



Home & Commercial Inspections By
NELSON
ENGINEERING LLC

HOME & COMMERCIAL INSPECTIONS BY NELSON ENGINEERING LLC

619-679-0457

nelsonengine@gmail.com

<https://homeinspectionsbynelson.com>



RESIDENTIAL PROPERTY INSPECTION

1510 S Redwood St
Escondido, CA 92025

Josephine Szymanski

06/29/2023



Inspector

Tom Nelson

Tom Nelson

Licensed Engineer And General Contractor for 30
years, Certified Home Inspector

619-679-0457

nelsonengine@gmail.com

TABLE OF CONTENTS

1: Exterior	4
2: Grounds	14
3: Slab Foundation	19
4: Roof	20
5: Kitchen	25
6: Bathroom(s)	33
7: Interior Areas	40
8: Laundry	61
9: Garage	63
10: Heating, Cooling	65
11: Water Heater	67
12: Plumbing	71
13: Electrical	73
14: Attic, Roof Structure, & Ventilation	77
15: Environmental Concerns	79
16: Inspection Information	80
17: Crawl Space Foundation Area	83

Full Report For

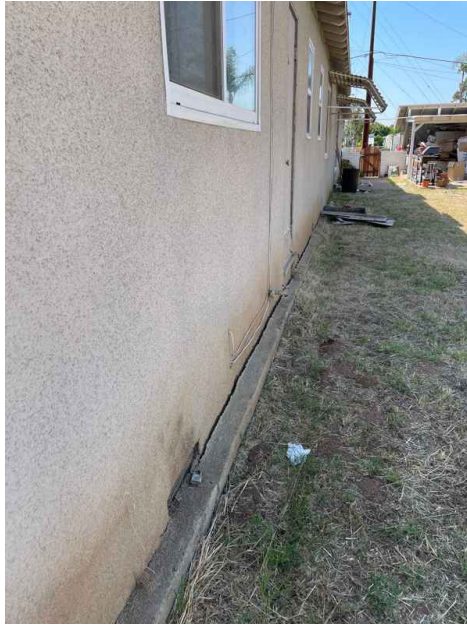
1510 S Redwood St, Escondido, CA 92025

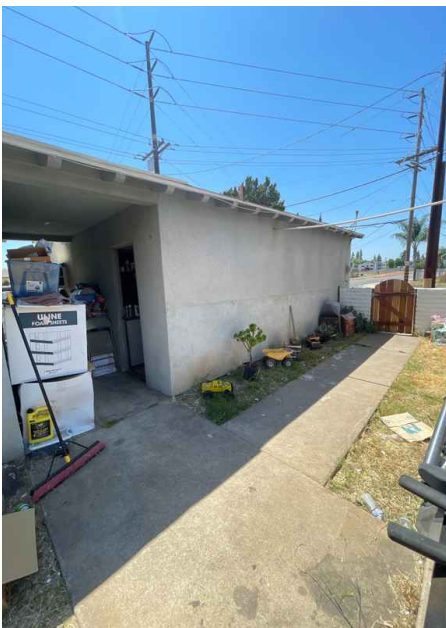
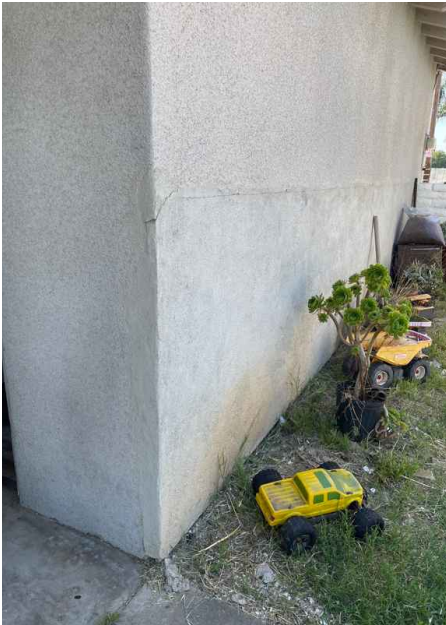
There are 2 reports available. The report shown here is the Full Report which shows every thing that we inspected. There is a second report available called the Summary Report which lists only the problems that we found which is a quick way to see what is wrong with the property. The Full Report shows every thing that we inspected and goes into much greater detail than the Summary Report. The Full Report may include additional information of interest or concern to you. It is strongly recommended that you read both reports.

1: EXTERIOR

Information

Exterior House Photos: Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)





Stucco / EIFS: Stucco/EIFS/DEFS Limitations

LMT - This home contained Stucco - EIFS (Exterior Insulation Finishing System), DEFS (direct-applied exterior finishing system), and/or stucco. In this inspection we will look for stucco cracks, damage, deterioration, and condition of the stucco. A certified EIFS/DEFS/Stucco inspection is beyond the scope of a home inspection.



Wood Siding: Wood Siding Information

FYI - Wood siding was present on this home, and wood siding requires diligent maintenance including caulking and sealing/painting as a part of routine maintenance to prevent water related damage.

Wood Trim: Exterior wood trim

The wood trim was inspected for deterioration, loose, or missing pieces.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc.



Eaves/Overhangs/Fascia: Soffit & Fascia Material

Wood Facia and Open Soffit,
Wood Rafter Ends

**Eaves/Overhangs/Fascia: Soffit / Fascia Information**

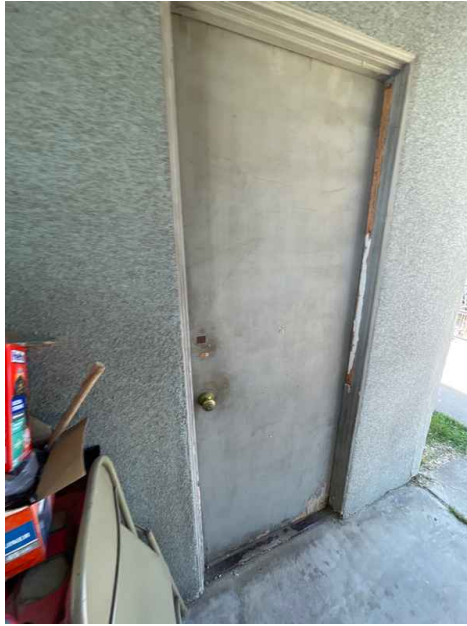
The soffits and fascia were inspected at visible portions looking for any water damage or other significant defects.

**Sealant / Paint Overall: Exterior
Paint Condition**

Paint needing minor repairs and
touch ups

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc.



Vinyl Siding: Vinyl Siding was found on the home

Vinyl siding was inspected for, loose pieces of siding, damage to the vinyl siding, warpage, or missing vinyl trim.



Brick: Painted Brick Present

LMT - The brick of the home has been painted. This obscures the condition of the masonry behind the paint, and may also obscure cracks and other deficiencies. The condition of the masonry is limited to visual portions only.



Recommendations

1.2.1 Stucco / EIFS

STUCCO - MINOR CRACKING

Minor cracking was present in the stucco in areas. Rain water can infiltrate these cracks. Properly sealing or repairing any cracking is recommended to be conducted by a masonry contractor as needed.

Recommendation

Contact a qualified professional.



Marginal Defect



1.2.2 Stucco / EIFS

STUCCO IS DISCOLORED

Recommendation

Contact a qualified professional.

 Marginal Defect



1.4.1 Wood Trim

WOOD TRIM HAS CRACKING AND NEEDS REPAIR WORK AND PAINTING

Recommendation

Contact a qualified professional.

 Marginal Defect



1.5.1 Window Exteriors

WINDOW SCREEN MISSING

Recommendation

Contact a qualified professional.

 Marginal Defect



1.6.1 Eaves/Overhangs/Fascia

ROOF BEAMS ARE WEATHERED AND PATCHED

Recommendation

Contact a qualified professional.

 Marginal Defect



1.9.1 Vinyl Siding

VINYL SIDING IS FADED IN AREAS

— Marginal Defect



2: GROUNDS

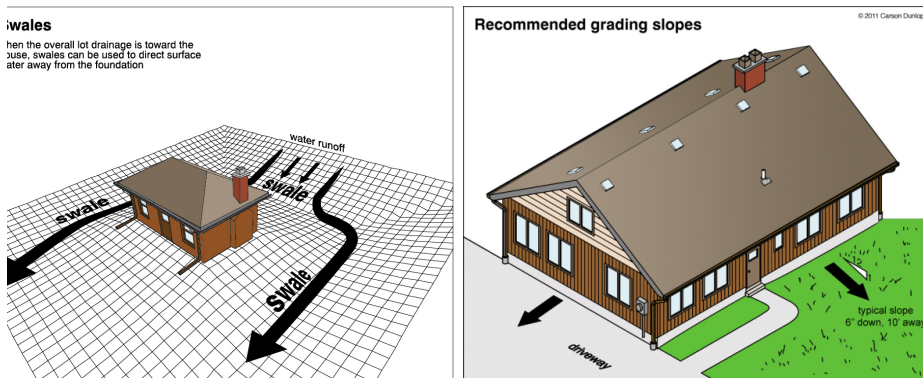
Information

Grading / Lot Drainage: Grading/Drainage Conditions

Satisfactory Grading

Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable).



Grading / Lot Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Driveway and Walkway Condition: Driveway Material

Asphalt



Driveway and Walkway

Condition: Walkway Material

Concrete, Masonry Pavers

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure.

Patio: Patio Information

The patio area was inspected looking for significant defects.



Fence: Fences Not Inspected

EXCL - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.



Recommendations

2.2.1 Driveway and
Walkway Condition

Minor Defect, Maintenance Item, or FYI Item

CONCRETE - HAIRLINE CRACKS

Recommendation

Contact a qualified professional.

