



Inspection Report

Joeseeph Bingham

Property Address:

1245 Saxony Rd
Encinitas CA 92024



All Pro Property Inspections

Jamison Maurer
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Date: 4/4/2026	Time: 09:00 AM	Report ID: 20260404-1245-Saxony-Rd
Property: 1245 Saxony Rd Encinitas CA 92024	Customer: Joeseeph Bingham	Real Estate Professional:

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of All Pro Property Inspections and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All Pro Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

All Pro Property Inspections Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-557-5571.

All Pro Property Inspections provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the

interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and All Pro Property Inspections harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof. 2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. All Pro Property Inspections does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations. 3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property. 4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase. 5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood. 6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers. 7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building. 8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report

regarding evidence of peats or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing All Po Property Inspections for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

IN ATTENDANCE DURING THE INSPECTION:
INSPECTOR, TENANT(S)

TYPE OF BUILDING:
SINGLE FAMILY DETACHED

APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):
UNKNOWN

APPROXIMATE TEMPERATURE:
Over 65 (F) = 18 (C)

WEATHER TYPE:
CLEAR

GROUND/ SOIL SURFACE CONDITIONS:
DRY

RAINED IN THE LAST 3 DAYS:
NO

NUMBER OF LEVELS:
2

OCCUPIED:
YES

INSPECTED IN ACCORDANCE WITH:
THE INTERNATIONAL ASSOCIATION OF
CERTIFIED HOME INSPECTORS
STANDARDS OF PRATICE AND CODE OF
ETHICS

UTILITIES:
ALL UTILITIES WERE ON

DIRECTIONS:
THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND
'RIGHT' ARE USED IN REFERENCE TO THE
PROPERTY AS VIEWED FROM THE FRONT
DOOR.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

	1.0 ROOF COVERINGS/ MATERIALS ROOF COVERING: 3-TAB FIBERGLASS, ROLLED ASPHALT VIEWED ROOF FROM: AERIAL CAMERA Extra Info : DRONE Findings (1) The roofing material is noted to be brittle and showing signs of wear and aging. The roof appears to be near the end of its useful life. We recommend consulting with a licensed roof contractor for an estimate of life remaining, or cost to replace prior to the end of your contingency period. (2) There is a composition shingle roof installed which is comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. The first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. We further recommend that you include "roof" coverage on a home warranty. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service. Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with
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IN NI NP RR IO Inspection Items

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your home warranty.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.1 FLASHINGS AND ROOF PENETRATIONS

Findings

(1) There are several metal roof flashings that are rusted. We recommend they be cleaned, painted and/ or replaced as needed by a qualified licensed roof contractor.



1.1 Item 1(Picture)

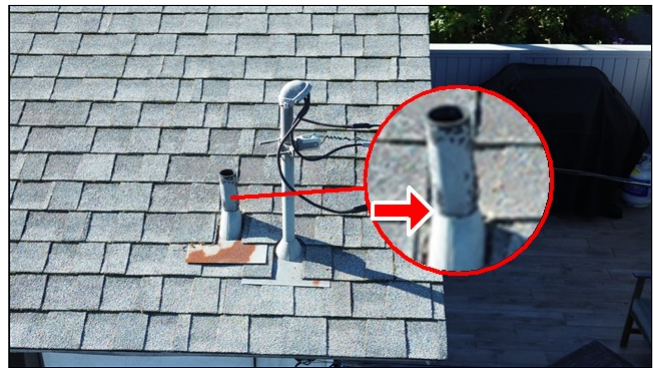


1.1 Item 2(Picture)

(2) Sealant around the roof flashings/ penetrations is cracked. We recommend further evaluation and/or necessary corrections by a qualified licensed roofer.



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)

Findings

Gutters and drain lines are not installed. We recommend installing gutters and downspouts to prevent erosion or water intrusion by diverting run off away from the house by a qualified licensed contractor.

1.3 ROOF SHEATHING AND FRAMING (OBSERVABLE)

Findings

1.4 SKYLIGHTS

Findings

IN NI NP RR IO Inspection Items

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. We recommend obtaining a roof certification before the close of escrow if concerned.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

☐ ☐ ☐ ☒ ☐ 1.5 FLAT ROOF COVERINGS/ MATERIALS Findings

The skylight on the flat roof has excessive sealant applied around it. This condition may indicate previous leak repairs and can be a sign of ongoing or recurring water intrusion issues. We recommend necessary repairs and further evaluation by a licensed certified contractor to ensure the skylight is properly sealed and functioning as intended.



1.5 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2. Exterior

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

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only					
IN	NI	NP	RR	IO	Inspection Items
					2.0 EXTERIOR (GENERAL COMMENTS) LOT TYPE: SLOPED
					2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)
					2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING) LOT DRAINAGE: GRADED
					2.3 EAVES, SOFFITS, FASCIAS Findings
IN	NI	NP	RR	IO	Inspection Items
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IN NI NP RR IO Inspection Items

(1) Bare wood needs primer and paint at several areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and paint where needed by a licensed painter.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.



2.3 Item 3(Picture)

IN NI NP RR IO Inspection Items

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2.4 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO, WOOD

Findings

(1) There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

IN NI NP RR IO Inspection Items

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.



2.4 Item 3(Picture)



2.4 Item 4(Picture)

IN NI NP RR IO Inspection Items

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2.4 Item 5(Picture)



2.5 DOORS (EXTERIOR)

EXTERIOR ENTRY DOORS: WOOD

Findings

The latch is inoperable at the sliding glass door in the downstairs bedrooms. We recommend necessary repairs or replacement by a qualified person.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE ALUMINUM

Findings

(1) A window screen is missing in the downstairs hallway. We recommend replacing by a qualified person.



2.6 Item 1(Picture)

(2) WINDOW COMMENT: 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 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. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

(3) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. 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 the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

☒ ☐ ☐ ☐ ☐ 2.7 SAFETY GLASS (EXTERIOR)

☐ ☐ ☐ ☒ ☐ 2.8 DRIVEWAYS, PATIOS, WALKWAYS

DRIVEWAY: CONCRETE, ASPHALT

Findings

There are several stress and/ or settling cracks observed in the concrete driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)

2.9 FENCE AND/OR GATES

Findings

(1) The gate hardware is in poor condition and requires adjustment for the gate to operate (latch) properly. We recommend necessary repairs by a qualified licensed fence contractor.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

(2) The fence is loose, and damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.9 Item 3(Picture)

☐☒☐☐☐

2.10 IRRIGATION

Findings

Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect or check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

☐☐☐☒☐

2.11 DECKS AND PATIO COVERS

Findings

IN NI NP RR IO Inspection Items

(1) Some damaged wood is observed at the entry stairs at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the damaged wood as needed by a qualified licensed contractor.



