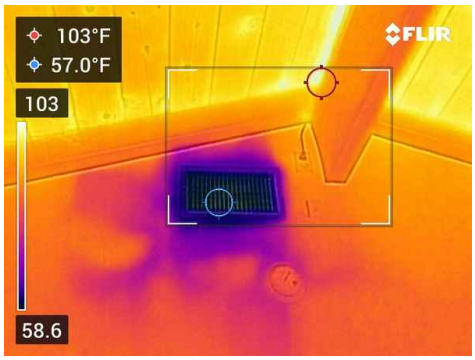


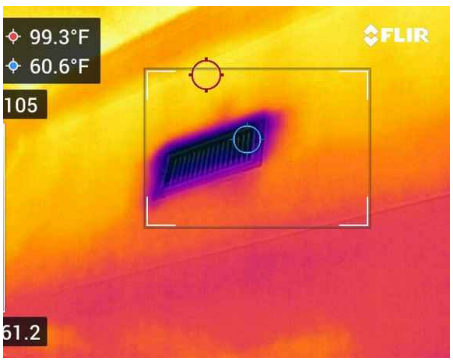


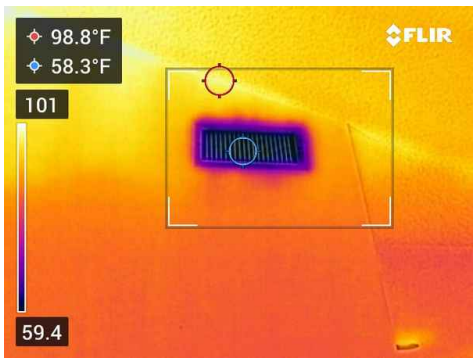












Repair or replace

6.2.1 COOLING AND AIR HANDLER EQUIPMENT

CONDENSER - EXPECTED SERVICE LIFE 20+ YEARS

Recommendation or Safety Upgrade

The condenser outside (AC unit) is an older unit, and the life remaining may be limited. (Table of Life Expectancy) We recommend that you keep a good home warranty covering the AC system. Consider consulting a licensed HVAC contractor before the close of your contingency period if information such as the potential cost to replace is needed.

Recommendation

Contact a qualified heating and cooling contractor

The date of production/manufacture or age of Bryant brand HVAC equipment can be determined from the serial number located on the rating data plate.

Example serial number styles/formats found:

- **Style 1:** 0709G10932
- **Style 2:** 850304091
- **Style 3:** W4D14008 (U.S.) ~or~ 4WD14008 (Canada)
- **Style 4:** A167890
- **Style 5:** 46U152456 or 2W13270 (one or two digits followed by a letter)

Legend: Year is RED; Month is GREEN; Week is BLUE

6.2.2 COOLING AND AIR HANDLER EQUIPMENT

AC NOT STRAPPED/SECURED

Maintenance Item

AC unit(s) are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections.

Recommendation

Contact a qualified professional.

7: FIREPLACES

Information

General: TYPES OF FIREPLACES
MASONRY BLOCK, STAND-ALONE

General: NUMBER OF FIREPLACES
TWO

FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFORMATION

Our inspection of chimneys is that of a generalist and not a specialist. It is described by specialists as less than a phase-one inspection, as distinct from phase-one- and phase-two inspections conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.




Repair or replace

7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

Maintenance Item

CHIMNEY CROWN/CAP CRACKED

The chimney crown (mortar cap) is cracked. We advise repair to avoid moisture intrusion and further deterioration.

Recommendation

Contact a qualified chimney contractor.

7.2.2 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

Maintenance Item

SPARK ARRESTER - NONE

No spark arrester/ rain cap was present. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue. We recommend installing a spark arrester/ rain cap by a qualified person.

Recommendation

Contact a qualified professional.

7.2.3 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

Recommendation or Safety Upgrade

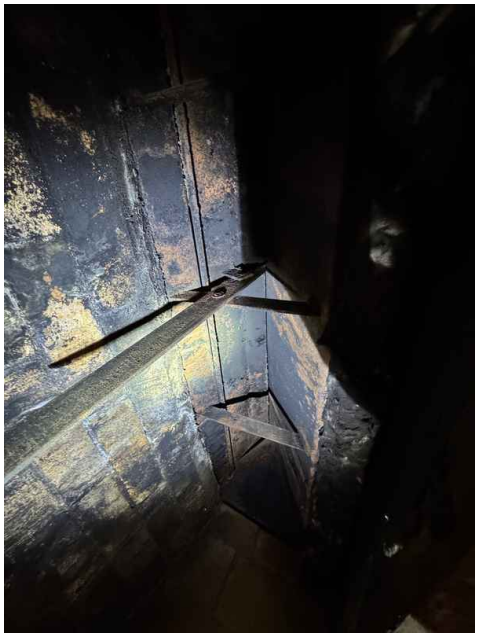
CHIMNEY SWEEP - EXCESSIVE CREOSOTE

BOTH

Excessive soot and/or creosote was present in the interior of the chimney. This is considered a fire hazard because the creosote is a tar-like material that can burn. The presence of soot/creosote can also conceal defects and prevents a visual inspection of the flue. We recommend having the chimney cleaned and inspected by a licensed chimney sweep for safety due to the presence of soot/creosote.

Recommendation

Contact a qualified chimney sweep.


7.2.4 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

Maintenance Item

DOORS - DAMAGED/OFF TRACK

The fireplace doors are damaged/ off track. We advise repair or replacement as necessary.

Recommendation

Contact a qualified professional.

7.3.1 DAMPER AND/OR DAMPER CLAMP

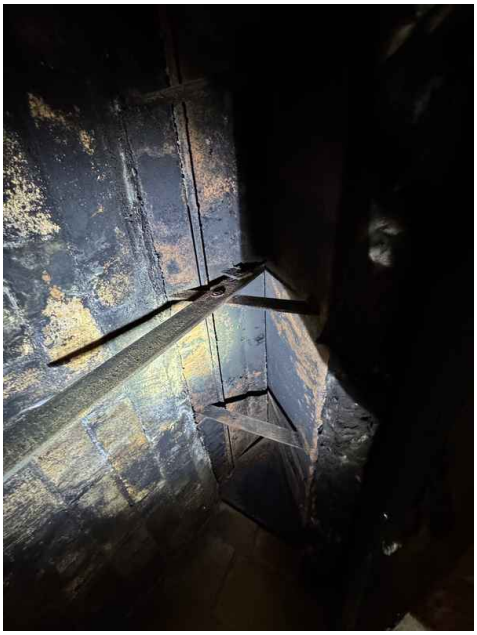
Action Item or Further Review

RUSTED - SMOKE SHELF

The metal components inside the fireplace are rusted and damaged. This fireplace should not be used until it is inspected for safety by a licensed chimney sweep. We recommend further evaluation by a licensed chimney sweep.

Recommendation

Contact a qualified fireplace contractor.



8: FIRE/SAFETY

Information

General: FIRE SPRINKLERS
None Present

General: SECURITY SYSTEM
Present

Repair or replace

8.2.1 FIRE-RATED DOOR (garage)

Recommendation or Safety Upgrade

FIRE RATING CERT - MISSING

The door between the house and garage did not have a fire rating certificate or plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. The ""fire door"" is required to meet one of the following characteristics:

- 1-3/8 inch thick solid wood
- 1-3/8 inch thick steel shell door with solid or honeycomb core
- fire-rated (with certificate plate)

We recommend further evaluation by a licensed door contractor.

Recommendation
Contact a qualified professional.

8.3.1 AUTO CLOSER (GARAGE DOOR)

Recommendation or Safety Upgrade

CLOSER - NONE

The required auto-closing hinge was not installed and requires installation at door to garage. We recommend installing.

Recommendation

Contact a qualified professional.

8.4.1 FIRE WALL

Recommendation or Safety Upgrade

FIREWALL BREACH

Hole (s) in the fire wall was observed in the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated drywall must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall by a qualified person.

Recommendation

Contact a qualified professional.

8.5.1 BEDROOM EGRESS

Recommendation or Safety Upgrade

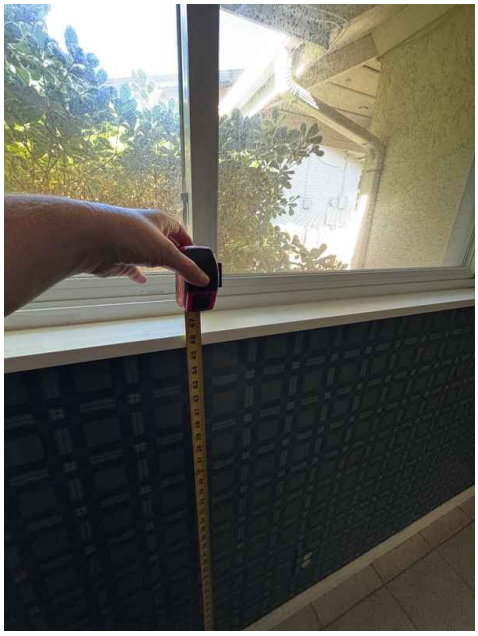
EGRESS INCORRECT BEDROOM

BOTH BEDROOMS

One or more of the bedroom windows does not meet current egress requirements. In some cases, this may have been acceptable at time of construction. There must be an openable window for light, ventilation, and fire escape. For light, the window size must be at least 8% of the floor area. For ventilation, the openable portion of the window must be at least 4% of the floor area. For fire escape, the window must be at least 5.7 square feet in area. The opening must have a minimum height of 24 inches, a minimum width of 20 inches, and a maximum sill height of 44 inches. The current installation does not meet one or more of these requirements. We advise further review with qualified contractor for repair options.