2.2.2 Driveway and
Walkway Condition

Minor Defect, Maintenance Item, or FYI Item

ASPHALT - CRACKING

There were cracks present on the asphalt driveway. Rainwater can freeze in these cracks in winter months allowing for additional damage to the asphalt. Properly sealing the cracks is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



2.4.1 Patio



Marginal Defect

PATIO SLAB - MODERATE CRACKING

Moderate settlement cracks were present on the patio surface. if a concern, repairs are recommended to be conducted as deemed necessary by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.



3: SLAB FOUNDATION

Information

General Info: Foundation Type

Concrete Monolithic Thickened
Edge Slab On Grade



General Info: Slab Foundation Information

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present we will look for sloping floors, cracking of tile floor coverings, or any other floor covering deficiencies which may be indicators of slab foundation problems. We are unable to see slab cracks which may be located under floor coverings.

4: ROOF

Information

General Info: Roof Views



General Info: Roof Limitations

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof, and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method: Inspection Method

Walked the Roof Where Possible

Roofing Material: Roof Covering Material

3-Tab Composition Shingles

Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age.

Shingles: Shingles Stage of Life Estimation

Last Third of Life

Shingles: Shingles Stage of Life Information

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Vents / Protrusions: Roof

Protrusion Type(s)

Plumbing Stack Vent(s), Flue Vent(s)



Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.

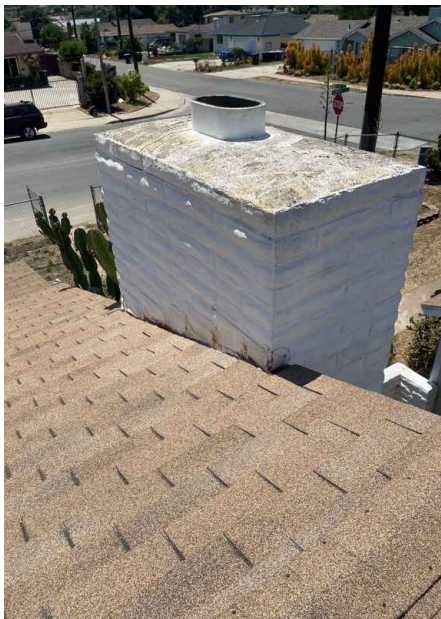
Roof Flashings: Roof Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable).



Chimney: Chimney Material

Brick



Recommendations

4.4.1 Shingles

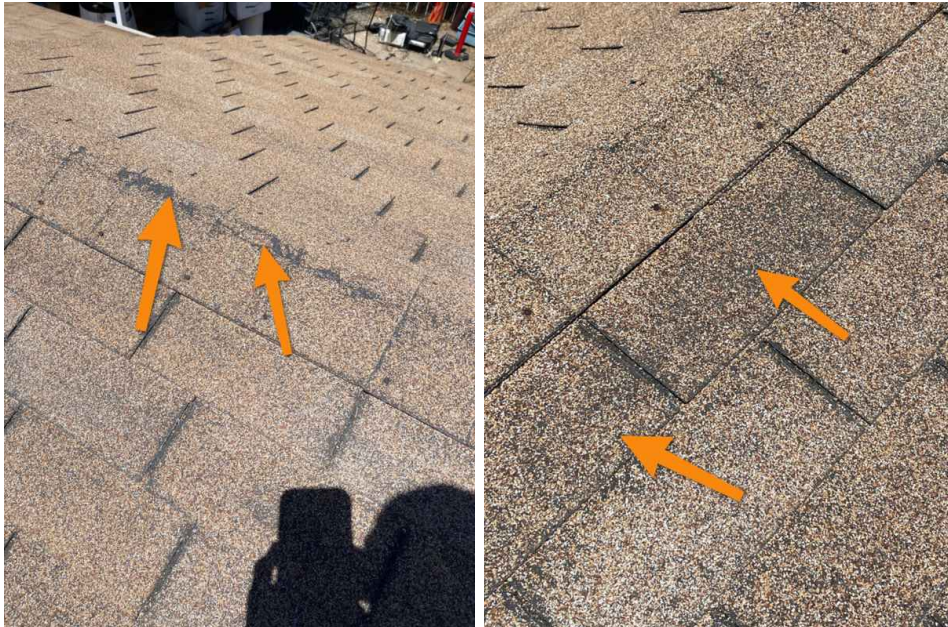
SHINGLES - HEAVY GRANULE LOSS IN AREAS

 Marginal Defect

The shingles had heavy granule loss in areas. While granule loss is a typical part of the aging process, heavy granule loss is an indicator that the shingles are nearing the end of their useful life, and the loss appeared to be somewhat excessive for the age of the shingles. An evaluation of the roof covering is recommended to be conducted by a qualified roofing contractor to ascertain a better understanding of the remaining life of the shingles.

Recommendation

Contact a qualified roofing professional.



4.4.2 Shingles

SHINGLES - MISSING

There were missing shingle(s) present on the roof surface. Repairs are recommended to be conducted as needed by a roofing contractor or other qualified person.

Recommendation

Contact a qualified roofing professional.

 Significant Defect



4.7.1 Chimney

CROWN - CRACKING

The chimney crown had some degree of cracking present. This can allow for rainwater infiltration into the masonry, and in freezing temperatures this infiltrated rainwater can freeze and expand allowing for damage to the masonry. Evaluation and repairs or replacement of the crown as needed is recommended to be conducted by a chimney sweep or other qualified person.

Recommendation

Contact a qualified chimney contractor.

 Marginal Defect



4.8.1 Gutters / Downspouts

GUTTERS AND DOWN SPOUTS NOT PRESENT ON HOUSE

Recommendation

Contact a qualified professional.

— Marginal Defect

5: KITCHEN

Information

Kitchen Photos: Kitchen View



Cabinets, Countertops: Countertop/Cabinets Information

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



Cabinets, Countertops: Satisfactory Condition - Aged

The cabinets and countertops, while aged, were in satisfactory at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

**Sink(s): Kitchen Sink Information**

The kitchen sink was inspected by operating the faucet valves and looking for any leaks or signs of significant deficiencies.



Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper operation.



Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies.



Disposal Unit: Disposal Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste.

Dishwasher : Dishwasher Information

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. The unit's efficiency of cleaning dishes is not tested for.

Oven/Range: Energy Source

Gas

**Oven/Range: Range Anti-tip****Bracket Presence**

No

Oven/Range: Heating Elements / Burners Information

All of the heating elements or burners on the range were turned to "High" to verify operation.

Oven/Range: Oven Information

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed.

Cooktop: Cooktop Energy Source

Gas

**Cooktop: Cooktop Information**

All cooktop heating elements were turned to "High" to verify operation.

Cooktop: Gas Burners Information

All burners on the gas cooktop were ignited to verify operation.

Exhaust Fan: Fan Type

Range Hood Exhaust Fan - Exterior Vented

**Exhaust Fan: Exhaust Fan Information**

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation.

Microwave: Microwave Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for.

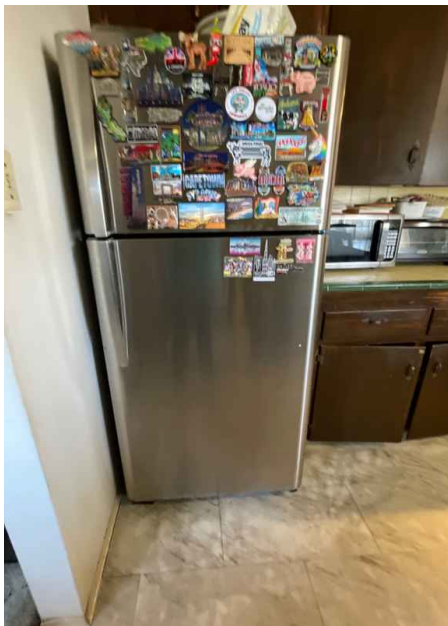
Island: Kitchen Island Information

The kitchen island was inspected looking for any significant deficiencies.



Refrigerator: Refrigerators - Not Inspected

EXCL - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection.



Recommendations

5.2.1 Cabinets, Countertops

MINOR DAMAGE ON KITCHEN CABINET FINISH

Recommendation

Contact a qualified professional.

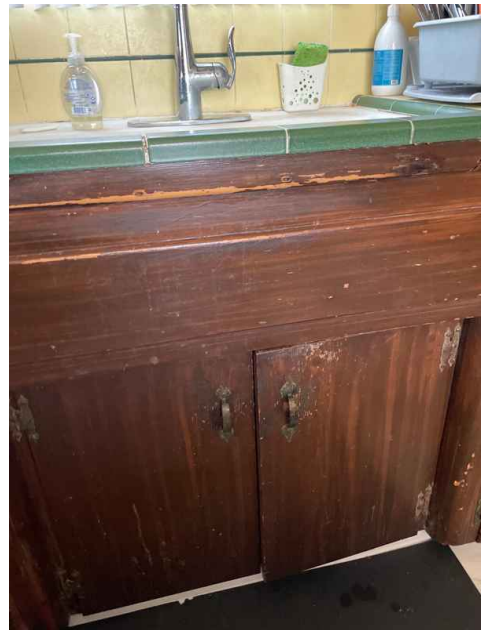


Marginal Defect



5.2.2 Cabinets, Countertops
CABINETS WELL WORN

 Marginal Defect





5.6.1 Disposal Unit



Minor Defect, Maintenance Item, or FYI Item

NO GARBAGE DISPOSAL IN KITCHEN

Recommendation

Contact a qualified professional.



5.7.1 Dishwasher

NO DISH WASHER IN KITCHEN

Recommendation

Contact a qualified professional.