2.11 Item 1(Picture)

(2) Wood posts at the stairs are observed in direct contact with the concrete, and lose. This may have been acceptable years ago. Currently post are required to be elevated 1" off concrete pier unless pressure treated or naturally decay resistant (red wood/cedar) post is used. We recommend necessary corrections by a licensed deck contractor.



2.11 Item 2(Picture)

IN NI NP RR IO Inspection Items

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2.11 Item 3(Picture)

(3) The deck was constructed using 4" x 4" post. This deck is greater than 8 feet in height, current standards require 6" x 6" post(s) when greater than 8 feet in height. This installation may have been acceptable years ago but does not meet today's building standards. We recommend necessary repairs by a licensed deck contractor for safety.



2.11 Item 4(Picture)

(4) The handrail at the deck is too thick and not easily grasped. This is a fall hazard. The handrail must be easily grasped and measure between 1-1/2" to 2" in width. We recommend having the handrail modified by a qualified licensed contractor.



2.11 Item 5(Picture)

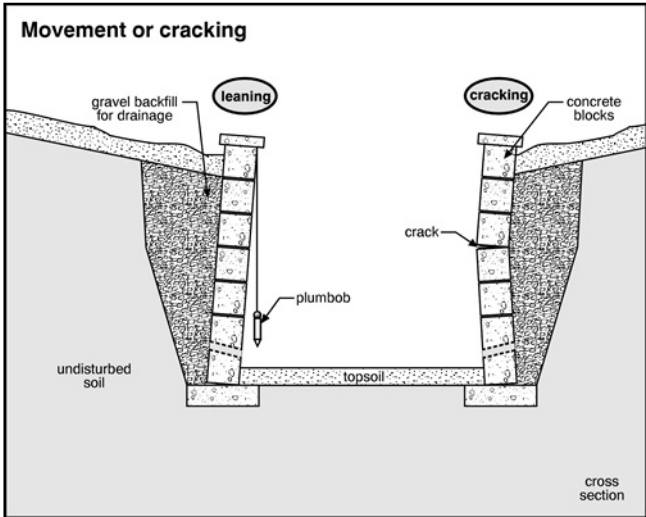
(5) While all decks were required to meet certain building standards and load capacities when built, it's estimated that of the 40 million existing decks only half are compliant - leaving 20 million decks that should be rebuilt or retrofitted. Decks cause more injuries and loss of life than any other part of the home structure. Most experts agree that the average life expectancy of a deck is 10 to 15 years. The existing deck appears to be past its useful life and/or was/ may not have been built to current building standards. We recommend further evaluation by a qualified engineer or licensed deck contractor to make sure the deck is safe before the close of your contingency period.



2.12 RETAINING/ YARD WALL(S)

Findings

The retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. We recommend further evaluation and repair by a licensed contractor.



2.12 Item 1(Picture) 1936



2.12 Item 2(Picture)

2.13 EXTERIOR - OTHER

Findings

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

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

3. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

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IN NI NP RR IO Inspection Items

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3.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: 2019
WATER HEATER LOCATION: OUTSIDE - EXTERIOR CLOSET
WATER HEATER MANUFACTURE: RHEEM
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER CAPACITY: 40 GALLON

Findings

(1) The water heater cold water shut-off valve is rusted/corroded. We recommend replacing this shut-off valve by a licensed plumber.



3.0 Item 1(Picture)

(2) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely flushed as regular maintenance.

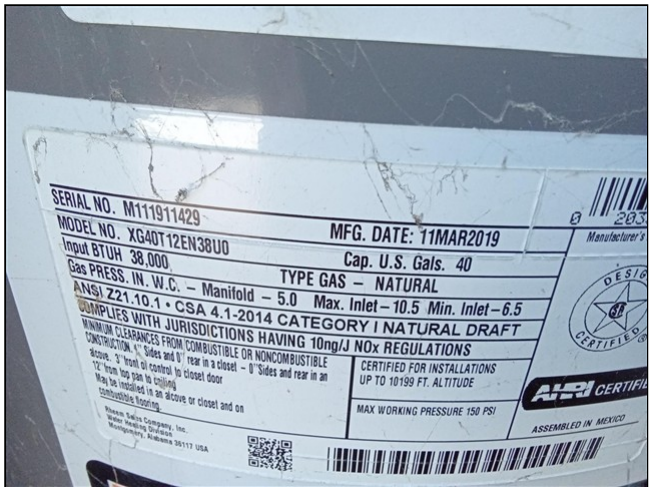


3.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

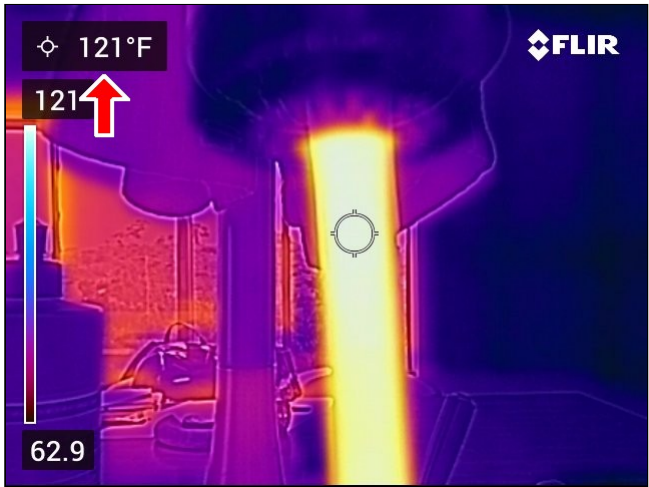
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IN NI NP RR IO Inspection Items



3.0 Item 3(Picture)

(3) The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.