Recommendation

Contact a qualified professional.



8.6.1 SMOKE DETECTORS

Recommendation or Safety Upgrade

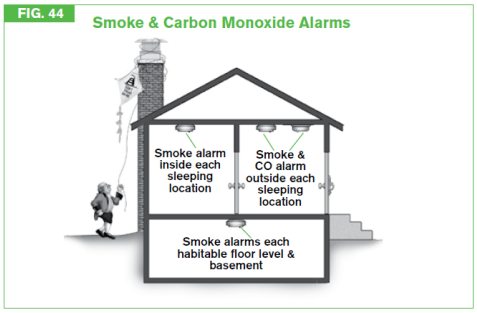
SMOKE DETECTOR - MISSING - LOCATION

BEDROOM 2

Smoke detector(s) are missing. These detectors are required. We recommend replacement of approved smoke detectors prior to occupancy for safety.

Recommendation

Contact a qualified professional.



8.6.2 SMOKE DETECTORS

Recommendation or Safety Upgrade

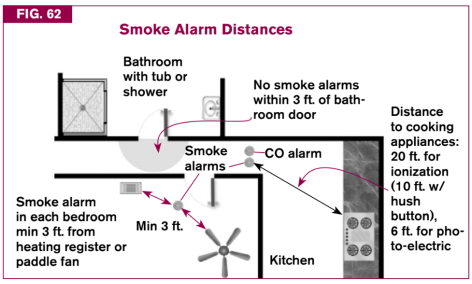
SMOKE DETECTOR 3' - REGISTER

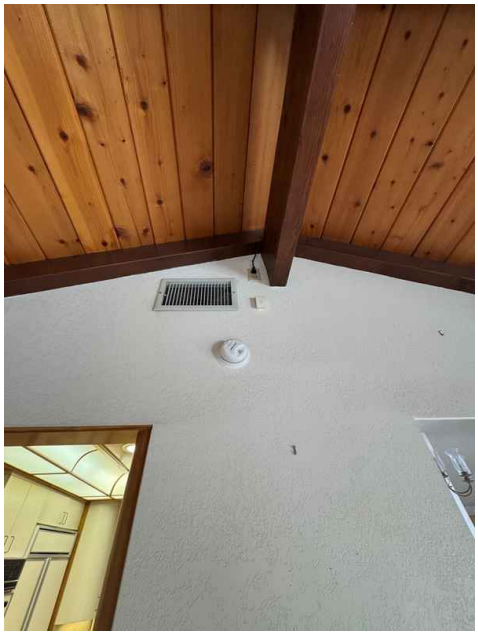
TV ROOM

Smoke Alarms require a minimum 3’ horizontal clearance from HVAC supply registers. A detector was found which did not meet this requirement. We advise relocating the detector to avoid false alarms or damage to the detector.

Recommendation

Contact a qualified professional.





8.7.1 CARBON MONOXIDE DETECTOR(S)

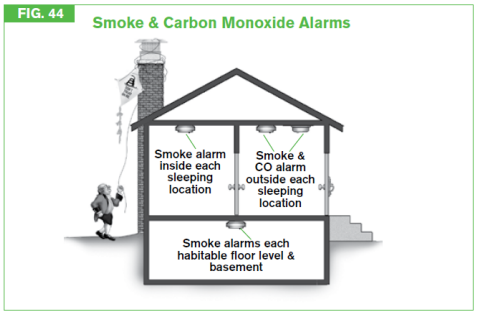
Recommendation or Safety Upgrade

CO DETECTOR(S) - NONE

Carbon Monoxide detectors are required in homes with any gas burning appliances (furnace, range, water heater), fireplaces, or wood burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house does not have a CO detector as required. We recommend installing CO detectors according to manufacturer's directions (depending on brand) near each group of bedrooms. For added safety, additional CO detectors should be added to each sleeping room but this is not required by law.

Recommendation

Contact a qualified professional.



9: INTERIORS

Information

General: CEILING & WALL MATERIALS

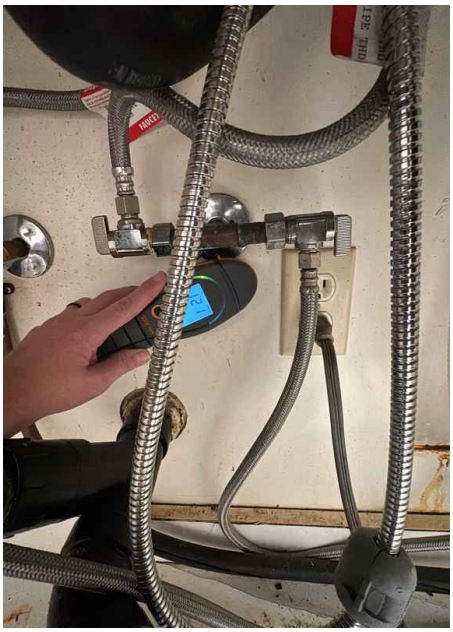
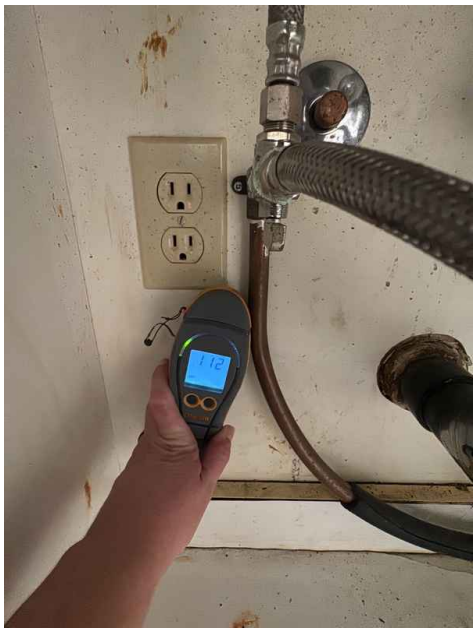
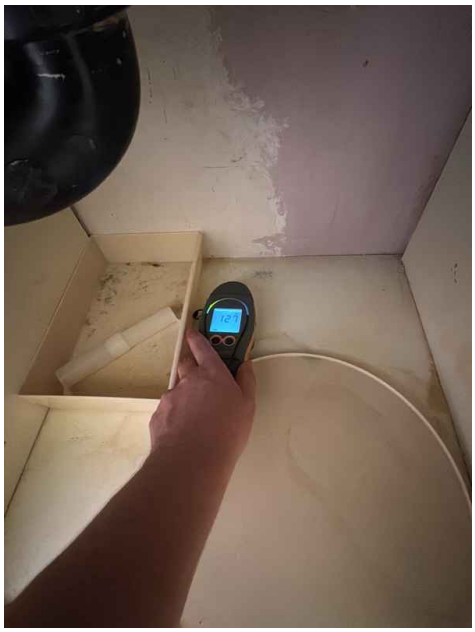
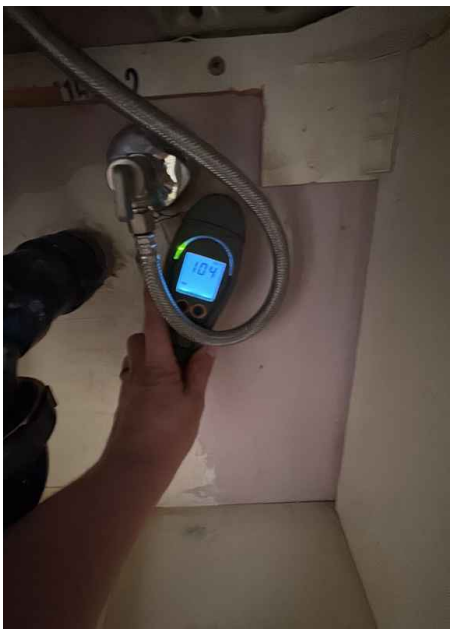
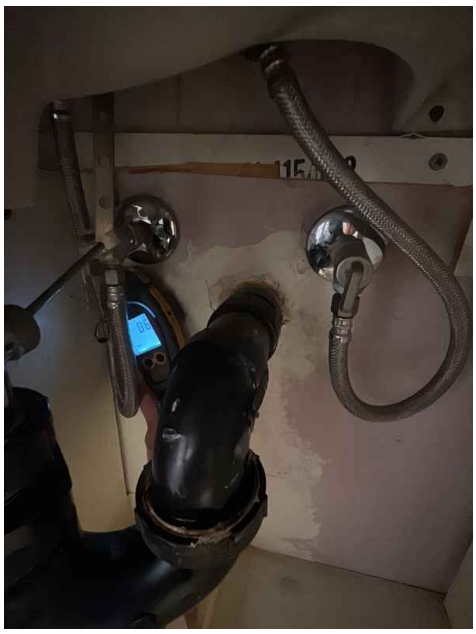
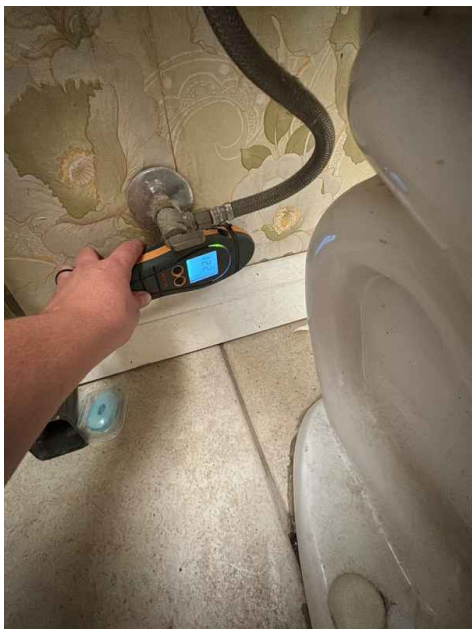
SHEETROCK, ACOUSTIC (POPCORN), WOOD PANELING, WALLPAPER