Marginal Defect

5.9.1 Cooktop

BURNER(S) - WOULD NOT IGNITE

Marginal Defect

The gas burners did not ignite for the cooktop. Repairs are recommended as needed for proper operation by an appliance repair company or other qualified person.

Recommendation

Contact a qualified professional.



5.9.2 Cooktop

NOT ALL BURNERS WORK PROPERLY

 Marginal Defect



5.11.1 Microwave

NO MICROWAVE

 Marginal Defect

6: BATHROOM(S)

Information

Bathroom Photos: Bathroom View(s)



Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects.



Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking for any damage.

**Ventilation: Ventilation Sources**

Window Only - No Fan

**Ventilation: Ventilation Information**

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.

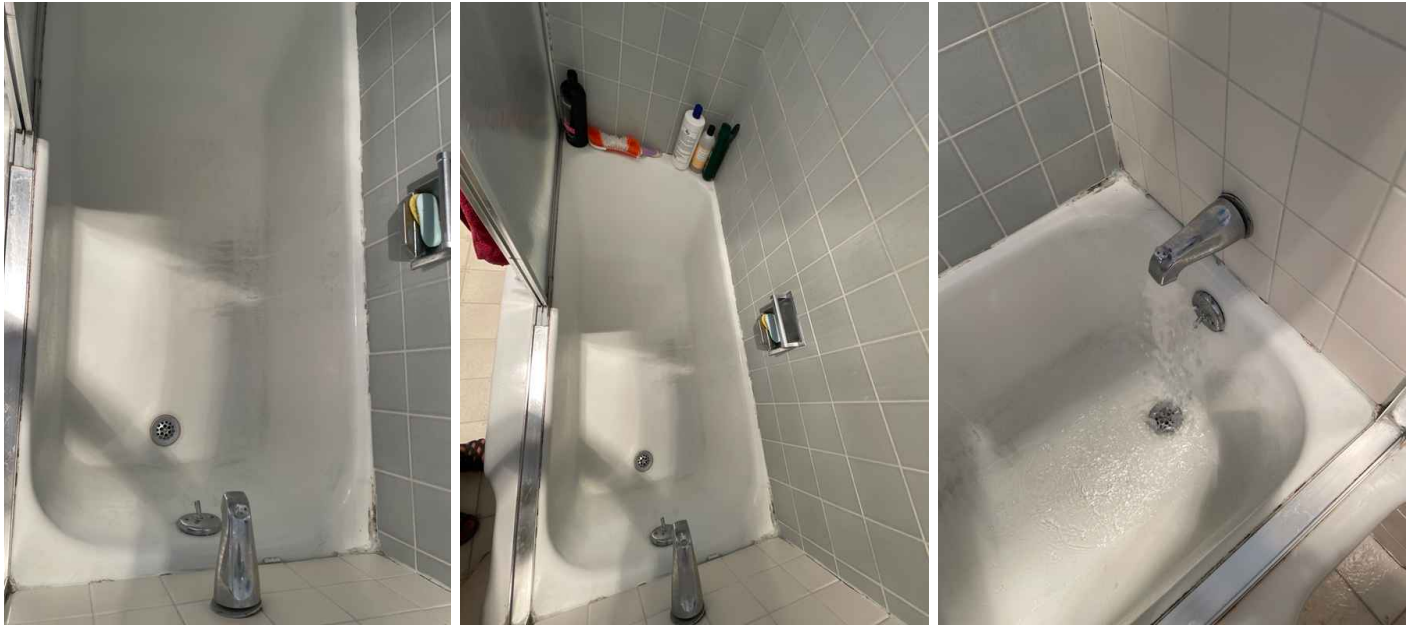
**Undersink Plumbing - Bathroom: Sink Plumbing Information**

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing.



Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself.



Bathtub(s): No tub

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects.

Shower(s): No shower

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or lack of sealants.



Shower Doors / Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection.



Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location.



Recommendations

6.3.1 Mirror(s)

MAJOR MIRROR EDGE DAMAGE

Recommendation

Contact a qualified professional.



Marginal Defect



6.9.1 Shower Walls

SHOWER GROUT/SEALANT - IN NEED OF MAINTENANCE
 Marginal Defect

Cracks and/or gaps was present on areas of the sealant on the shower walls. Re-sealing these areas as needed to prevent water infiltration is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



6.11.1 Toilet(s)

TOILET - LOOSE AT FLOOR
 Marginal Defect

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and re-securing as needed to ensure no leaking will occur is recommended to be conducted by a licensed plumber.

Recommendation

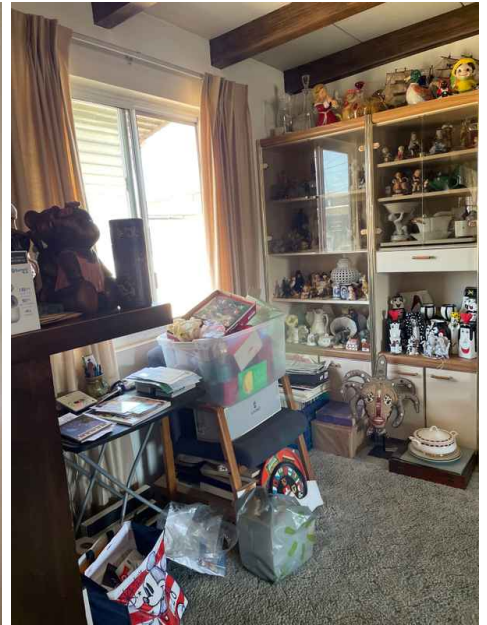
Contact a qualified plumbing contractor.

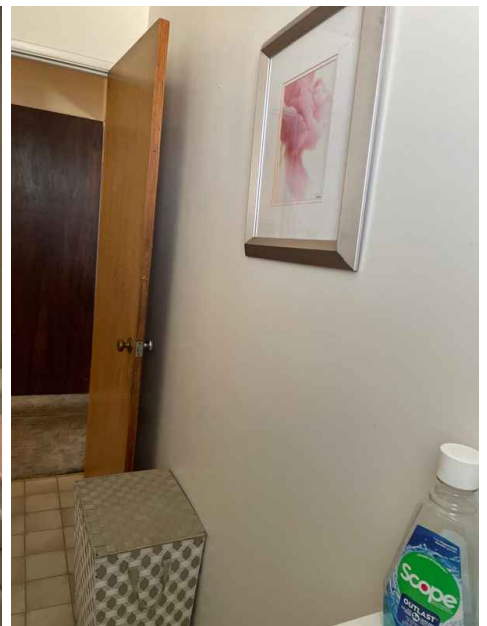
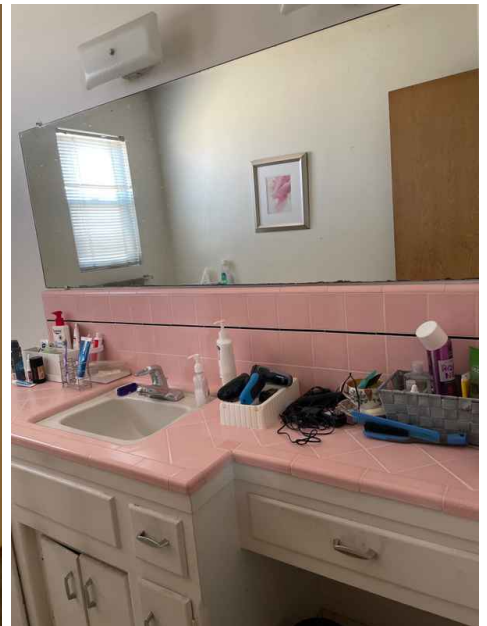
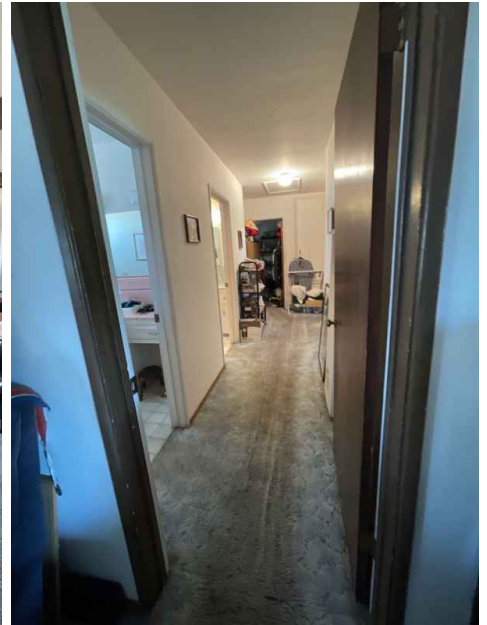