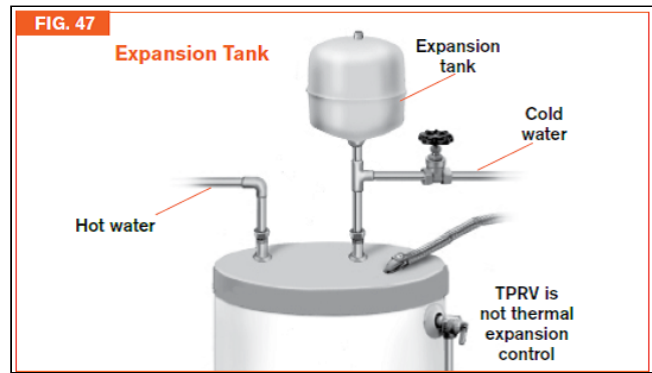


3.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

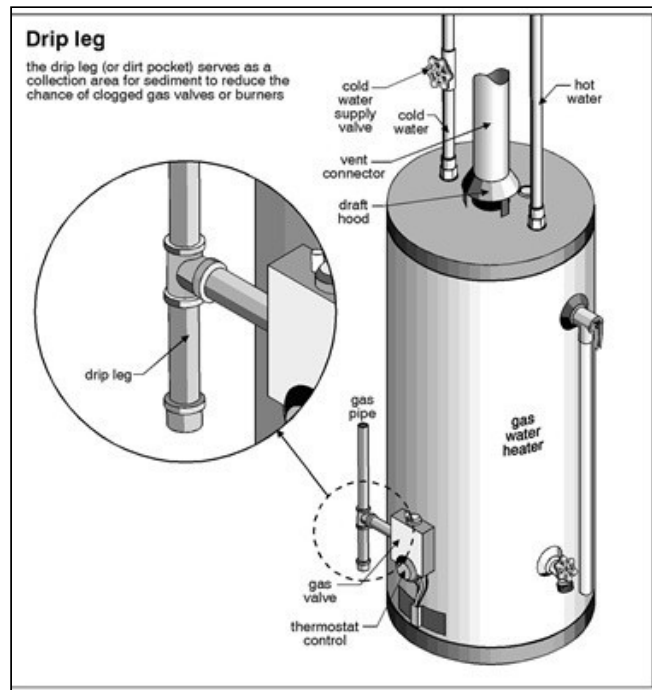
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(4) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. In addition, this requirement is subject to your local municipal code. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.



3.0 Item 5(Picture)

(5) The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.



3.0 Item 6(Picture)



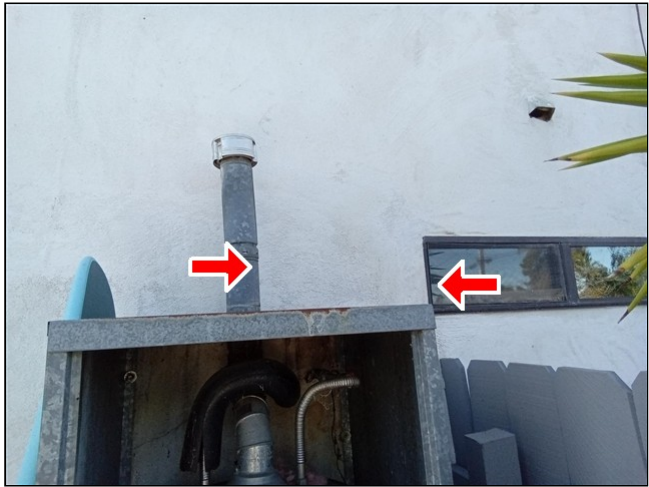
3.1 MAIN WATER HEATER FLUE

WATER HEATER FLUE MATERIAL: DOUBLE WALL

Findings

IN NI NP RR IO Inspection Items

The water heater flue termination was installed too close to an opening at the exterior of the home. The flue should terminate a minimum of 4 feet to the side or below any building opening, and 1 foot above any opening. The current installation does not meet this requirement and can allow carbon monoxide gasses to enter the home. This is a safety hazard and indicates the water heater was not have been professionally installed. We recommend further evaluation by a qualified licensed plumber for repair options.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

☒ ☐ ☐ ☐ ☐

3.2 MAIN WATER HEATER (PLATFORM & STRAPPING)

Findings

The water heater is adequately strapped as required.

☐ ☐ ☐ ☒ ☐

3.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Findings

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

There is no discharge pipe connected to the water heater Temperature and Pressure (T&P) relief valve. This is non standard and a potential scalding hazard. A metal discharge pipe must be installed which drains water to within 6 inches of the ground in the event of an over-heat/ pressure scenario. We recommend that a metal discharge pipe be installed at the water heater temperature pressure relief valve by a qualified licensed plumber for safety.



3.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

☒ ☐ ☐ ☐ ☐ 4.0 INTERIORS (GENERAL COMMENTS)

WALL AND CEILING MATERIALS: OCCUPIED, SHEETROCK

Findings

(1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected at the time of the inspection.



4.0 Item 1(Picture)

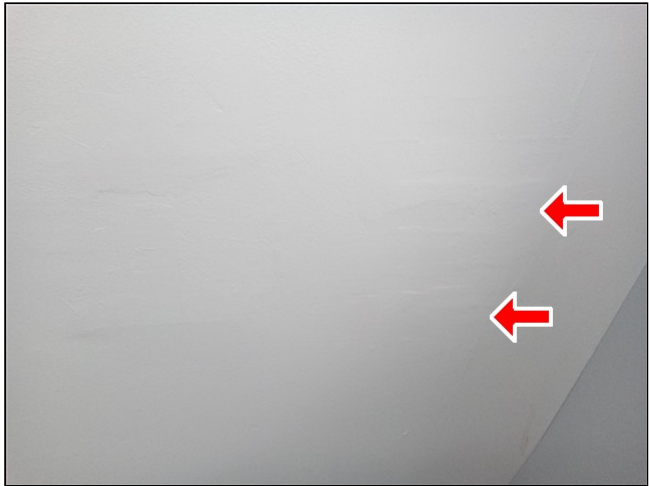
(2) Due to stored personal items not all areas throughout the house and garage were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. We recommend that you conduct a careful evaluation during your final walk-through to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by this company or a qualified person.

☐ ☐ ☐ ☒ ☐ 4.1 CEILINGS

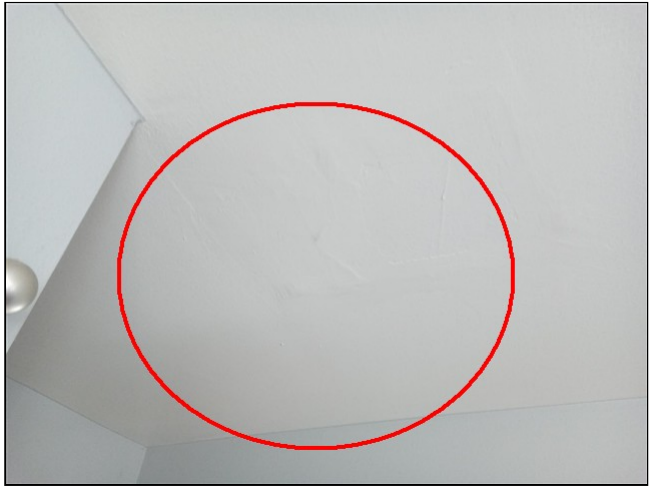
Findings

IN NI NP RR IO Inspection Items

(1) Patching was noted at the ceiling in the master bedroom. We recommend asking the seller if they have knowledge of the repair or cause.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

(2) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.