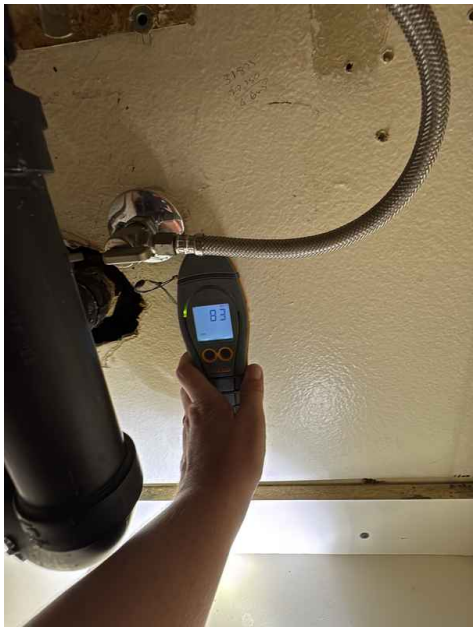
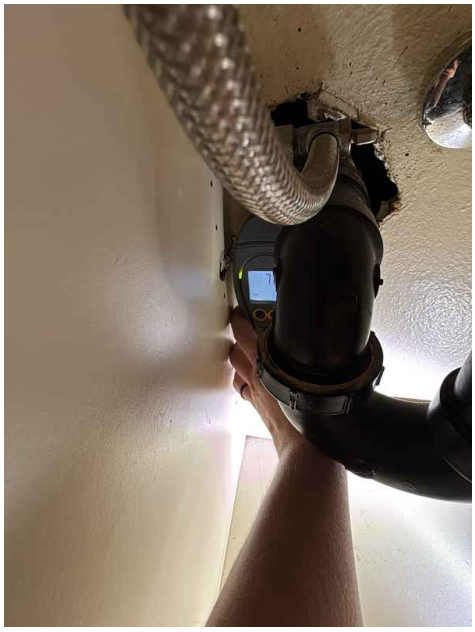
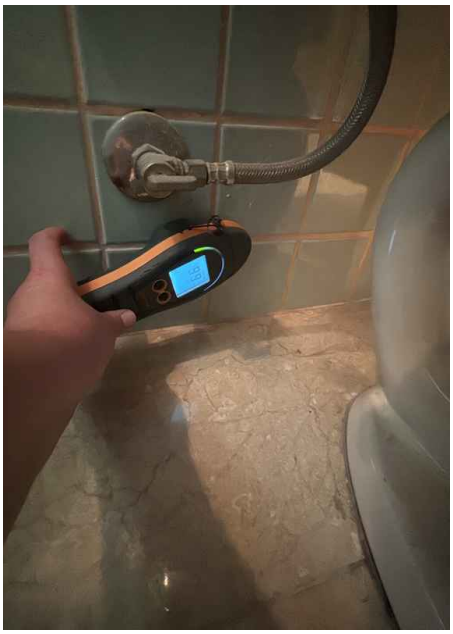
General: WINDOW TYPES

RETROFIT*, DOUBLE PANE VINYL*

INTERIORS - General and Visual Mold Assessment : Moisture Meter - Inspected

Note: A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at the time of inspection. This is not an exhaustive test and only represents the conditions on the day of inspection.

INTERIORS - General and Visual Mold Assessment : **No Areas of Concern Observed**

The Free Visual Mold Assessment found no observable areas of concern during the home inspection. It is essential to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. Note: Areas of concern are defined as moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.

INTERIORS - General and Visual Mold Assessment : 20+ Years Note

NOTE: This home is more than 20 years old: The client must understand that any original components in the house are very likely worn. Home inspectors do not predict the life remaining of any component. Original items that may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, window rollers/glides, appliances, garage doors, and plumbing components, pool equipment, and surface, tile shower enclosures. It is important that you understand this, also the residence that you are buying happens to be older than 15 years, and not conform to many current codes. A home inspection is “non-invasive” and essentially visual and, intended to alert consumers on “material defects” that exist at the time of an inspection, defects that could significantly affect the value of a property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. And it is essential that consumers understand this and, thereby, have reasonable expectations.

WALLS: Walls - Inspected

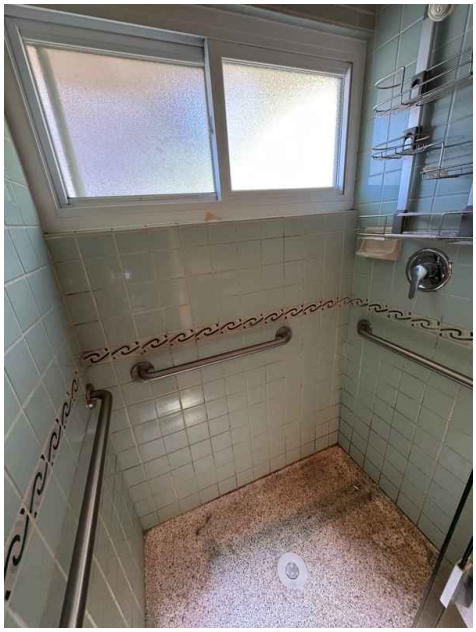
At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

FLOOR COVERINGS: Floors - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

TUB/SHOWER ENCLOSURE: Tub/Shower Enclosures - Inspected

The bathing enclosure(s) appeared to be in serviceable condition at the time of the inspection.



WINDOWS (REPRESENTATIVE NUMBER): Retrofit Windows - Information

Note about retrofit (replacement) windows: Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which results from leaks. A home inspection is that of a generalist and not a specialist. As such, this inspection report cannot guarantee against leaks. To do so would require water testing with specialized equipment by a specialist in this field. Replacement windows are not flashed the same way as original windows. They are most often inserted into the opening of the old window and sealed with sealant. A leak at the original window may not be remedied by the installation of retrofit windows. It is important for you or a qualified professional to inspect the windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall.

WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Information

Note about double-pane windows: 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 Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: InterNACHI Life Expectancy Chart

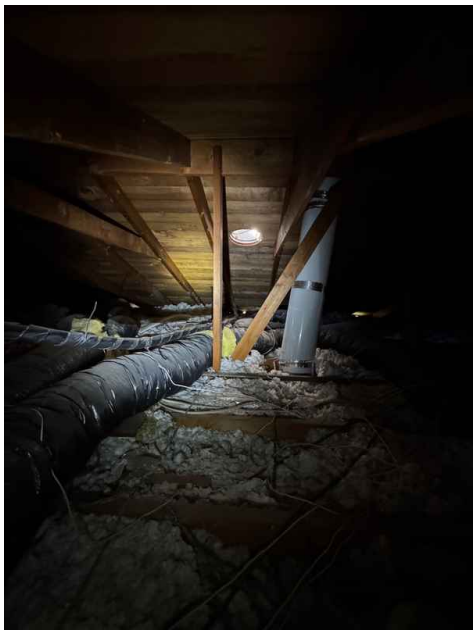
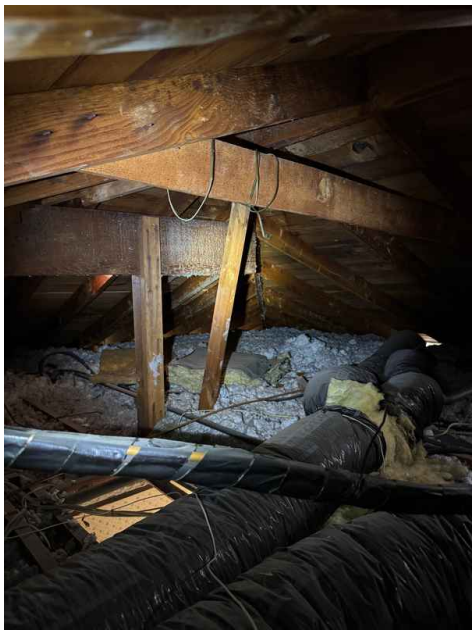
WINDOWS (REPRESENTATIVE NUMBER): Window - Representative

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas.