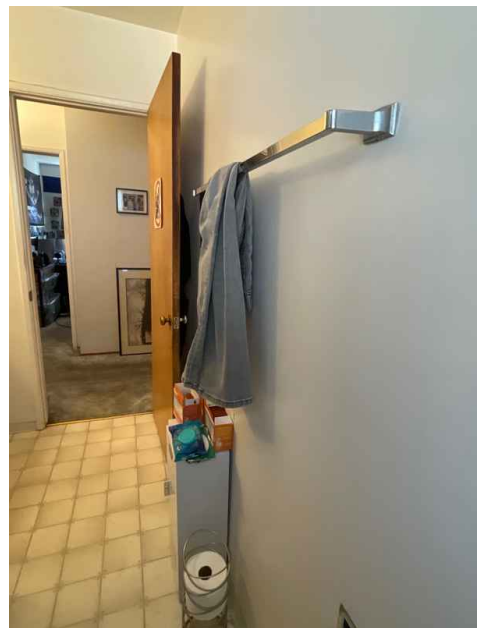
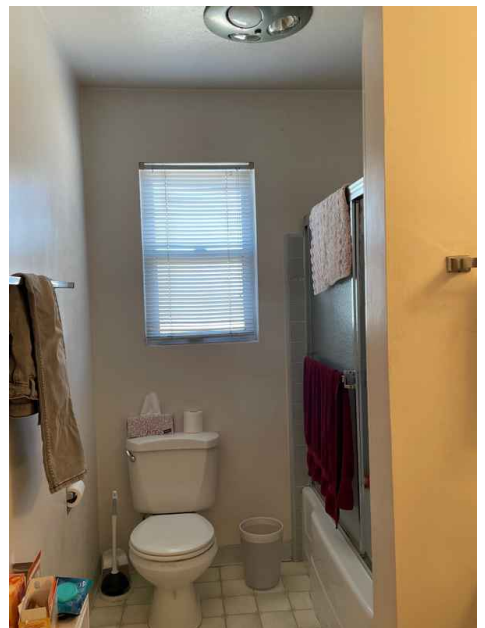
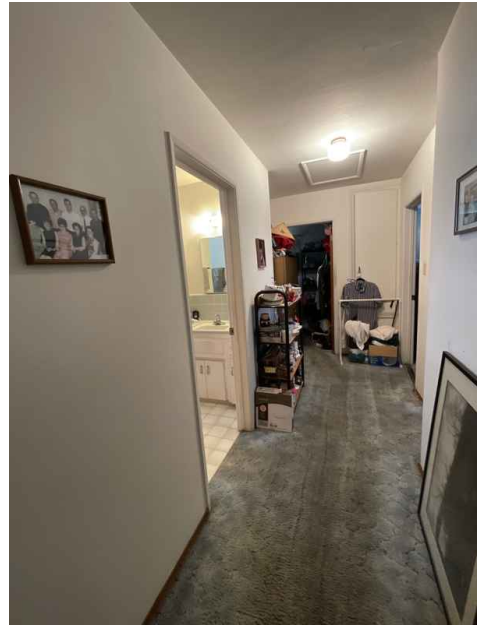
7: INTERIOR AREAS

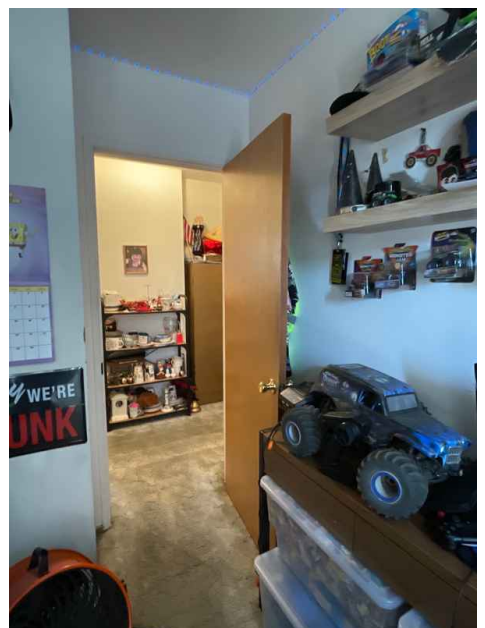
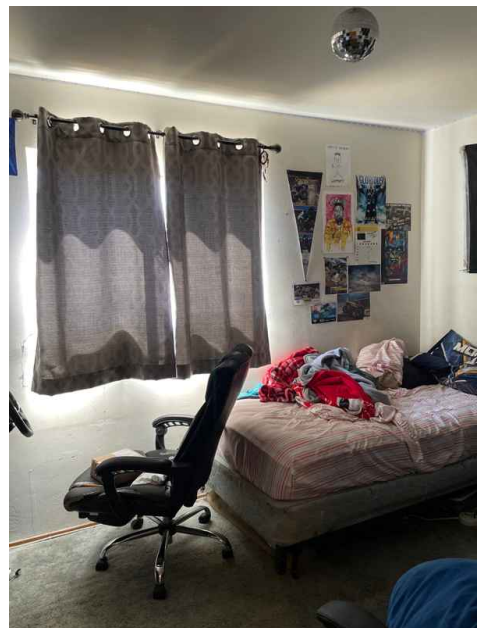
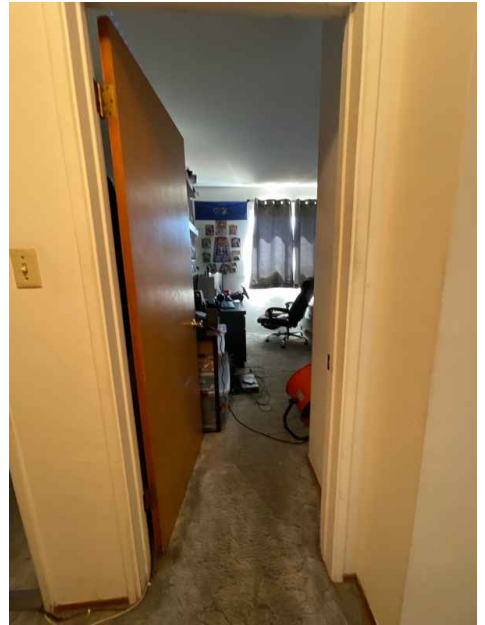
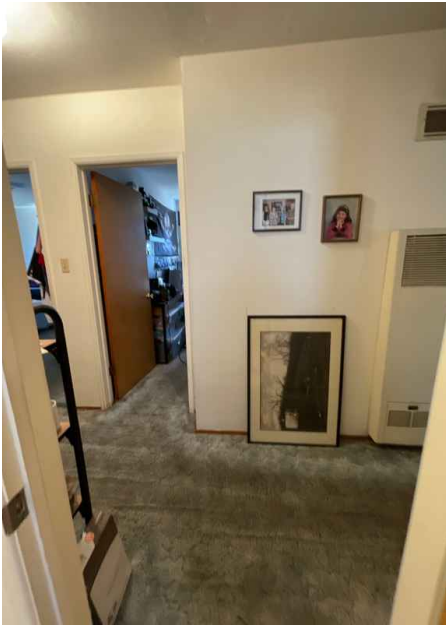
Information

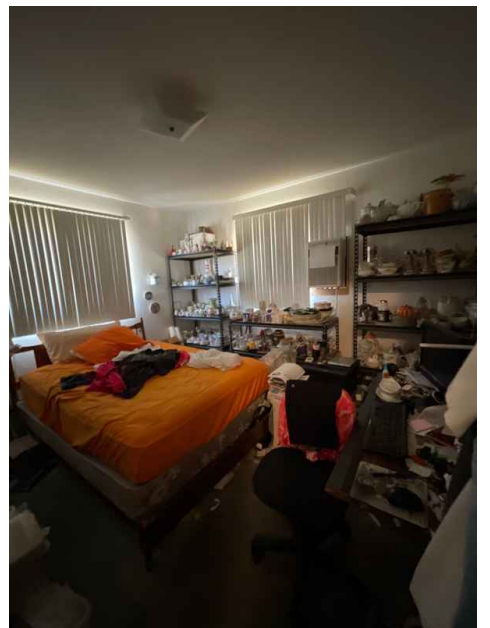
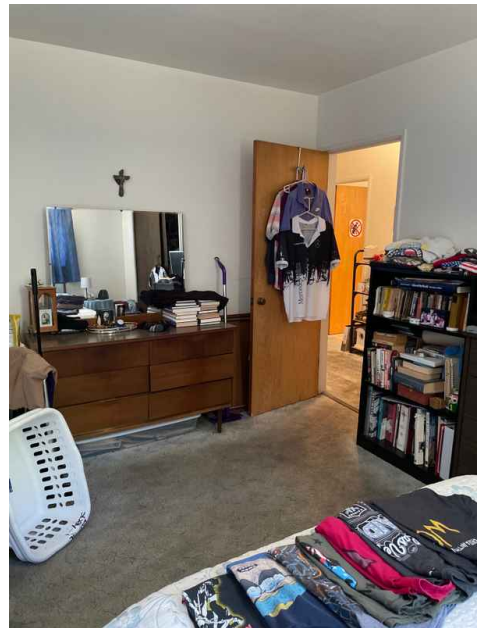
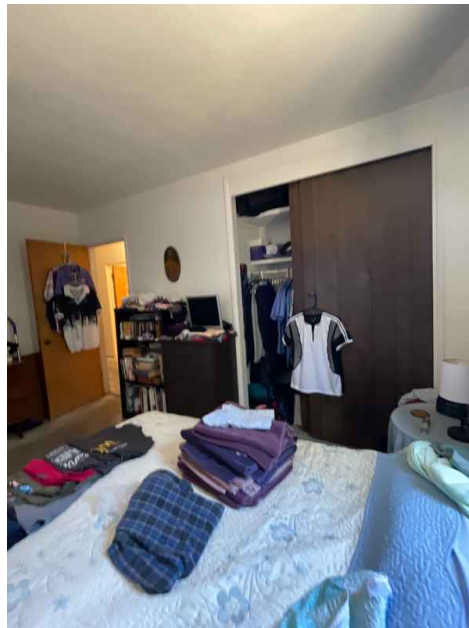
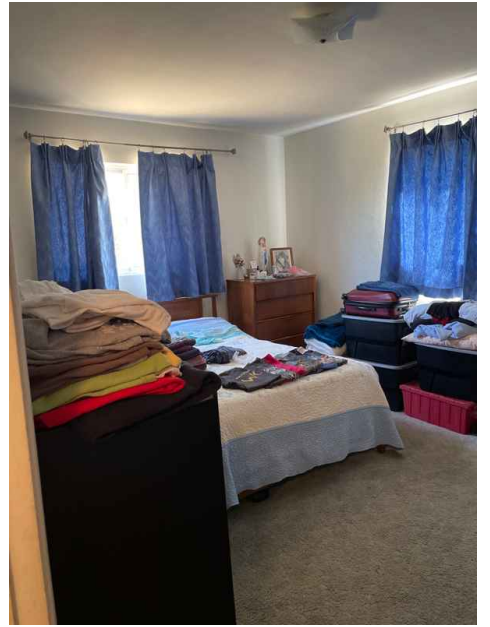
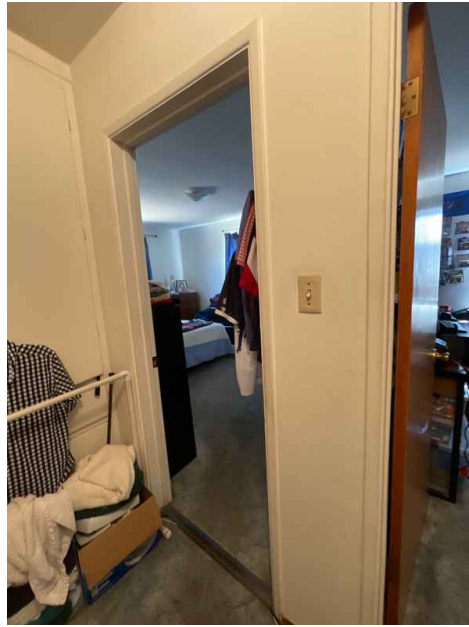
Interior Photos: Room Views