4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.2 WALLS Findings

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

(1) The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.



4.2 Item 1(Picture)

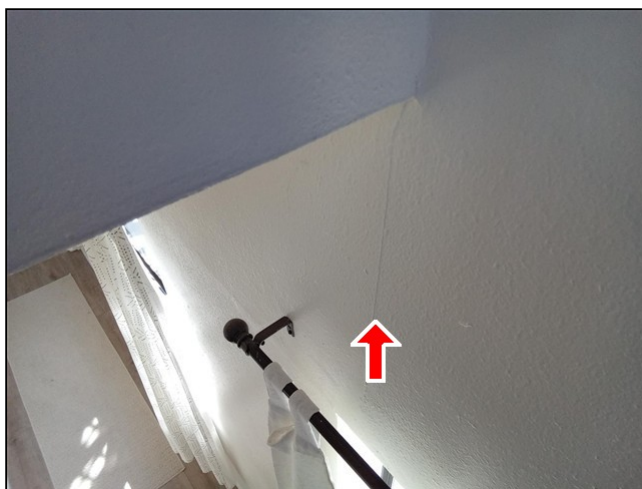
(2) Hairline cracking was observed at several locations throughout the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.



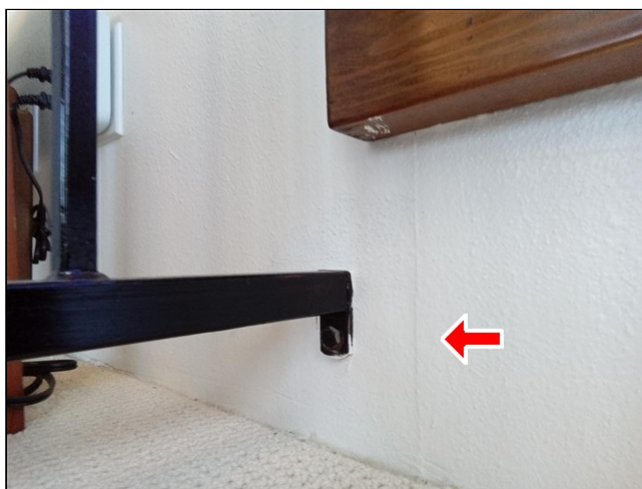
4.2 Item 2(Picture)

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



4.2 Item 3(Picture)



4.2 Item 4(Picture)

(3) Base boards are missing at several areas throughout the house. We recommend replacing where needed by a qualified person.



4.2 Item 5(Picture)



4.2 Item 6(Picture)



4.3 FLOOR COVERINGS

Findings

There is damaged carpet on the stairs. We recommend replacing where needed by a qualified licensed flooring contractor.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

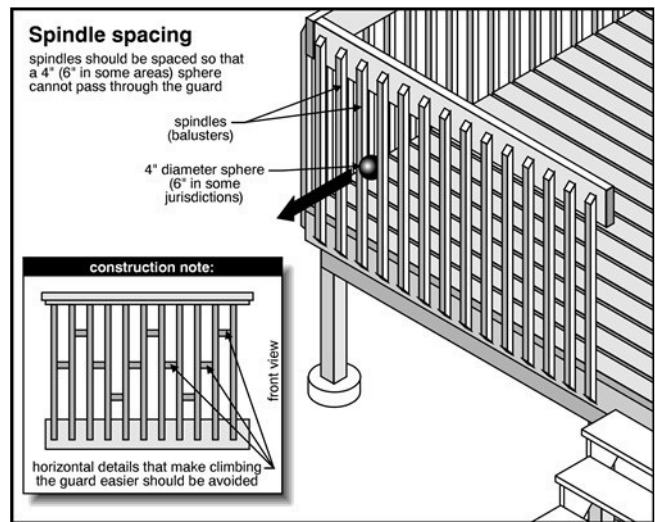


4.3 Item 3(Picture)

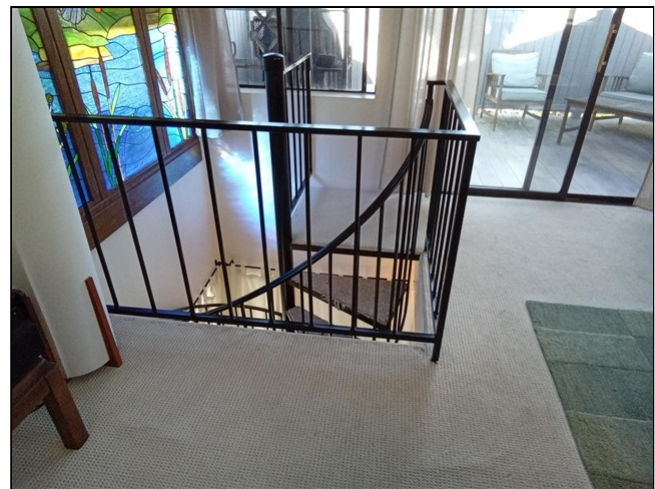
4.4 STEPS, STAIRWAYS, RAILINGS Findings

IN NI NP RR IO Inspection Items

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Findings

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

Cabinet door hardware is noted to be loose at several kitchen cabinet doors. We recommend necessary corrections where needed by a qualified person.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

IN NI NP RR IO Inspection Items

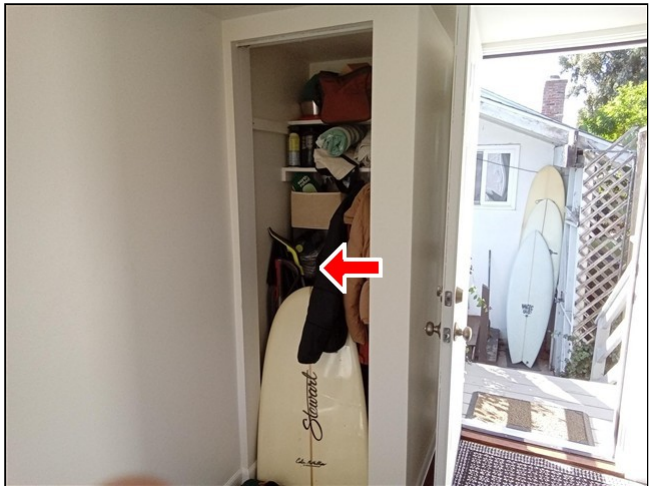
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



4.5 Item 4(Picture)

4.6 DOORS (REPRESENTATIVE NUMBER)

Findings
(1) The closet doors are missing in the entry closet. We recommend replacing the doors as needed by a qualified person.