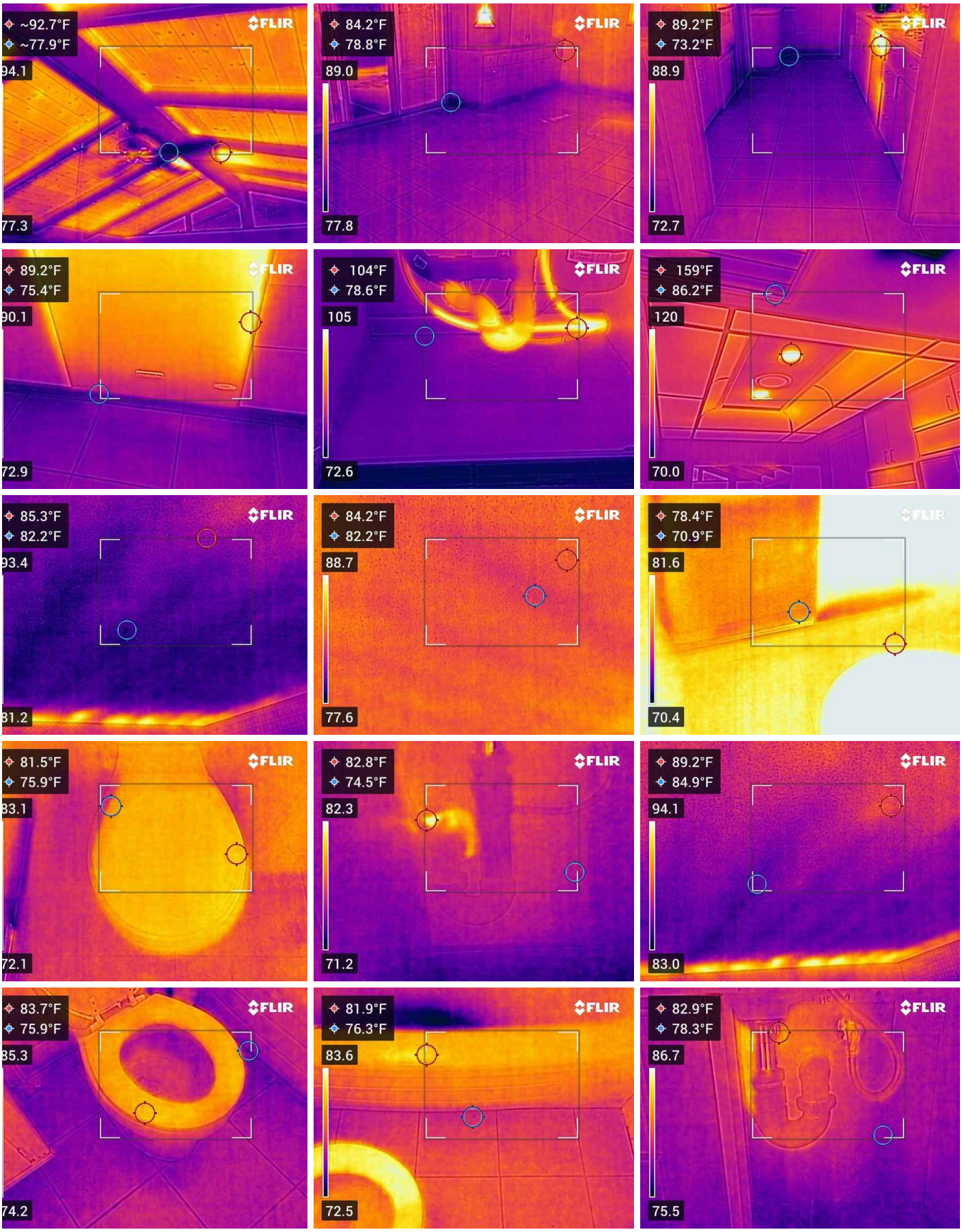
ATTIC: Attic - Limitations

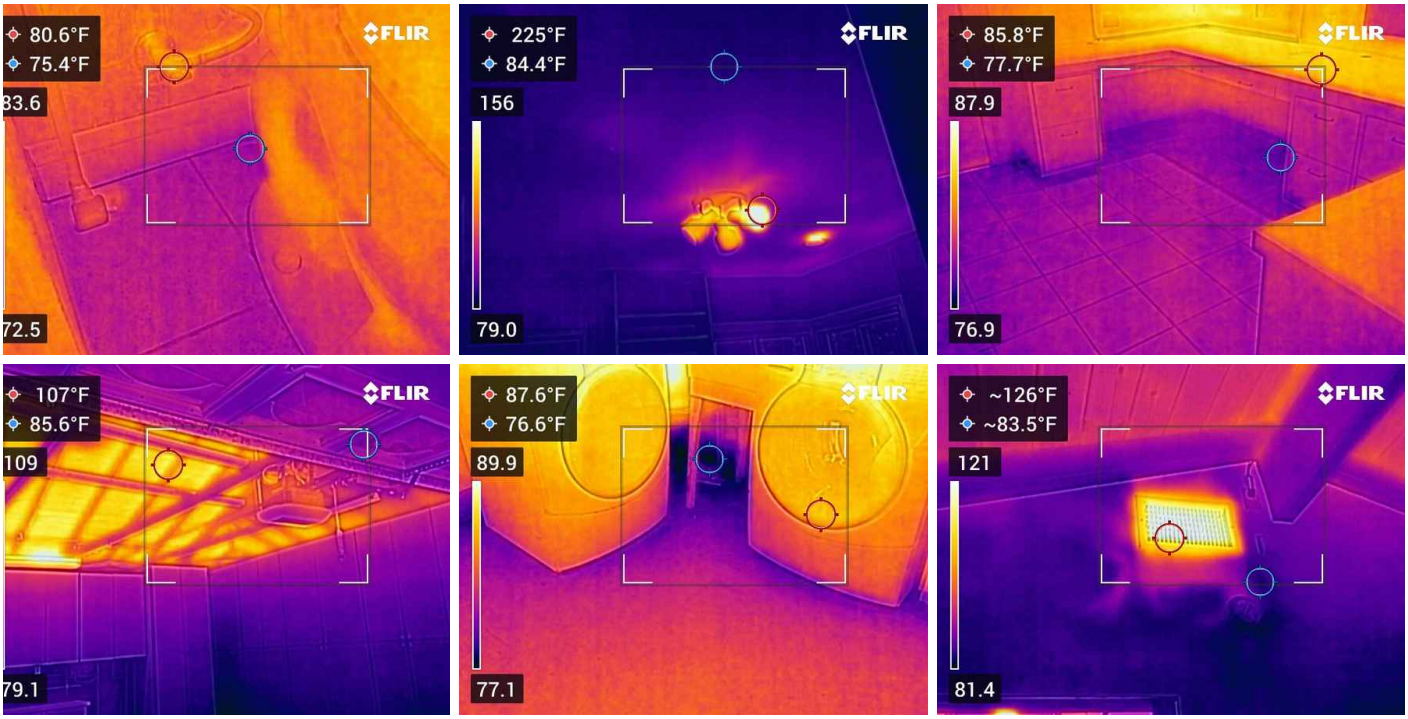
Due to the structure of the roof/framing, some areas of the attic could not be inspected.


INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were found unless otherwise noted in the defect summary below.





INFRARED INSPECTION FINDINGS: IR Limitations

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we 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, we cannot find roof leaks in the middle of summer. We 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. We may not find this leak, but it may show up after the toilet is flushed regularly. And we 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 we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

Limitations

INTERIORS - General and Visual Mold Assessment

WOOD PANELING/WALL PAPER

Note: Several areas of interior walls were covered in wood paneling or wallpaper, therefore much of the drywall was not observable for stains, water damage, water intrusion, mold, cracks or other hidden defects that may warrant a further evaluation. Do to the concealed nature of the walls, much of the drywall and surrounding areas were not visible.

Repair or replace

9.2.1 INTERIORS - General and Visual Mold Assessment

Recommendation or Safety Upgrade

LEAD PAINT

Care should be taken when scraping paint on a house over 40 years old. (built prior to 1980) The paint probably had lead in it which is known to be poisonous. We recommend testing and remediation by a qualified contractor.

Recommendation

Contact a qualified environmental contractor

9.2.2 INTERIORS - General and Visual Mold Assessment

Recommendation or Safety Upgrade

ASBESTOS - DRYWALL/FLOORING

Materials in the home may contain asbestos. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980s. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the close of your contingency period.