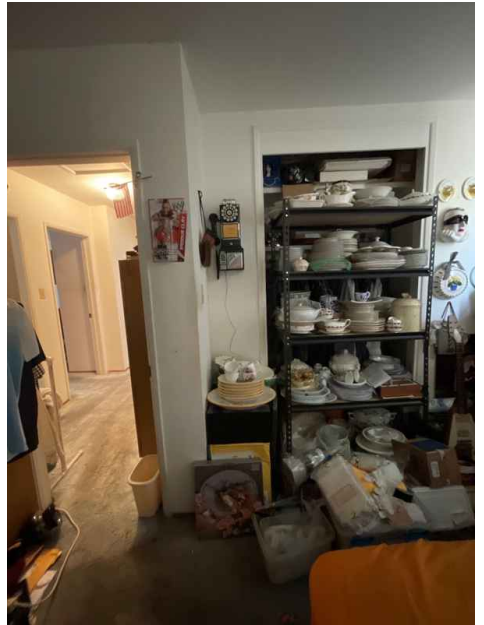
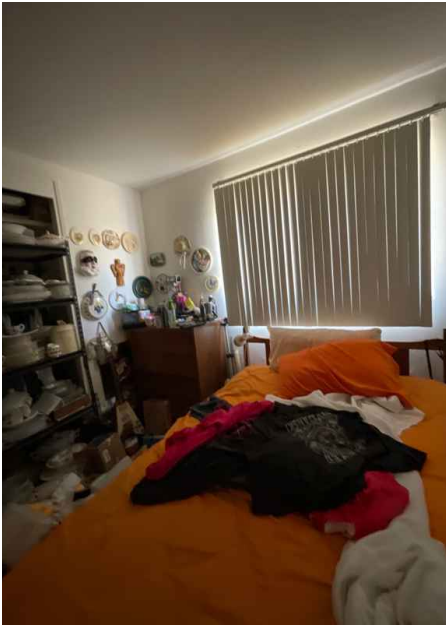












Windows: Window Glazing

Double Pane Vinyl



Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc.

Windows: Glass Seal Failure Limitations

LMT - Reporting on double pane glass seal failure is not in the Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Satisfactory - Aged

The windows that were operated, were functional and in satisfactory condition with respect to their age. These windows are older and may need detailing in areas for smooth operation, and to remain open. No broken glass was observed, and all windows locked and latched properly. Any exceptions will be listed below.

**Closets: Closets Information**

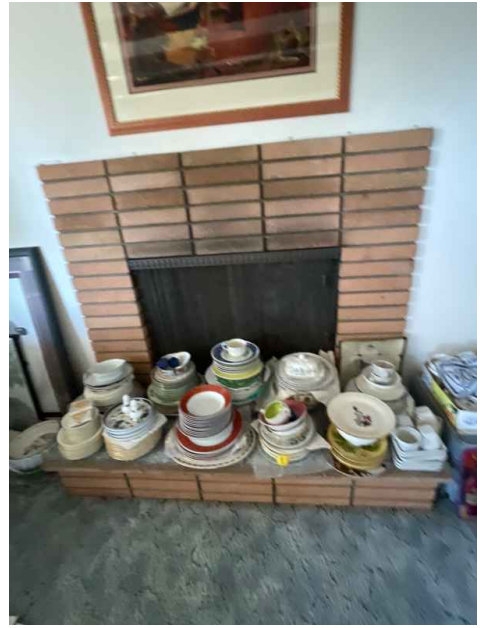
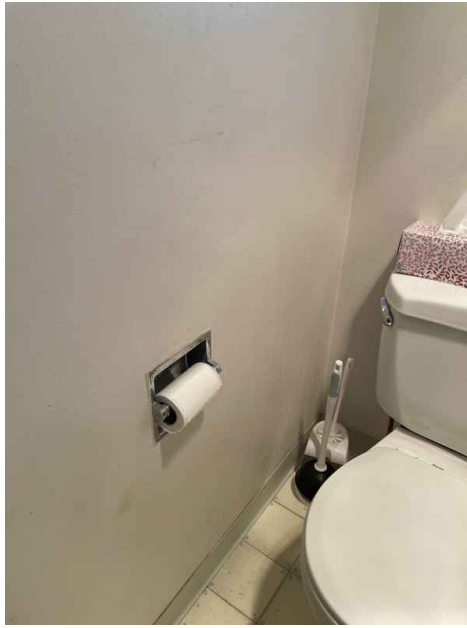
The closets were inspected by testing the operation of their doors and looking for significant defects.

**Interior Doors: Interior Doors Information**

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

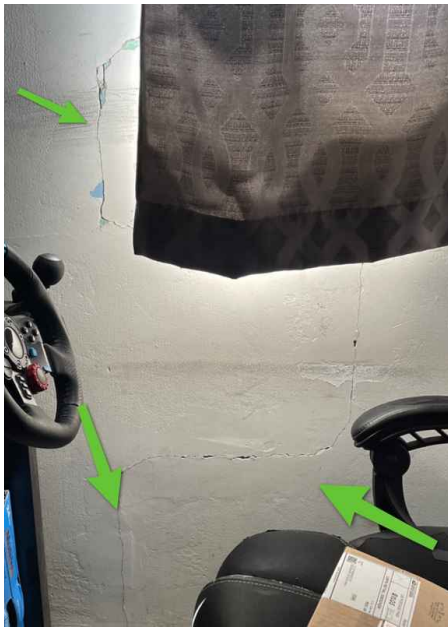
Wall Condition: Walls Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies.



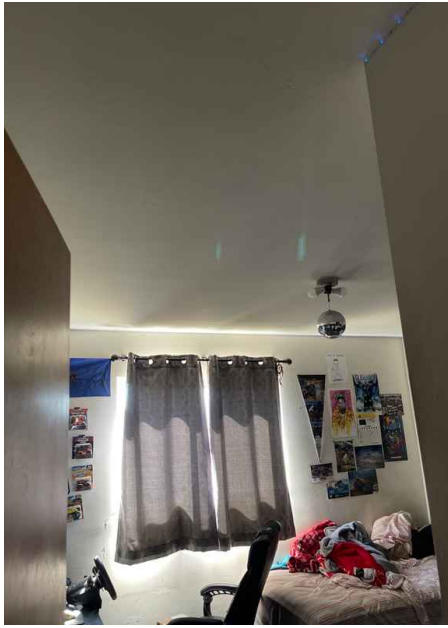
Wall Condition: Wall/Ceiling Crack(s) Information/Limitations

LMT - Cracks are reported on by their presence, location, and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. **Only a Structural Engineer can render a judgement on the severity and cause of settlement; movement; thermal expansion; and cracks; and they should be consulted as desired.**



Ceiling Condition: Ceilings Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for.



Ceiling Condition: Cracks/Movement Limitations

LMT - Cracks are reported on by their presence, location, and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. **Only a Structural Engineer can render a judgement on the severity and cause of settlement; movement; thermal expansion; and cracks; and they should be consulted as desired.**



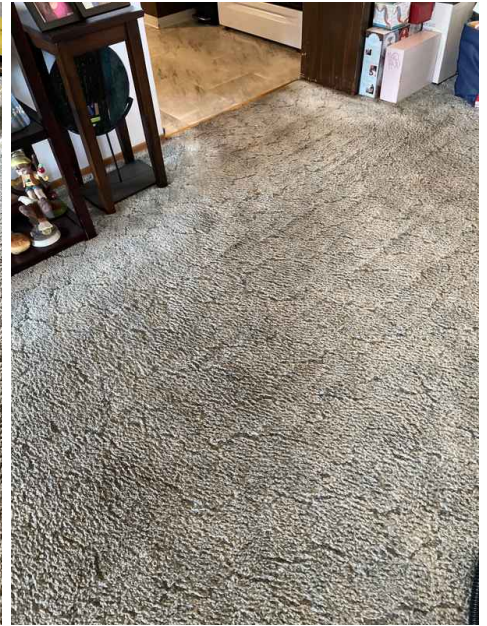
Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies.



Floor Condition: Carpet Stains

Stains were present on the carpet in areas.