4.6 Item 1(Picture)

IN NI NP RR IO Inspection Items

(2) The closet doors are missing in both bedrooms. We recommend replacing the doors as needed by a qualified person.



4.6 Item 2(Picture)



4.6 Item 3(Picture)

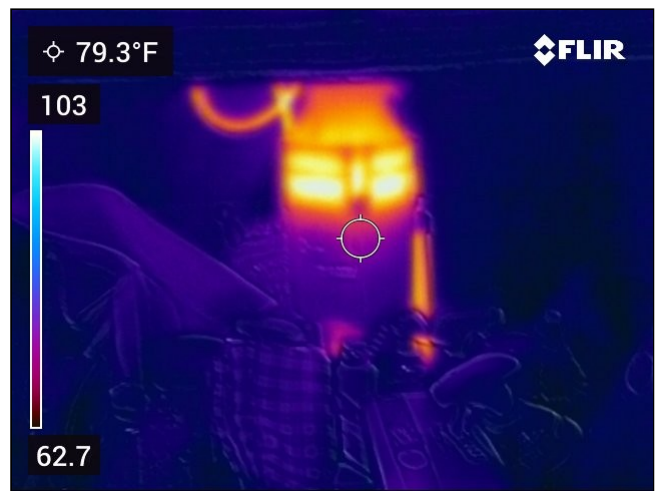
4.7 INFRARED CAMERA INSPECTION Findings

IN NI NP RR IO Inspection Items

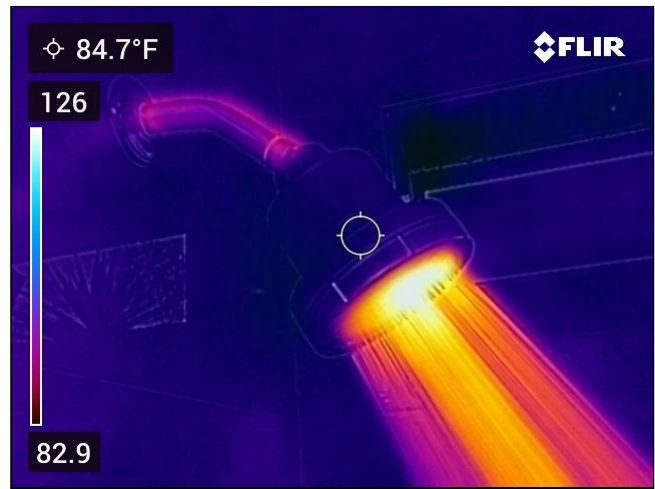
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

An infrared (thermal imaging) scan was performed throughout the house and garage at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

4.8 SAFETY GLASS (INTERIOR)

4.9 INTERIORS - OTHER

Findings

Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned .

IN NI NP RR IO Inspection Items

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

5. Smoke/ CO Detectors

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

5.0 SMOKE DETECTORS

Findings
This house has only one common smoke detector (near bedrooms 2 and 3). A common smoke detector is required **adjacent to each cluster of bedrooms**. We recommend installing an additional smoke detector outside of the master bedroom for safety by a qualified person.

5.1 CARBON MONOXIDE DETECTOR(S)

Findings
This house has only one Carbon Monoxide detector. The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed.



5.1 Item 1(Picture)

5.2 BEDROOM EGRESS

5.3 SAFETY - OTHER

Findings
(1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.
(2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

IN NI NP RR IO Inspection Items

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6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

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IN NI NP RR IO Inspection Items



6.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS

GAS DISTRIBUTION: RIGID IRON PIPE

WASHER DRAIN SIZE: 1 1/2 DIAMETER (UNDERSIZED)

Findings

(1) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

(2) The clothes washer drain is less than 2" in diameter. This drain may not be adequate to accommodate modern clothes washer which eject water at a greater rate than older washers. We cannot predict how your washer will perform with this drain. The drain may require modification or upgrading by a licensed plumber. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period if concerned.



6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER

WATER SOURCE: PUBLIC



6.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)



6.3 TUB/ SHOWER ENCLOUSER(S)

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

Findings

The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.



6.3 Item 1(Picture)

☒ ☐ ☐ ☐ ☐ **6.4 HOT AND COLD REVERSED AT FIXTURES**

☐ ☒ ☐ ☐ ☐ **6.5 WATER PRESSURE/ REGULATOR**

WATER PRESSURE (PSI): APPEARS TO BE ADEQUATE

Findings

A water pressure regulator was not found. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure regulator is installed we recommend having a water pressure regulator installed by a qualified licensed plumber.

☐ ☐ ☐ ☒ ☐ **6.6 HOSE SPIGOT(S)**
Findings

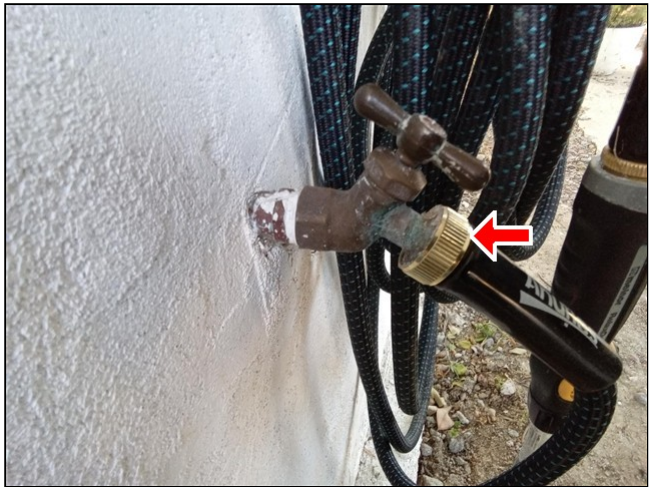
IN NI NP RR IO Inspection Items

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. Theses anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



6.6 Item 1(Picture)

(2) The front hose is fused/ tight to the hose bib. I was unable to remove the hose at the time of the inspection. We recommend having the sellers remove the hose and/or repairs by a qualified licensed plumber as needed.