Recommendation

Contact a qualified environmental contractor

9.3.1 CEILINGS

Recommendation or Safety Upgrade

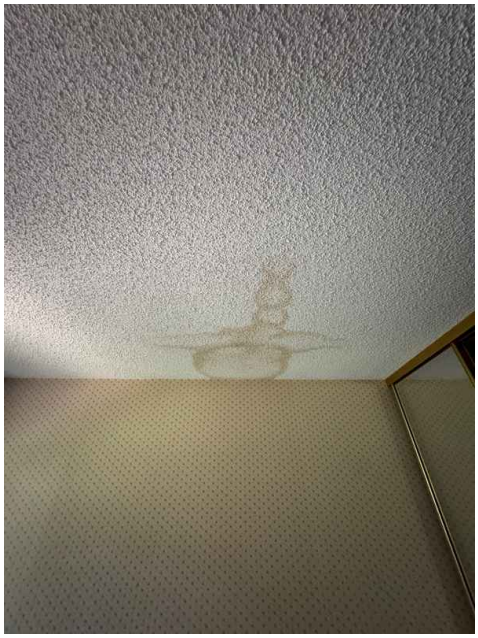
STAINS - UNKNOWN - DRY

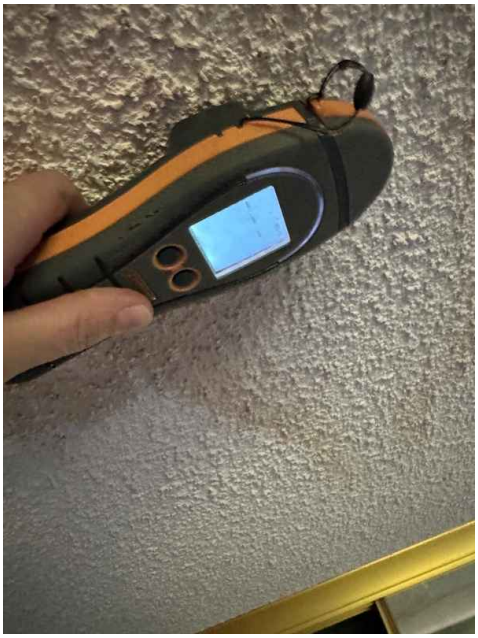
LIVING ROOM, BEDROOM 2

Staining was noted on the ceiling. The staining was tested for moisture and found to be dry at the time of the inspection. The inspector was unable to determine the cause. Further investigation is recommended.

Recommendation

Contact a qualified professional.





9.3.2 CEILINGS

Maintenance Item

ATTIC ACCESS PANEL DAMAGED

PRIMARY CLOSET

Attic access panel damaged. Recommend replacement.

Recommendation

Contact a handyman or DIY project

9.6.1 TUB/SHOWER ENCLOSURE

Maintenance Item

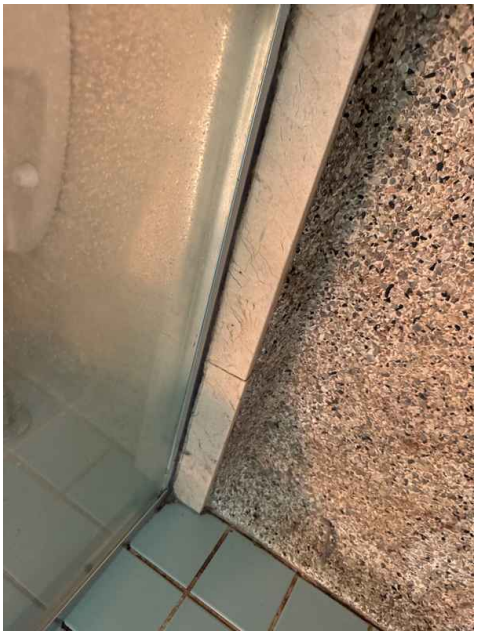
CAULK-MOLDY-TUB/SHOWER

PRIMARY

Dark staining was observed at caulking in the tub/shower enclosure. This can be caused by a lack of cleaning or an incorrect type of caulking may have been used. We advise having the caulking cleaned or replaced with qualified contractor.

Recommendation

Contact a qualified professional.



9.6.2 TUB/SHOWER ENCLOSURE

Recommendation or Safety Upgrade

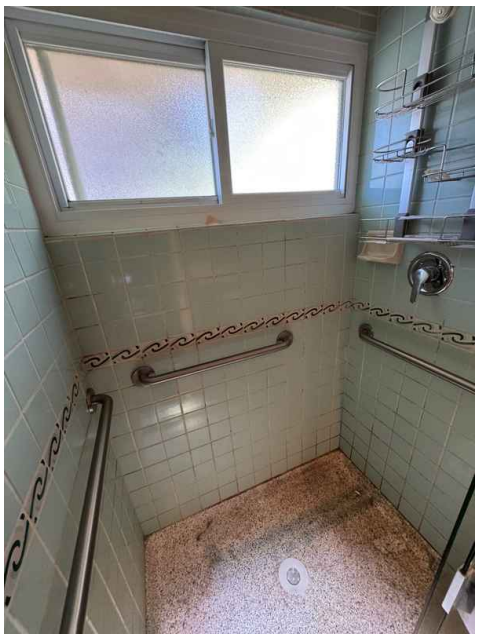
TILE ENCLOSURE OLD-NO LEAKS

BOTH

The tile tub/shower enclosure is worn/aged and may be at or near the end of its useful life. As tile tub/shower enclosures age they can allow moisture intrusion/damage behind the wall which is not visible to a home inspector. Determining if water damage exists in the wall would require removal of the tiles and wallboard.

Recommendation

Contact a qualified professional.



9.7.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Maintenance Item

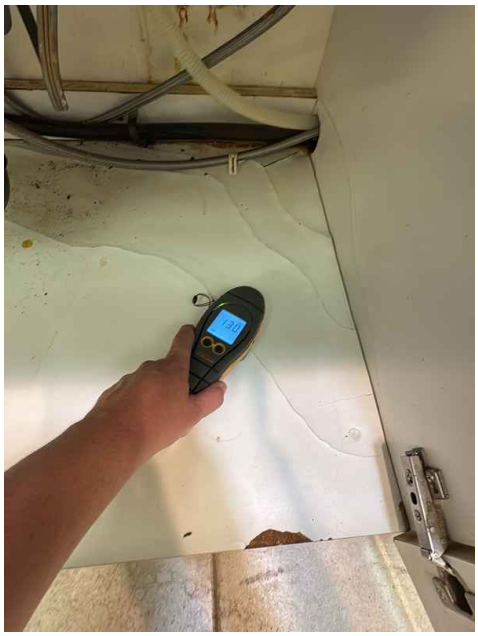
STAINS DRY - CABINET - PAST LEAK

KITCHEN

Staining was noted in the cabinet below the sink. The staining was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. Under certain conditions or regular use, the leak may become active. We advise reviewing with the seller for repair history.

Recommendation

Contact the seller for more info


9.9.1 DOORS (REPRESENTATIVE NUMBER)

Maintenance Item

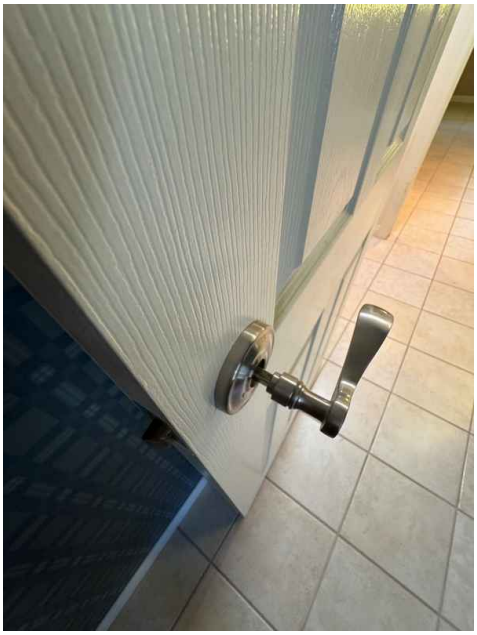
DOOR HARDWARE - NON OP

BEDROOM 2

The door latching hardware is not functioning properly. We recommend service or replacement by a qualified person.

Recommendation

Contact a qualified professional.



10: EXTERIOR

Information

General: SIDING MATERIAL
AGED, WOOD TRIM, WOOD, STUCCO

General: EAVE CONFIGURATION
OPEN

General: GARAGE DOOR STYLE
METAL - PANEL DOOR

General: DRIVEWAY
CONCRETE

General: GARAGE DOOR TYPE
ONE DOOR - AUTOMATIC

General: LOT DRAINAGE
GRADED, BURIED DRAIN LINES*

GRADING & DRAINAGE (With respect to their effect on the condition of the building): Ground Drains - Present

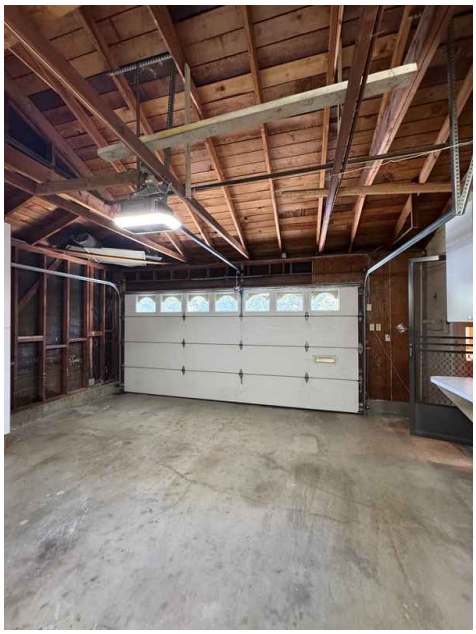
Note: Ground drain lines were visible in the yard. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We advise periodic clean out by a qualified person.

RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Lot Information

A retaining wall is present which holds up the lot. Confirming that the retaining wall was properly installed, with the required reinforcement and drainage, is not possible within the limited scope of a home inspection. Confirming that the retaining wall was properly installed requires specialized testing by a licensed geologist, structural engineer, or licensed contractor. If you are concerned with the integrity of the retaining wall, you will need to hire the appropriate person for a consultation.

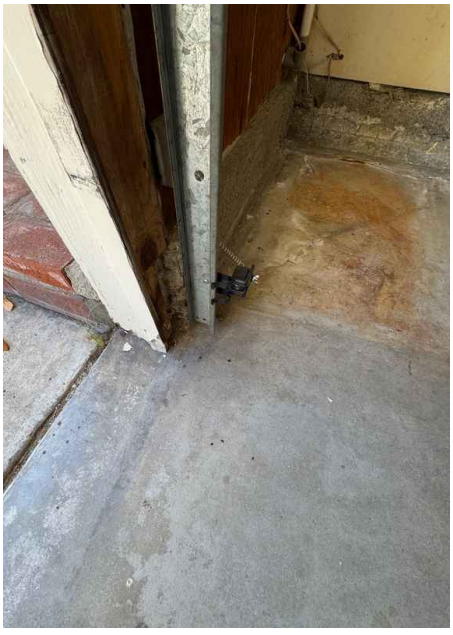
GARAGE VEHICLE DOORS: **Garage Door/Hardware - Inspected**

The garage door hardware including the door, track, and springs appear to be functioning as intended.



GARAGE DOOR OPERATORS: **Sensors - Tested**

Sensors are in place and will reverse the garage door.



DRIVEWAYS, PATIOS, WALKWAYS: SSCN-Less 1/8" -Patio, Driveway, Walkway

Typical shrinkage cracks in concrete were observed. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. Cracks in concrete appear for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition.

SAFETY GLASS: TEMPERED GLASS - PRESENT

The glass at the glass doors is tempered, which is indicated by a stamp or marking on the glass.

OUTDOOR AREA: OUTDOOR HAZARDS

Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

Limitations

IRRIGATION

IRRIGATION EXEMPT

Note: Although the inspector may make comments on obvious deficiencies of the irrigation system, such as having an effect on the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems and they should be demonstrated to be functional prior to the end of your contingency period.

Repair or replace

10.3.1 VEGETATION (With respect to its effect on the condition of the building)

Recommendation or Safety Upgrade

VEGETATION ON SIDING

Vegetation is in contact with the exterior wall(s). Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We advise removing vegetation from the siding. We also recommend referring to the pest control report for their recommendations.

Recommendation

Contact a qualified professional.


10.5.1 WALL SIDING FLASHING AND TRIM

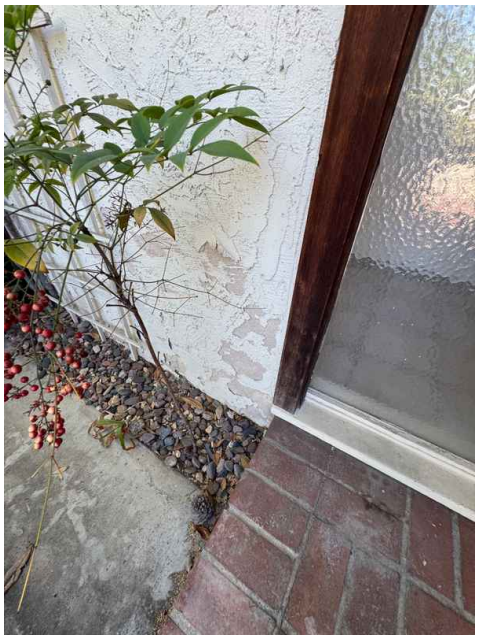
Recommendation or Safety Upgrade

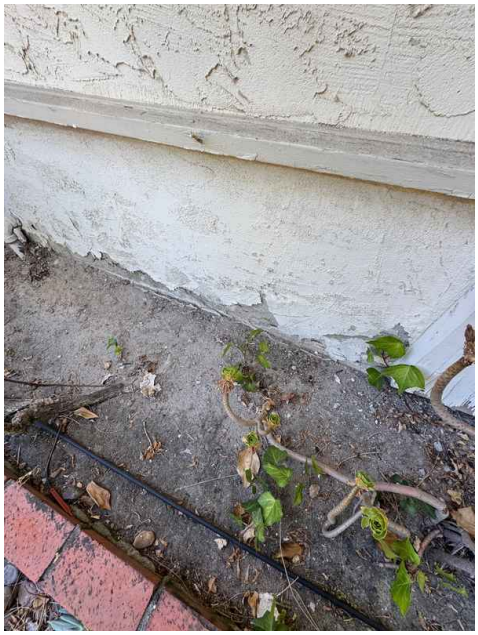
STUCCO - DAMAGED

There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor

10.5.2 WALL SIDING FLASHING AND TRIM

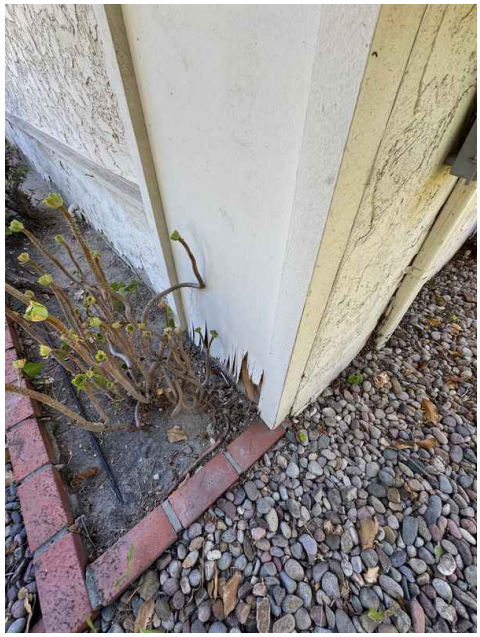
Recommendation or Safety Upgrade

SIDING - FAILING

Siding is failing at nail heads and end cuts. Water absorption is present and blisters and deterioration are observed. We recommend repair or replacement as necessary.

Recommendation

Contact a qualified siding specialist.

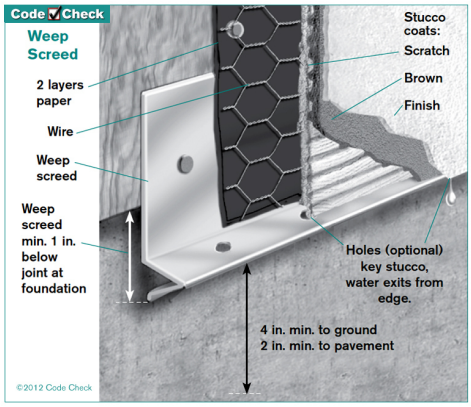


10.5.3 WALL SIDING FLASHING AND TRIM

Recommendation or Safety Upgrade

WEEP SCREED - ADD OLDER HOME

Stucco on older homes built prior to the 1970s was installed without a weep screed. The weep screed is a metal band at the bottom of the stucco which has holes to allow the stucco to "breath" and water to "weep" from the stucco. Having the soil in contact with stucco will lead to stucco damage due to moisture. Common cracks and deterioration were observed at several locations. Installing a weep screed will be needed to avoid cracking and deterioration.



Recommendation

Contact a stucco repair contractor

10.6.1 DOORS (Exterior)

Maintenance Item

HARDWARE - OLD WORN

ENTRY

Entry door hardware is worn or old, and not secure. We recommend replacement for safety and security.

Recommendation

Contact a qualified professional.

10.9.1 STOOPS, STEPS, PORCHES AND RAILINGS

Recommendation or Safety Upgrade

LOOSE POST

Loose, deteriorated post noted. This is a safety hazard. We recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

10.9.2 STOOPS, STEPS, PORCHES AND RAILINGS

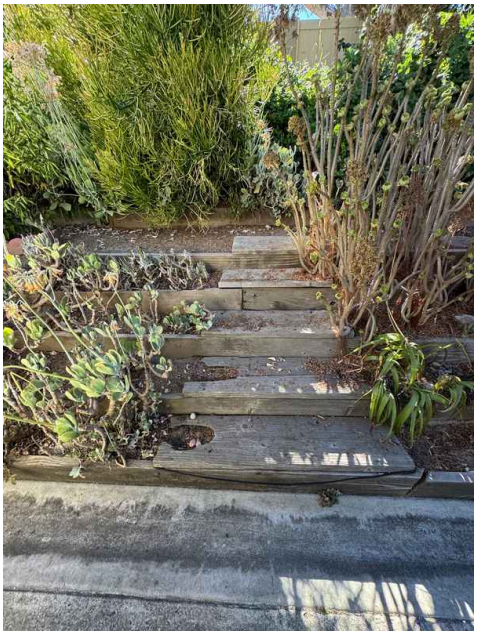
Recommendation or Safety Upgrade

HANDRAIL - NONE

This exterior staircase had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your contingency period to discuss options and costs for handrail installation.