Smoke Alarms / Detectors:

Smoke Alarm Locations

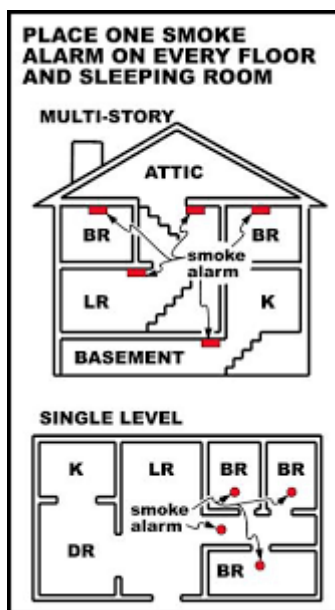
None Present in the Home



Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



CO Detectors: CO Alarm

Locations

CO Alarms Present Where
Required

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

Recommendations

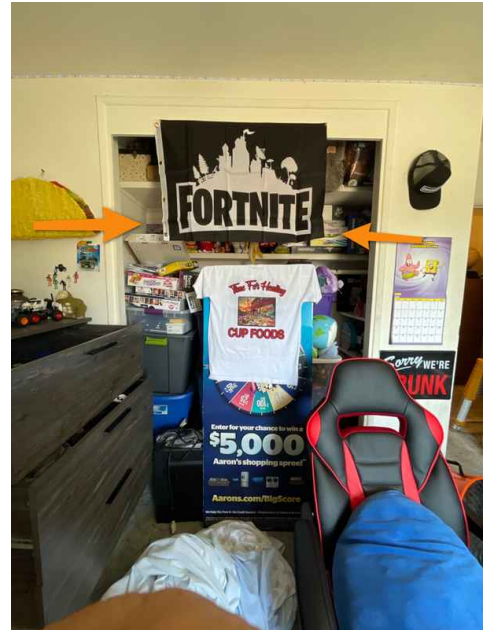
7.3.1 Closets

CLOSET DOOR MISSING

Recommendation

Contact a qualified professional.

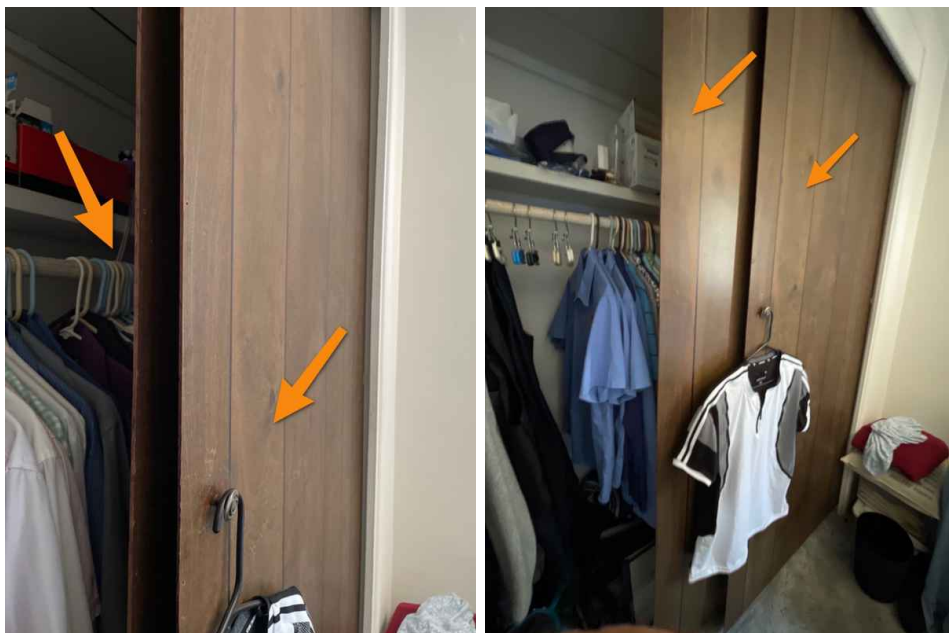
 Marginal Defect



7.3.2 Closets

PANELING DOORS

 Marginal Defect



7.4.1 Interior Doors

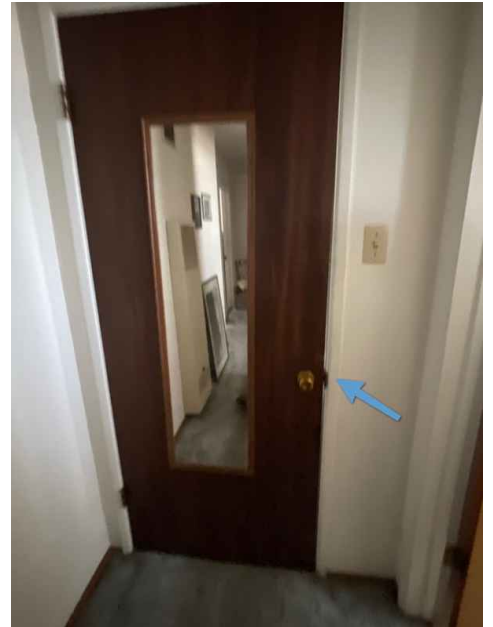
 Minor Defect, Maintenance Item, or FYI Item

DOOR OPERATION - NOT LATCHING PROPERLY

The door was not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



7.4.2 Interior Doors



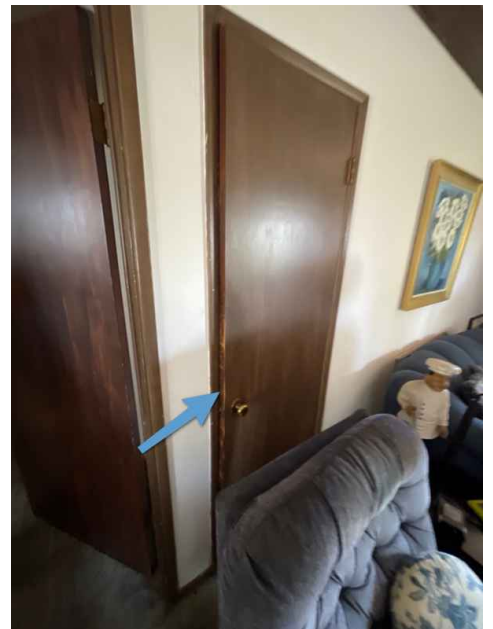
Minor Defect, Maintenance Item, or FYI Item

**DOOR
OPERATION - BINDING**

There were door(s) that were binding / rubbing on an adjacent surface. Adjustments or modifications are recommended to be conducted by a qualified person as needed for proper operation.

Recommendation

Contact a qualified handyman.



7.4.3 Interior Doors



Minor Defect, Maintenance Item, or FYI Item

**INTERIOR DOOR -
DAMAGED**

The referenced door(s) contained some degree of damage. Repairs or replacement of the doors as needed is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



7.4.4 Interior Doors

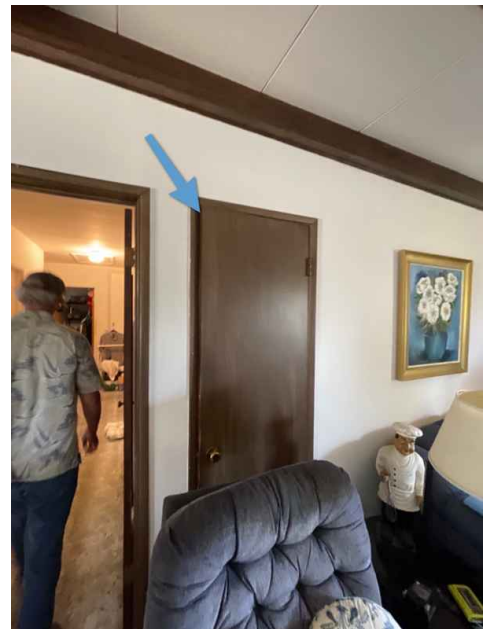
 Minor Defect, Maintenance Item, or FYI Item

DOOR OPERATION - NOT FUNCTIONING PROPERLY

The door was not functioning properly; this could be due to it not latching, binding or rubbing on a jamb or the floor, or another functional deficiency. These are typically easy modifications or repairs that are recommended to be conducted by a qualified person to achieve proper operation.

Recommendation

Contact a qualified professional.



7.4.5 Interior Doors

 Marginal Defect

NO DOOR STOPPERS

Recommendation

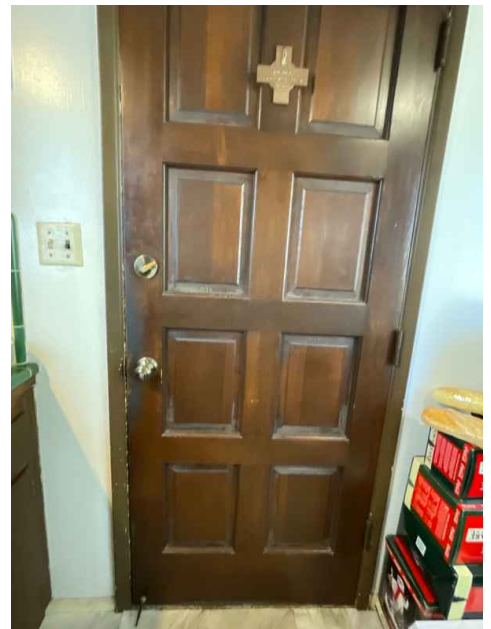
Contact a qualified professional.



7.4.6 Interior Doors

DOOR WORN AND AGED

 Marginal Defect



7.5.1 Doorbell

DOORBELL - NOT FUNCTIONAL

 Marginal Defect

The doorbell did not operate when tested. This could be a deficiency with the door bell button, chime, and/or transformer. Repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

7.6.1 Wall Condition

**DRYWALL -
COSMETIC DAMAGE**

 Minor Defect, Maintenance Item, or FYI Item

Cosmetic damage was on the drywall in areas. Repairs recommended as needed by a drywall contractor.

Recommendation

Contact a qualified professional.