6.6 Item 2(Picture)

6.7 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS Findings

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

A gas and carbon monoxide leak test was conducted at accessible gas fittings and appliances using gas and CO leak detectors. There were no gas or CO leaks detected at the time of the inspection.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

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7.0

MAIN AND SUB PANELS

ELECTRIC SERVICE CONDUCTORS: OVERHEAD SERVICE

MAIN PANEL CAPACITY: NOT VISIBLE

ELECTRIC PANEL MANUFACTURE: NOT VISIBLE

Findings

IN NI NP RR IO Inspection Items

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The main panel access cover was locked at the time of the inspection preventing access to the breakers, wiring, and related components. The main panel and related components could not be inspected at this time. We recommend that the lock be removed and that the main electrical panel and it's related components be inspected by this company or a qualified person prior to the end of your contingency period.



7.0 Item 1(Picture)

7.1
BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: NOT VISIBLE
WIRING METHODS: UNKNOWN

Findings

(1) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician prior to the end of your contingency period

(2) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. 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. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.

7.2
CIRCUIT BREAKERS/ FUSES

PANEL TYPE: UNKNOWN/ NOT VISIBLE

7.3
SERVICE AND GROUNDING EQUIPMENT

7.4
CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Findings

The ceiling fan in the downstairs bedroom did not work when tested at the time of the inspection. We recommend further evaluation by a qualified person and repairs or replacement made as necessary.



7.4 Item 1(Picture)

7.5 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Findings

A representative number of receptacles throughout the house and garage were tested for power, polarity and grounding according to our standards-of-practice. These receptacles were observed to be functioning properly at the time of the inspection, unless otherwise noted. Note: Receptacles that are blocked/ covered and otherwise inaccessible were not inspected.



7.5 Item 1(Picture)

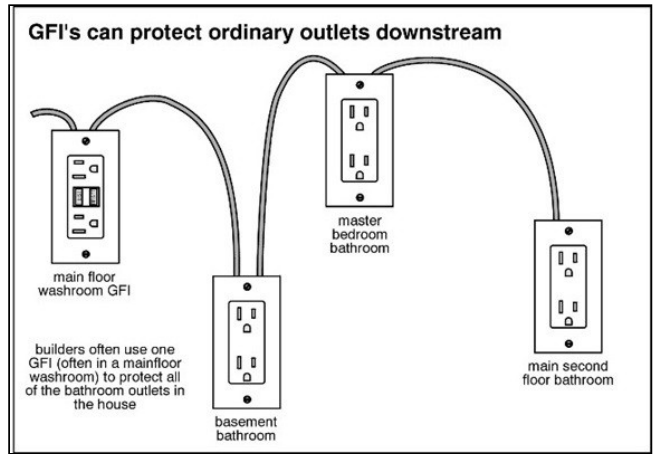
7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Findings

All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's

IN NI NP RR IO Inspection Items

and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



7.6 Item 1(Picture)

7.7 JUNCTION BOXES (OBSERVABLE)

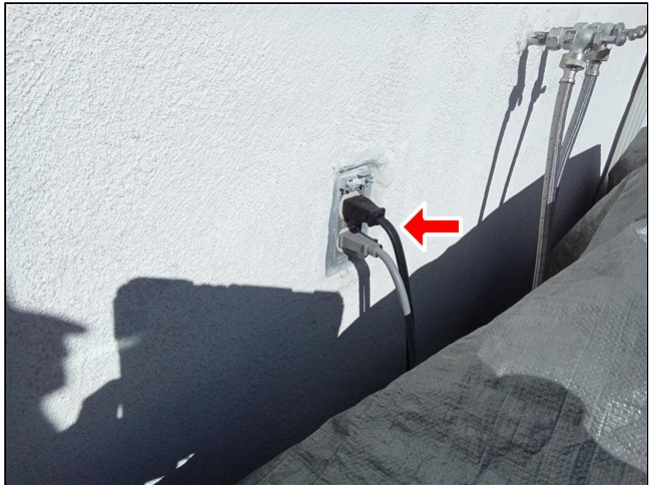
Findings
(1) Several exterior receptacles do not have weather proof covers installed. A weather proof cover is required at all exterior receptacles. If an accessory will be plugged in for long periods of time than a weatherproof enclosure is required. We recommend installing a weather proof cover or weather proof enclosure by a qualified person where needed.



7.7 Item 1(Picture)

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



7.7 Item 2(Picture)

(2) The timer switch in the bathroom just makes a loud noise. This is non standard and a potential shock hazard. We recommend installing a cover plate by a qualified person.



7.7 Item 3(Picture)



7.8 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Findings

IN NI NP RR IO Inspection Items

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.



7.8 Item 1(Picture)

(2) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

Note: Some of the exterior lights are controlled by daylight or dusk-to-dawn sensors. These lights were not tested. We recommend verifying that these lights are operational prior to the end of your contingency period.



7.8 Item 2(Picture)

7.9 TELEPHONE AND CABLE ENTRANCE Findings

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

The cover for the cable service entrance is missing. We recommend replacement by a qualified person.



7.9 Item 1(Picture)



7.9 Item 2(Picture)



7.9 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

8. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☒	☐	8.0 HEATING EQUIPMENT HEAT TYPE: GAS WALL HEATER(S), ELECTRIC WALL HEATER(S) ENERGY SOURCE: NATURAL GAS AGE OF HEATER: UNKNOWN/ UNLABELED NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE Findings There is no heat source in the downstairs master bedroom. This is non-standard. We recommend installing a heat source in the upstairs master bedroom by a qualified licensed HVAC contractor.

☐	☐	☐	☒	☐	8.1 WALL HEATER(S) Findings
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IN	NI	NP	RR	IO	Inspection Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only					

IN NI NP RR IO Inspection Items

(1) The wall furnace did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.



8.1 Item 1(Picture)

(2) The wall furnace in the second bedroom was tested and was functional/ operated at the time of the inspection.



8.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



8.1 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

9. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

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IN NI NP RR IO Inspection Items

9.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: NONE

Findings
There is no AC installed in this home. This is for your information.

IN NI NP RR IO Inspection Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

10. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

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IN	NI	NP	RR	IO	Inspection Items
☒	☐	☐	☐	☐	10.0 STRUCTURE (GENERAL INFORMATIONAL) ATTIC ACCESS/ LOCATION: NONE FOUND WALL STRUCTURE: NOT VISIBLE FOUNDATION BOLTS: NOT OBSERVABLE
☒	☐	☐	☐	☐	10.1 ROOF STRUCTURE AND ATTIC SPACE ROOF TYPE: GABLE, FLAT ROOF STRUCTURE: NOT VISIBLE
☒	☐	☐	☐	☐	10.2 SLAB 1ST LEVEL FLOOR STRUCTURE: SLAB - OLD Findings Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.
☒	☐	☐	☐	☐	10.3 FOUNDATION FOUNDATION: POURED CONCRETE
☒	☐	☐	☐	☐	10.4 FOUNDATION BOLTS

IN	NI	NP	RR	IO	Inspection Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only					

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

11. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

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11.0 INSULATION IN THE ATTIC SPACE

Findings

The attic space insulation was not visible.