Recommendation

Contact a qualified professional.




10.10.1 DRIVEWAYS, PATIOS, WALKWAYS

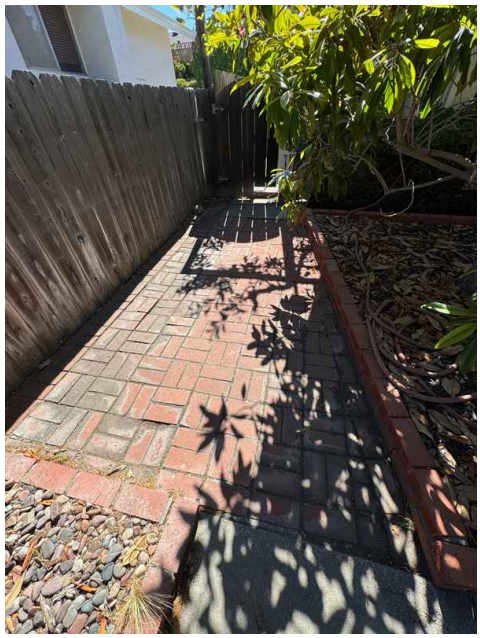
Recommendation or Safety Upgrade

POOR PAVER INTALLATION

Poor paver installation was observed. Uneven or shifted pavers may indicate the soil/ground below was not properly compacted before the pavers were installed. We advise further review with a licensed landscaping contractor for an estimate to correct before the close of your contingency period.

Recommendation

Contact a qualified professional.



10.11.1 EAVES, SOFFITS AND FASCIAS

Recommendation or Safety Upgrade

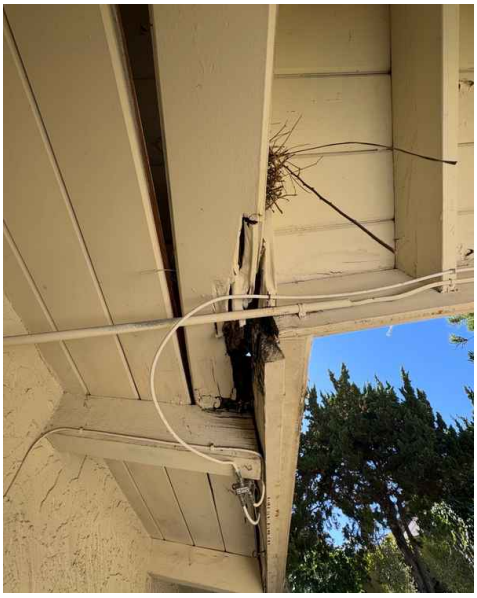
FASCIA/EAVES - TERMITES/ROT

Some damaged wood was observed at the eaves or fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state-licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

Recommendation

Contact a qualified pest control specialist.



10.12.1 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS

Recommendation or Safety Upgrade

FENCE LEANING

The fence is loose and leaning. We advise necessary repairs or replacing as needed by a licensed contractor.

Recommendation

Contact a qualified fencing contractor

10.13.1 SAFETY GLASS

Recommendation or Safety Upgrade

TEMPERED - MISSING

The glass door does not appear to be tempered glass. I could not find any markings on the glass which would confirm the presence of tempered. Having standard plate glass could cause serious injury if someone breaks the glass. We recommend having the glass or whole door replaced for safety.

Recommendation

Contact a qualified window repair/installation contractor.

11: ROOF

Information

General: ROOF COVERING TYPE
3-TAB COMPOSITION ASPHALT/FIBERGLASS

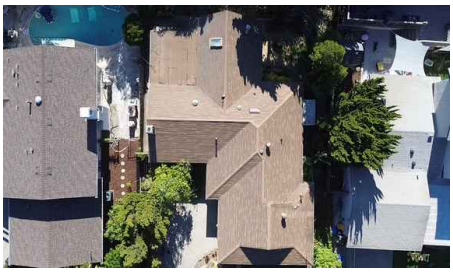
General: VIEWED ROOF COVERING FROM
GROUND, DRONE

ROOF COVERINGS (Surface of roofing materials): Roof Covering - Inspected

The roof shows normal wear for its age and type; appears to be in serviceable condition. Notable exceptions will be listed below.

ROOF COVERINGS (Surface of roofing materials): Inspected w/Drone

The roof covering was inspected from the ground, windows, attic, and remotely with the use of a drone to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. Be advised a roofer with the added benefit of walking the roof may find additional defects not listed in this report.



FLASHINGS/ROOF PENETRATIONS: **Flashing - Inspected**

The inspector observed no deficiencies in roof flashing.

SKYLIGHTS: **Skylights - Present**

Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time.




Limitations

ROOF COVERINGS (Surface of roofing materials)

UNDERLAYMENT - NOT INSPECTED

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Repair or replace

11.2.1 ROOF COVERINGS (Surface of roofing materials)

Maintenance Item

DEBRIS ON ROOF

Excessive leaves and debris were noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We advise professional cleaning.

Recommendation
Contact a qualified professional.

11.2.2 ROOF COVERINGS (Surface of roofing materials)

Action Item or Further Review

REPLACE ROOF

The roof shows extensive wear and deterioration and is in need of replacement. We advise consulting a licensed roofing contractor for estimates prior to the end of your contingency period.

Recommendation
Contact a qualified roofing professional.







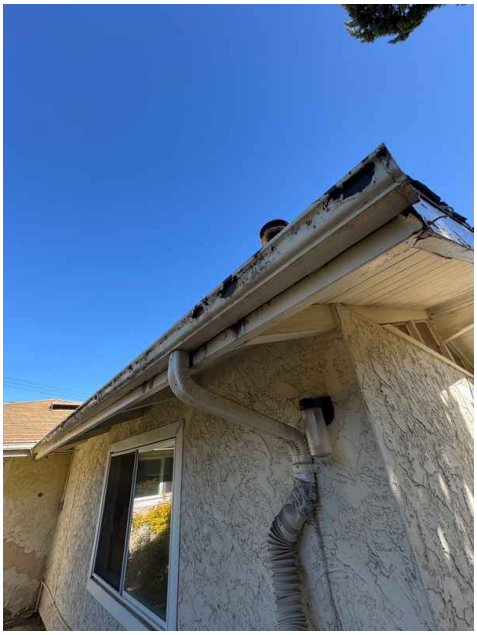

11.6.1 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

Action Item or Further Review

GUTTERS - END OF LIFE -OLD

The gutters had severe general corrosion/rusting/aging visible and appeared to be at or near the end of their useful life. We recommend that before the expiration of your contingency period, you consult with a qualified contractor to discuss replacement costs.

Recommendation
Contact a qualified gutter contractor



12: STRUCTURAL COMPONENTS

Information

General: FOUNDATION
POURED CONCRETE

General: 1ST LEVEL FLOOR STRUCTURE
SLAB - Old*

General: FOUNDATION BOLTS
NOT OBSERVABLE*

General: WALL STRUCTURE
WOOD STUDS

General: ROOF STRUCTURE
STICK-BUILT

General: METHOD USED TO OBSERVE ATTIC
FROM ENTRY, LIMITED ACCESS

General: ATTIC ACCESS INFO
SCUTTLE HOLE

General: LOT TYPE
FLAT (Less than 15 deg.)

STRUCTURE (Informational): STRUCTURE - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home's structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, such as anchor bolts, shear walls, and seismic hardware. In the absence of any major defects, the home inspector may not recommend that you consult with a foundation contractor, structural engineer, or geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards of a generalist and not a specialist, and we do not use any specialized instruments to determine if the floors are level. Floors are rarely perfectly level, and it is generally agreed that a slope of one inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or if you want to determine if they are, you can employ a specialist to conduct a manometer survey.

ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the attic structural framing.

Limitations

FOUNDATION BOLTS (Foundation bolts present)

NOT VISIBLE

Foundation anchor bolts were not observable due to finished wall material.

Repair or replace

12.3.1 SLAB (Observable Evidence of Structural Defects - Concrete Floors)

Maintenance Item

GARAGE CRACKING- NO CONTROL JOINTS

Random shrinkage cracking was visible in the garage floor slab. No control joints were installed in the concrete floor. Control joints are grooves or cuts in the floor designed to control the location of cracking taking place as part of the curing process. This does not appear to be a structural defect, cracking may worsen with time.

Recommendation

Recommend monitoring.

13: INSULATION AND VENTILATION

Information

General: ATTIC INSULATION
BLOWN FIBERGLASS

General: R- VALUE
APPROXIMATE R-19

General: DRYER VENT
FLEXIBLE METAL

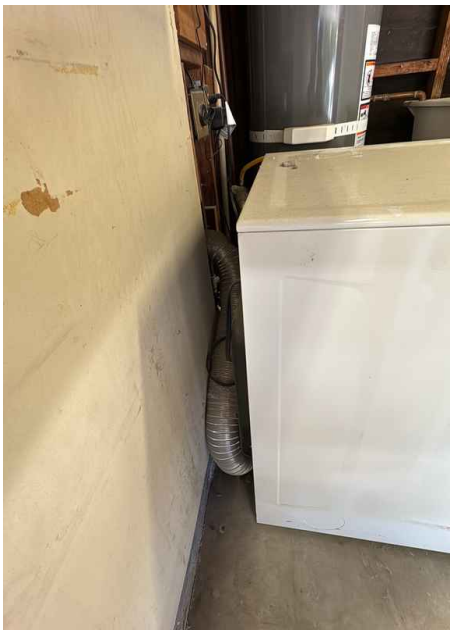
General: ATTIC VENTILATION
TURBINE VENT(S)

INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - Inspected

Insulation in the attic appears to be functioning as intended.