7.6.2 Wall Condition

MOLD POSSIBLE ON WALL

Recommendation

Contact a qualified professional.

 Marginal Defect



7.8.1 Floor Condition

VINYL FLOORING - BUCKLED

The vinyl flooring was not properly adhered to the subfloor and was buckled. Repairs are recommended as needed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor

 Marginal Defect



7.9.1 Smoke Alarms / Detectors

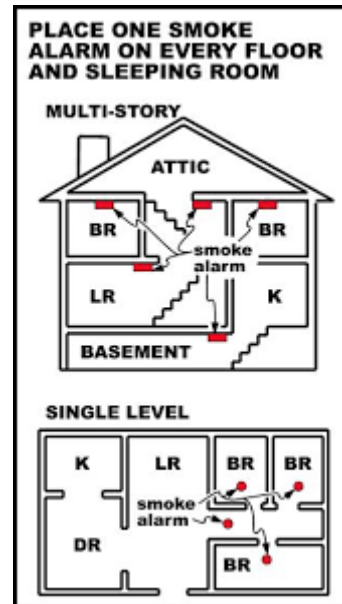
NOT PRESENT IN EACH BEDROOM
 **Significant Defect**

Smoke alarms were not present in each bedroom, this is a Safety Hazard. Current safety standards require a smoke alarm in each bedroom (sleeping area) for fire safety. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendation

Contact a handyman or DIY project



8: LAUNDRY

Information

Laundry Photos: Laundry View



Laundry Photos: Dryer Energy Source

Gas

Visible Plumbing - Laundry: Plumbing Information - Washer Present

LMT - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection).



**Dryer Vent: Dryer Vent
Termination Point**

Exterior



Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions.

9: GARAGE

Information

Garage Photos: Garage View(s)**Garage Door(s): Garage Door Type(s)**
Aluminum Sectional**Garage Door(s): Garage Door Information**

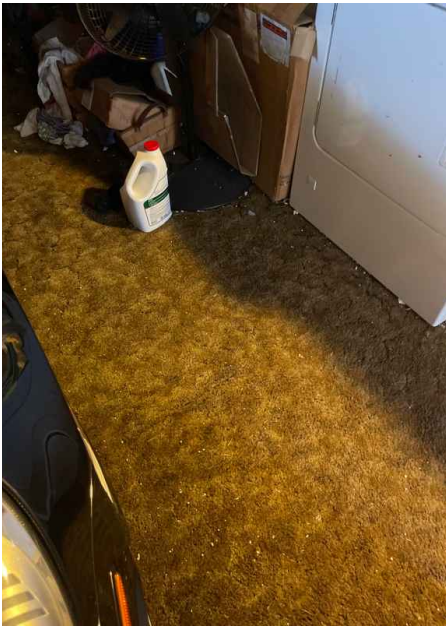
The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies.

Garage Door Opener(s): Control(s)**Proper Height**

Not Present

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and/or significant cracking.



Recommendations

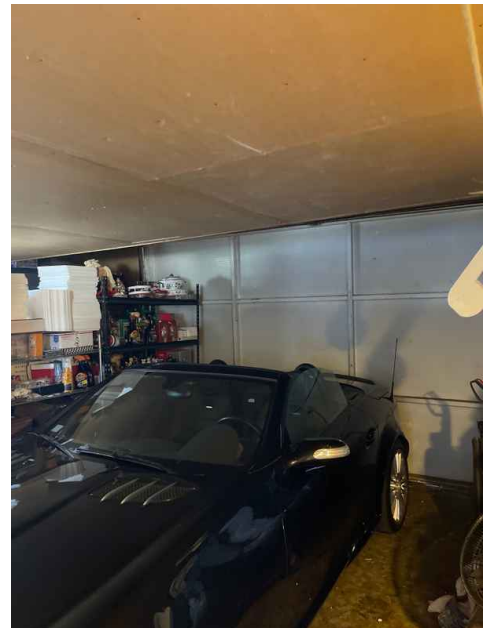
9.3.1 Garage Door Opener(s)

NO GARAGE DOOR OPENER.

Recommendation

Contact a qualified professional.

 Marginal Defect

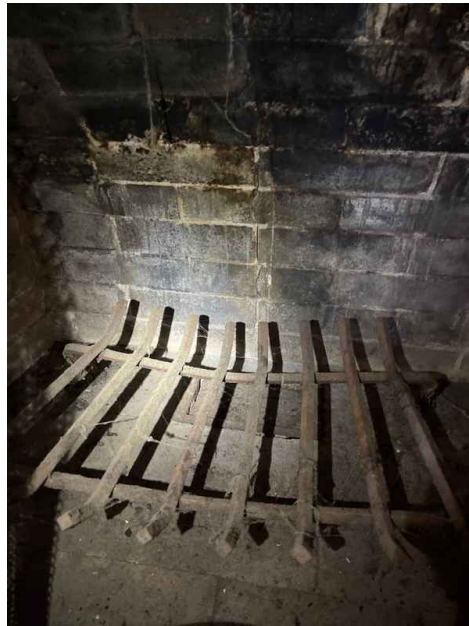


10: HEATING, COOLING

Information

Fireplace(s) / Wood Burning Stove(s): Fireplace Type(s)

Wood Burning Fireplace, Freestanding Gas Logs



Fireplace(s) / Wood Burning Stove(s): Fireplace Location(s)

Living Room

Fireplace(s) / Wood Burning Stove(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner.

Mini-Split System Information : Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output is not tested for.



Wall Heater(s): Wall Unit Information

The wall unit was operated at normal operating controls and was functional at the time of inspection.

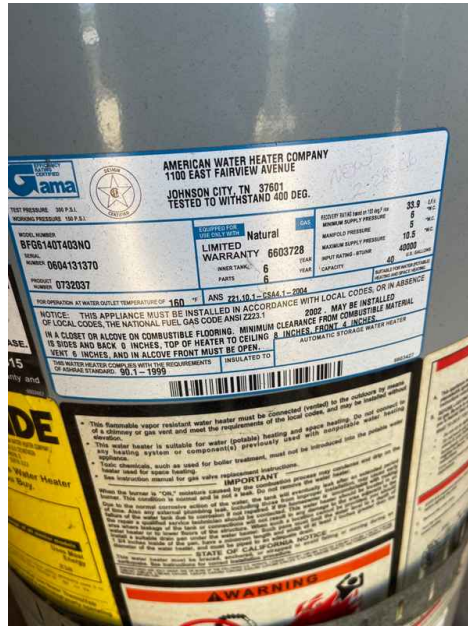


11: WATER HEATER

Information

Water Heater Condition: Water Temperature

100-110 Degrees



Water Heater Condition: Water Heater Location
Exterior Closet

Water Heater Condition: Capacity
40 Gallons

Water Heater Condition: Energy Source
Gas

Water Heater Condition: Water Heater Manufacturer
American Water Heater Company

Water Heater Condition: Manufacture Year
2006
The typical life expectancy of a water heater is 13-15 years.

Water Heater Condition: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced hot water at the time of inspection.

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point.

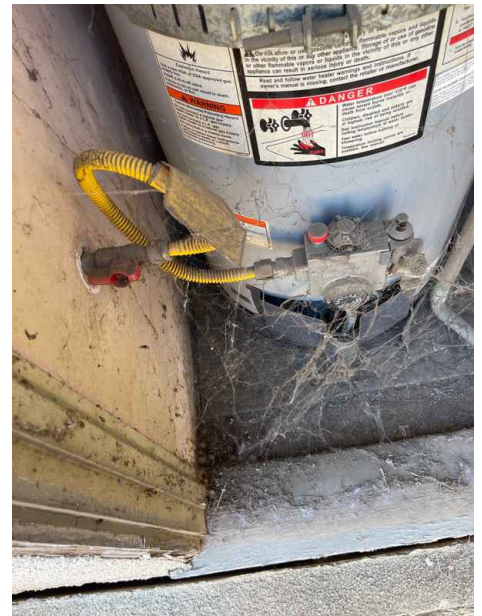


Venting: Vent Material
Type B Galvanized

Venting: Vent Termination Point
Roof

Gas Pipe: Hot water heater gas shut off valve

A gas shut-off valve was present at the hot water heater.



TPR Valve: TPR Valve Information

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees.



Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies.



Seismic Bracing: Seismic Bracing

Yes



12: PLUMBING

Information

Water Pressure: Water Pressure (Approx.)

70-80psi



Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.

**Water Pipes: Water Distribution
Pipe Material (Visible Portions)**

Galvanized Steel



This house had the original galvanized iron water pipes which appeared to be in good condition

Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies.

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)

ABS, Cast Iron



Some of the drain lines had been replaced with new ABS pipe



The remaining original cast iron drain lines looked to be in good condition

13: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Overhead Service Drop



Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

Undetermined

Service Amperage: Undetermined

Main Electrical Panel: Electrical Panel / Service Equipment Location
Garage

Main Electrical Panel: Electrical Panel Manufacturer
Eaton



Main Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel was inspected looking for any wiring deficiencies or damage that may be present in the panel.