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11.1 BATHROOM VENTING

IN NI NP RR IO Inspection Items

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

12. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

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12.0 DISHWASHER

Findings

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IN NI NP RR IO Inspection Items

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.



12.0 Item 1(Picture)

12.1 RANGE/ OVEN

RANGE/ OVEN/ COOKTOP: GAS, GENERAL ELECTRIC

Findings

The range/oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



12.1 Item 1(Picture)

12.2 RANGE/COOKTOP HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: RE-CIRCULATE

12.3 FOOD WASTE DISPOSER

Findings

The food waste disposal is hard wired. We recommend installing an outlet below the kitchen sink cabinet by a qualified licensed contractor so the waste disposal can be

IN NI NP RR IO Inspection Items

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plugged in instead of being hard wired. This is a recommended upgrade.



12.3 Item 1(Picture)

12.4 MICROWAVE (BUILT-IN)

Findings
The built in microwave was tested with a microwave 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.



12.4 Item 1(Picture)

12.5 WASHING/ DRYER (CLOTHES)

DRYER POWER SOURCE: NATURAL GAS ONLY

Findings
The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

12.6 REFRIGERATOR

IN NI NP RR IO Inspection Items

Findings

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

(2) I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

IN NI NP RR IO Inspection Items

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

13. Gas, Electric, Water Shut-Off Locations

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

☒ ☐ ☐ ☐ ☐ **13.0 MAIN GAS SHUT-OFF VALVE**

Findings

Up at the main house.

☒ ☐ ☐ ☐ ☐ **13.1 MAIN ELECTRICAL PANEL**

Findings

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



13.1 Item 1(Picture)

☐ ☒ ☐ ☐ ☐ **13.2 MAIN WATER SHUT-OFF**

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

I could not locate a convenient/easily accessible (next to the house) main shut-off for water. Please ask the current owners for the location, if one was installed. Otherwise, you will need to shut the water off at the street meter or have a plumber install an easily accessible shut off valve.

IN NI NP RR IO Inspection Items

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14. Repair Estimates

Get accurate repair quotes in 24 hours with **TheQwikFix - All Pro Property Inspections** customers save \$20!

We've partnered with TheQwikFix to make the repair process simple. Just upload this inspection report and get a detailed, itemized quote you can use to negotiate repair credits or hire contractors directly.

What TheQwikFix delivers:

- Accurate, bindable repair quote in 24 hours or less
- Pricing clarity to negotiate from a position of strength
- Ability to upload specialty reports (sewer, roof, etc.)
- Access to licensed, verified contractors
- Flexible payment options (check, card, or escrow)

How it works:

1. Click 'DOWNLOAD' at the top of your digital report
2. Click 'SAVE PDF' on the next screen
3. Your inspection PDF will download to your computer
4. Click the blue 'Get Your Repair Quote' button below
5. Complete the quick request form (takes 2 minutes)

Why customers love it: No more calling multiple contractors for estimates. No more wondering if you're getting a fair price. Get everything you need in one place - fast quotes, qualified contractors, and peace of mind.

Ready to get started? Click below to request your quote and take the guesswork out of repairs.

GET YOUR REPAIR QUOTE NOW

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General Summary



All Pro Property Inspections

**PO Box 3232
Vista, CA 92085-3232 US
760-557-5571**

Customer
Joeseeph Bingham

Address
1245 Saxony Rd
Encinitas CA 92024

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. 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.

1. Roofing

1.0 ROOF COVERINGS/ MATERIALS

Repair or Replace

(1) The roofing material is noted to be brittle and showing signs of wear and aging. The roof appears to be near the end of its useful life. We recommend consulting with a licensed roof contractor for an estimate of life remaining, or cost to replace prior to the end of your contingency period.

1.1 FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

(1) There are several metal roof flashings that are rusted. We recommend they be cleaned, painted and/or replaced as needed by a qualified licensed roof contractor.
(2) Sealant around the roof flashings/ penetrations is cracked. We recommend further evaluation and/or

necessary corrections by a qualified licensed roofer.

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)**Repair or Replace**

Gutters and drain lines are not installed. We recommend installing gutters and downspouts to prevent erosion or water intrusion by diverting run off away from the house by a qualified licensed contractor.

1.4 SKYLIGHTS**Not Inspected**

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. We recommend obtaining a roof certification before the close of escrow if concerned.

1.5 FLAT ROOF COVERINGS/ MATERIALS**Repair or Replace**

The skylight on the flat roof has excessive sealant applied around it. This condition may indicate previous leak repairs and can be a sign of ongoing or recurring water intrusion issues. We recommend necessary repairs and further evaluation by a licensed certified contractor to ensure the skylight is properly sealed and functioning as intended.

2. Exterior

2.3 EAVES, SOFFITS, FASCIAS**Repair or Replace**

(1) Bare wood needs primer and paint at several areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and paint where needed by a licensed painter.

(2) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

2.4 WALL CLADDING FLASHING AND TRIM**Repair or Replace**

(1) There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

2.5 DOORS (EXTERIOR)**Repair or Replace**

The latch is inoperable at the sliding glass door in the downstairs bedrooms. We recommend necessary repairs or replacement by a qualified person.

2.6 WINDOWS (INTERIOR AND EXTERIOR)**Repair or Replace**

(1) A window screen is missing in the downstairs hallway. We recommend replacing by a qualified person.

2.8 DRIVEWAYS, PATIOS, WALKWAYS**Repair or Replace**

There are several stress and/ or settling cracks observed in the concrete driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.