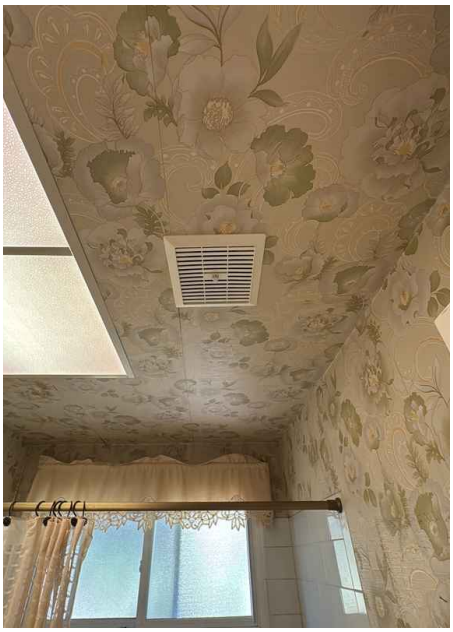
CLOTHES DRYER VENTING SYSTEM: Dryer vent - Inspected

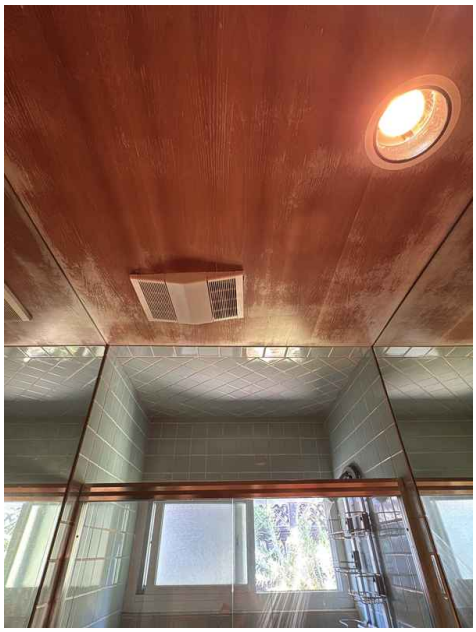
At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.



BATHROOM VENTING: Exhaust Fans - Tested

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)





BATHROOM VENTING: Aged

Note: The bathroom exhaust fan appears to be older than its expected service life. The average life of a bathroom exhaust fan is 20 years. Some units may last for more or less than 20 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

Repair or replace

13.3.1 VENTILATION OF ATTIC

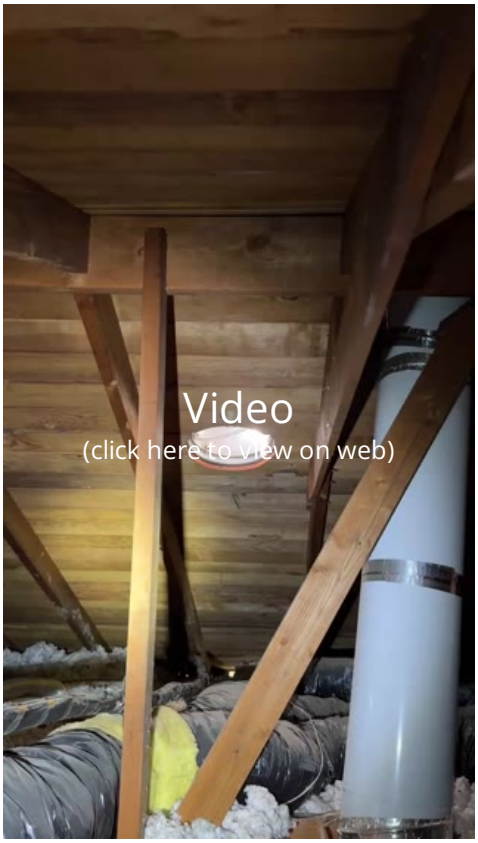
Recommendation or Safety Upgrade

TURBINE VENT - RUSTED

Turbine vent(s) on roof is rusted and no longer turns freely. We recommend repair or replacement.

Recommendation

Contact a qualified professional.



13.5.1 BATHROOM VENTING

Recommendation or Safety Upgrade

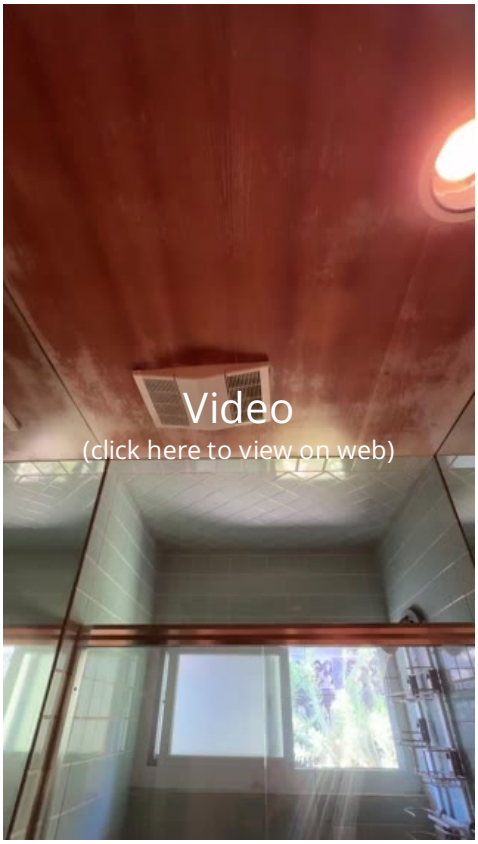
BATH VENT - EXCESSIVE NOISE

PRIMARY

The exhaust vent/fan makes excessive noise. This typically indicates that the unit is at or near the end of its service life. We recommend replacement.

Recommendation

Contact a qualified professional.



13.8.1 WHOLE HOUSE FAN

Recommendation or Safety Upgrade

WHOLE HOUSE FAN - NON OPERATIONAL

The whole house fan did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed contractor.

Recommendation

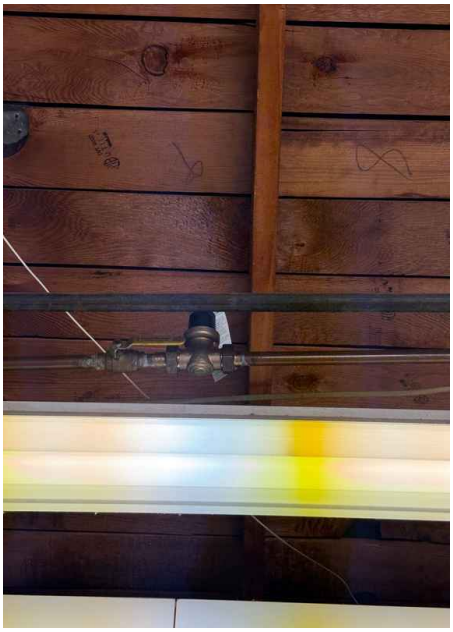
Contact a qualified professional.

14: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location - Garage

The main water shut-off valve is located in the garage.



MAIN PANEL AND DISTRIBUTION PANELS: **Main - Right**

The main Electrical panel is located at the right exterior side of the house (facing front).

MAIN GAS SHUT OFF VALVE: **Gas shut off - Right**

The main gas shut-off valve is located at the gas meter at the right side of the house (facing the front).

15: REPAIR QUOTES

Information

REPAIR QUOTES

To get a free cost breakdown on repairing these defects we have partnered with TheQwikFix.

TheQwikFix turns any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote that you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card, or even escrow.

How to get a quote:

1. Download your inspection report as a PDF
2. Click the blue 'Get Your Repair Quote Now' button below.
3. Follow the prompts to request your quote (this will only take a couple of minutes).

With TheQwikFix, you can eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

Get Your Repair Quote Now

STANDARDS OF PRACTICE

BUILT-IN APPLIANCES
All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the Table of Life Expectancy.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

PLUMBING SYSTEM
Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.
Home inspectors do not operate (turn) any water supply shut-off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut-off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

ELECTRICAL SYSTEMS
The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

HEATING EQUIPMENT
Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

COOLING EQUIPMENT
Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

FIREPLACES
Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

FIRE/SAFETY
Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article " When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.
July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10-year non-removable battery.
From now on, any repairs, alterations or additions greater than $1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

INTERIORS
Note: reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

EXTERIOR
Note: reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

ROOF
What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot and do not give any guarantees. We will examine the roof, and evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

NOTE: ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CAN NOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF THE CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

STRUCTURAL COMPONENTS
Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP

INSULATION AND VENTILATION
Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: SOP