Service Grounding / Bonding: Grounding Electrode Type
Not Visible

Branch Wiring : Visible Branch Wiring Type
NM Copper Sheathed Cable (Romex)

GFCI Protection: GFCI Protected Areas
None

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

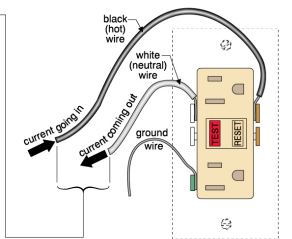
GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>

Ground fault interrupter
so known as ground fault circuit interrupter (GFCI)

e GFI circuitry within the outlet checks constantly for a difference between the current the black and white wires

there is a difference of at least milliamperes, there is a current ak, and the GFI shuts off the outlet and all outlets downstream



DWELLING UNIT 120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS												
DATE OF INSPECTION	S P O L S	S P A S E	E X T E R I O R	B A T H R O O M S	G A R A G E S	H A L L W A Y S	B O S S E S	U N D E R S I N K S	C R A W S P A C E S	S I N K S	S L A T I N G S	L A U N D R Y
1971	X ₁₀			X ₁₀								
1975	X ₁₀			X	X							
1978	X ₁₀			X ₁₀	X	X ₁₀						
1981	X ₁₀	X ₁₀		X ₁₀	X	X ₁₀						
1984	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀							
1987	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀			
1990	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀		
1997	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
1998*	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
1999*	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
2002*	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
2005*	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
2008**	X ₁₀	X ₁₀	X ₁₀	X	X	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
2011**	X ₁₀	X ₁₀	X ₁₀	X	X	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀
2014**	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring.

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home.

Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Recommendations

13.6.1 Branch Wiring

BRANCH WIRING - NO GROUND WIRE WIRE WAS USED WHEN THE HOUSE WAS BUILT, HOWEVER SOME OF THE COPPER ROMEX CABLES FROM THE BREAKER PANEL HAVE BEEN UPGRADED TO HAVE A GROUND WIRE.

— Marginal Defect

Recommendation

Contact a qualified professional.

13.7.1 GFCI Protection

GFCI - NOT PRESENT ON ALL KITCHEN COUNTERTOP RECEPTACLES (UPGRADE)

— Marginal Defect

FYI - There were kitchen countertop receptacle(s) present that were farther than 6 feet from a sink that were not GFCI protected. This was acceptable when this home was constructed as GFCI protection was required on kitchen receptacles within 6 feet of a sink's edge. While current standards require all kitchen countertop receptacles to be protected. Upgrades are recommended to protect all kitchen countertop receptacles by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



13.7.2 GFCI Protection

GFCI - NOT PRESENT ON ALL BATHROOM RECEPTACLES (UPGRADE)

— Marginal Defect

FYI - There were bathroom receptacle(s) present that were farther than 6 feet from a sink that were not GFCI protected. This was acceptable when this home was constructed as GFCI protection was required on bathroom receptacles within 6 feet of a sink's edge. While current standards require all bathroom receptacles to be protected. Upgrades are recommended to be conducted to protect all bathroom receptacles by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



13.8.1 Receptacles

RECEPTACLE(S) - OPEN GROUND (PRE-'63)

 Marginal Defect

There were three prong receptacle(s) present that tested as being ungrounded. This is indicative of older wiring, with only hot and neutral wires present. This is due to a 2-prong receptacle being replaced with a 3-prong receptacle, without replacement of the branch wiring. This is not standard practice, as the receptacle should have been replaced with another 2-prong receptacle or protected by a GFCI protected receptacle or breaker. The receptacles would then need to be designated as "No equipment ground" and "GFCI Protected".

There are situations with metal housed appliances utilizing a third grounding prong (washing machines, toasters, etc.), where this could be a shock hazard, with loss of the neutral. As well any electronic equipment utilizing a third grounding prong (TV's PC's, etc.) will not be protected from power surges or lightning strikes without the installation of a whole home surge protector installed at the electrical panel.

An evaluation of the receptacles in the home is recommended to be conducted by a licensed electrician with repairs made as needed for safety and the protection of electrical appliances. More information can be found at the links below:

<https://prohitn.com/ungrounded-receptacles/>

<http://m.ecmweb.com/content/replacing-2-wireungrounded-receptacles>

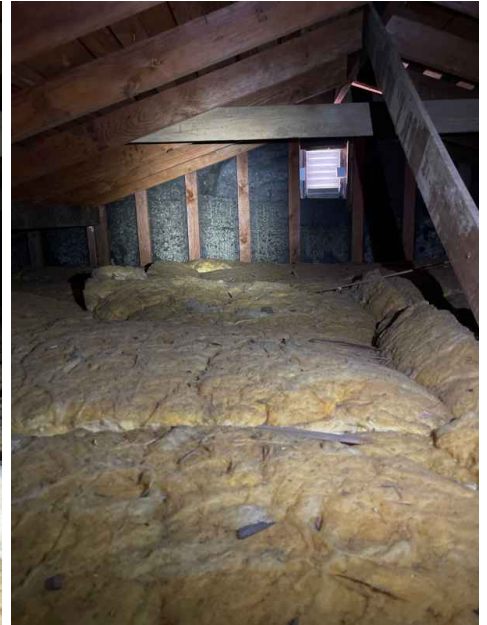
Recommendation

Contact a qualified electrical contractor.

14: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

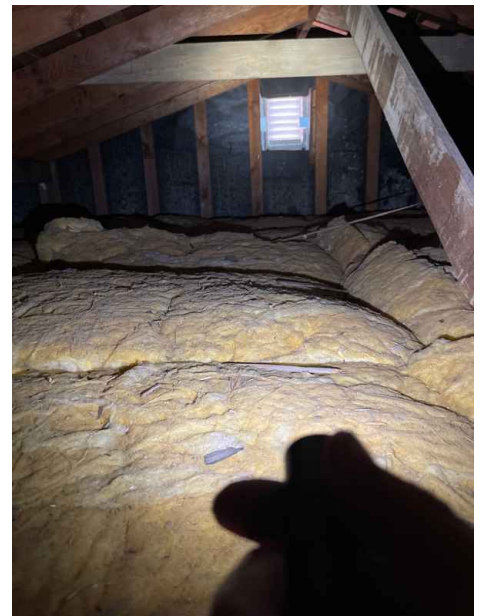
General Info/Limitations: Attic View(s)



Inspection Method: Inspection Method
From Access Opening

Attic Access: Access Location(s)
Hallway

Ventilation: Ventilation Types
Gable Vents



Insulation: Insulation Type

Fiberglass Batts



Insulation: Insulation Amount

(Average)

10 - 13"

15: ENVIRONMENTAL CONCERNS

Information

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, wall texture, drywall taping mud, adhesives, tile, linoleum, duct wrap, exterior transite siding, exterior stucco, etc) that contain asbestos. Some of these asbestos building materials did not get used up for several years later. In accordance with the Standards of practice these items are not reported on during a home inspection. **If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the Standards of practice lead based paint is not reported on, or tested for during a home inspection. **If lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Radon: Radon Level

Not Tested

16: INSPECTION INFORMATION

Information

In Attendance Inspector, Client(s)	Occupancy Occupied	Type of Building Single Family
Construction Year (Pulled From Online Sources) 1955	Inspection Type Post-purchase	Standards of Practice Followed InterNACHI
	Weather Conditions Clear	Temperature at the Time of Inspection 70-80 Degrees
Precipitation in the Last 48 hrs? No	Ground Condition Dry	

Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Important Information / Limitations: Inspection Overview

The Inspector strives to perform all inspections in substantial compliance with the Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 1510 S Redwood St, Escondido, CA 92025, for the Client; Josephine Szymanski, as designated in these Standards of Practice. **This inspection is neither technically exhaustive or quantitative.**

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

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions, or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Home & Commercial Inspections By Nelson Engineering LLC and its employees, officers, etc. does not extend beyond the day the inspection was performed. This is due to the fact that time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS Stucco Systems and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed, and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home. **Any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the homes items and components.** Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period**.

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs**.

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment is more important than the categorization.** Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible, and/or other reasons. Please read the corresponding comment for more information.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but was still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

17: CRAWL SPACE FOUNDATION AREA

Information

General Info: Crawl Space View(s)



General Info: Foundation Type

Footer and Stem wall

General Info: Visual Limitations Information

LMT - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Crawl Space Access: Access

Location

Rear of Home

Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects.

Crawl Space Inspection Method: Inspection Method

From Just Inside of Opening

Moisture Presence: Indications of Moisture at Visible Portions

None Visible

Foundation Walls: Foundation Wall Material

Poured Concrete



Foundation Walls: Foundation Wall Crack(s) Present?

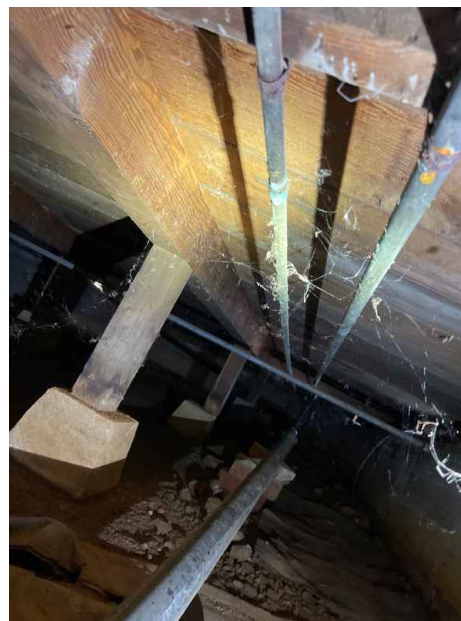
Not at Visible Portions

Floor Structure Support: Floor Structure Support Type

Concrete Piers with 4X4's

Framing / Floor Structure: Floor Structure Materials

2X Floor Joists



Subfloor: Subfloor Material

2xplanks



Ventilation: Crawl Space

Ventilation

Crawl Space Vents



Insulation: Crawl Space Insulation

Present - Between Floor Joists

No

Recommendations

17.2.1 Crawl Space Access

ACCESS OPENING - PROPER DOOR MISSING

 Marginal Defect

A proper access door was not present which may allow water or wildlife into the crawl space area. The installation of a proper access with hinges and a latch, covering the entirety of the opening is recommended by a qualified person.

Recommendation

Contact a qualified professional.