2.9 FENCE AND/OR GATES

Repair or Replace

- (1) The gate hardware is in poor condition and requires adjustment for the gate to operate (latch) properly. We recommend necessary repairs by a qualified licensed fence contractor.
- (2) The fence is loose, and damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

2.11 DECKS AND PATIO COVERS**Repair or Replace**

- (1) Some damaged wood is observed at the entry stairs at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the damaged wood as needed by a qualified licensed contractor.
- (2) Wood posts at the stairs are observed in direct contact with the concrete, and loose. This may have been acceptable years ago. Currently posts are required to be elevated 1" off concrete pier unless pressure treated or naturally decay resistant (red wood/cedar) post is used. We recommend necessary corrections by a licensed deck contractor.
- (3) The deck was constructed using 4" x 4" post. This deck is greater than 8 feet in height, current standards require 6" x 6" post(s) when greater than 8 feet in height. This installation may have been acceptable years ago but does not meet today's building standards. We recommend necessary repairs by a licensed deck contractor for safety.
- (4) The handrail at the deck is too thick and not easily grasped. This is a fall hazard. The handrail must be easily grasped and measure between 1-1/2" to 2" in width. We recommend having the handrail modified by a qualified licensed contractor.
- (5) While all decks were required to meet certain building standards and load capacities when built, it's estimated that of the 40 million existing decks only half are compliant - leaving 20 million decks that should be rebuilt or retrofitted. Decks cause more injuries and loss of life than any other part of the home structure. Most experts agree that the average life expectancy of a deck is 10 to 15 years. The existing deck appears to be past its useful life and/or was/ may not have been built to current building standards. We recommend further evaluation by a qualified engineer or licensed deck contractor to make sure the deck is safe before the close of your contingency period.

2.12 RETAINING/ YARD WALL(S)**Repair or Replace**

The retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. We recommend further evaluation and repair by a licensed contractor.

3. Water Heater

3.0 MAIN WATER HEATER (CONTROLS)**Repair or Replace**

- (1) The water heater cold water shut-off valve is rusted/corroded. We recommend replacing this shut-off valve by a licensed plumber.

3.1 MAIN WATER HEATER FLUE**Repair or Replace**

The water heater flue termination was installed too close to an opening at the exterior of the home. The flue should terminate a minimum of 4 feet to the side or below any building opening, and 1 foot above any opening. The current installation does not meet this requirement and can allow carbon monoxide gasses to enter the home. This is a safety hazard and indicates the water heater was not have been professionally installed. We recommend further evaluation by a qualified licensed plumber for repair options.

3.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**Repair or Replace**

There is no discharge pipe connected to the water heater Temperature and Pressure (T&P) relief valve. This is non standard and a potential scalding hazard. A metal discharge pipe must be installed which drains water to within 6 inches of the ground in the event of an over-heat/ pressure scenario. We recommend that a metal discharge pipe be installed at the water heater temperature pressure relief

valve by a qualified licensed plumber for safety.

4. Interiors

4.1 CEILINGS

Repair or Replace

(1) Patching was noted at the ceiling in the master bedroom. We recommend asking the seller if they have knowledge of the repair or cause.

(2) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.

4.2 WALLS

Repair or Replace

(1) The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

(2) Hairline cracking was observed at several locations throughout the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.

(3) Base boards are missing at several areas throughout the house. We recommend replacing where needed by a qualified person.

4.3 FLOOR COVERINGS

Repair or Replace

There is damaged carpet on the stairs. We recommend replacing where needed by a qualified licensed flooring contractor.

4.4 STEPS, STAIRWAYS, RAILINGS

Repair or Replace

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

Cabinet door hardware is noted to be loose at several kitchen cabinet doors. We recommend necessary corrections where needed by a qualified person.

4.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The closet doors are missing in the entry closet. We recommend replacing the doors as needed by a qualified person.

(2) The closet doors are missing in both bedrooms. We recommend replacing the doors as needed by a qualified person.

5. Smoke/ CO Detectors

5.0 SMOKE DETECTORS

Repair or Replace

This house has only one common smoke detector (near bedrooms 2 and 3). A common smoke detector is required **adjacent to each cluster of bedrooms**. We recommend installing an additional smoke detector outside of the master bedroom for safety by a qualified person.

5.1 CARBON MONOXIDE DETECTOR(S)

Repair or Replace

This house has only one Carbon Monoxide detector. The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed.

6. Plumbing System

6.0 DRAIN, WASTE, AND VENT SYSTEMS

Inspected

(2) The clothes washer drain is less than 2" in diameter. This drain may not be adequate to accommodate modern clothes washer which eject water at a greater rate than older washers. We cannot predict how your washer will perform with this drain. The drain may require modification or upgrading by a licensed plumber. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period if concerned.

6.3 TUB/ SHOWER ENCLOUSER(S)

Repair or Replace

The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.

6.5 WATER PRESSURE/ REGULATOR

Not Inspected

A water pressure regulator was not found. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure regulator is installed we recommend having a water pressure regulator installed by a qualified licensed plumber.

6.6 HOSE SPIGOT(S)

Repair or Replace

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

(2) The front hose is fused/ tight to the hose bib. I was unable to remove the hose at the time of the inspection. We recommend having the sellers remove the hose and/or repairs by a qualified licensed plumber as needed.

7. Electrical System

7.0 MAIN AND SUB PANELS

Not Inspected

The main panel access cover was locked at the time of the inspection preventing access to the breakers, wiring, and related components. The main panel and related components could not be inspected at this time. We recommend that the lock be removed and that the main electrical panel and it's related components be inspected by this company or a qualified person prior to the end of your contingency period.

7.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Inspected, Not Inspected, Repair or Replace

The ceiling fan in the downstairs bedroom did not work when tested at the time of the inspection. We recommend further evaluation by a qualified person and repairs or replacement made as necessary.

7.7 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

(1) Several exterior receptacles do not have weather proof covers installed. A weather proof cover is required at all exterior receptacles. If an accessory will be plugged in for long periods of time than a weatherproof enclosure is required. We recommend installing a weather proof cover or weather proof enclosure by a qualified person where needed.

(2) The timer switch in the bathroom just makes a loud noise. This is non standard and a potential shock hazard. We recommend installing a cover plate by a qualified person.

7.8 EXTERIOR LIGHTING**Repair or Replace**

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

(2) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

Note: Some of the exterior lights are controlled by daylight or dusk-to-dawn sensors These lights were not tested. We recommend verifying that these lights are operational prior to the end of your contingency period.

7.9 TELEPHONE AND CABLE ENTRANCE**Repair or Replace**

The cover for the cable service entrance is missing. We recommend replacement by a qualified person.

8. Heating Equipment

8.0 HEATING EQUIPMENT**Repair or Replace**

There is no heat source in the downstairs master bedroom. This is non-standard. We recommend installing a heat source in the upstairs master bedroom by a qualified licensed HVAC contractor.

8.1 WALL HEATER(S)**Repair or Replace**

(1) The wall furnace did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

12. Built-In Kitchen Appliances

12.3 FOOD WASTE DISPOSER**Repair or Replace**

The food waste disposal is hard wired. We recommend installing an outlet below the kitchen sink cabinet by a qualified licensed contractor so the waste disposal can be plugged in instead of being hard wired. This is a recommended upgrade.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; 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; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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