

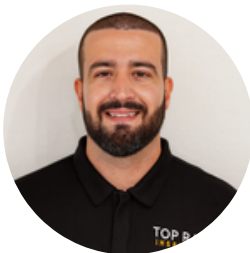


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01/30/2026



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Welcome to Your Home Inspection Experience

Thank you for selecting **Top Rank Inspections** for your home inspection. We are honored to assist you on this crucial step of your home-buying journey. Our mission is to provide you with a comprehensive understanding of your prospective home. Please take the time to thoroughly review the entire inspection report, as it is packed with detailed insights aimed at helping you make an informed decision. If you have any questions or need further clarification, please don't hesitate to reach out to us directly (619) 736-9116, or visit www.TopRankInspections.com. We're here to help.

Important Information About Your Report

This inspection report is the exclusive property of **Top Rank Inspections** and the client whose name appears in the Inspection Details Section. Unauthorized reproduction or distribution of this report is strictly prohibited. If shared with third parties, such as future buyers or real estate agents, those parties assume full responsibility and risk unless they have a signed agreement with **Top Rank Inspections**.

Please note that this report reflects the condition of the property as observed on the day of the inspection. Materials age, and mechanical systems experience wear and tear, so conditions may change over time. Therefore, future buyers are encouraged to commission a new inspection to ensure they receive the most current information.

Our inspectors adhere to the Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNACHI). The inspection is limited to readily accessible systems and components, and the findings in this report take precedence over any verbal discussions. Keep in mind that the inspector's time on-site is limited, so the focus is on identifying significant defects that impact the home's value, safety, and habitability. Any defects listed in this report should be considered important and warrant attention.

Scope of the Inspection

Your inspection was conducted as a general evaluation according to InterNACHI standards. This general inspection differs from specialized assessments that may involve more in-depth analysis, advanced tools, and extensive time commitments. The purpose of this inspection is to identify areas that may require further evaluation by licensed contractors, who may uncover additional defects or suggest necessary upgrades. We highly recommend following any further evaluation recommendations provided in this report before your contingency period expires.

Our assessment considers the condition of systems and components based on their performance at the time of inspection. While we account for the natural aging and wear

typical of any home, this inspection does not cover environmental hazards like mold, asbestos, or air quality issues. If you have specific health concerns, it is your responsibility to arrange for specialized testing. Please ensure that any necessary evaluations or repairs are completed before closing to avoid surprises after you move in.

Client Responsibilities & Recommendations

You are responsible for obtaining estimates for any items noted in this report that require further evaluation or repair. It's crucial to do this before the end of your contingency period, as repairs after this period will be your sole responsibility. If you have concerns about the significance of any findings, we advise consulting a licensed professional immediately.

All items in this report should be regarded as significant, especially those marked for further action or attention. If any item is annotated in the report, it is essential that you have the entire system further evaluated by a licensed specialist in that field. These experts may identify additional issues or recommend upgrades that could influence your assessment of the property. Engaging these professionals before the end of your contingency period is critical.

General Conditions & Limitations

This report focuses on those systems and components that, in our professional opinion, were not functioning properly, were significantly deficient, or posed safety risks at the time of inspection. Conditions not identified in this report or beyond the scope of this inspection may exist and require further investigation by specialists. We strongly advise addressing any recommended repairs, evaluations, or upgrades before your contingency period ends.

Please remember, this inspection does not predict future conditions or act as a warranty or guarantee of the property's systems and components. Systems can and may fail at any time, including after the inspection. To protect yourself, we highly recommend purchasing and maintaining a comprehensive home warranty that covers major systems such as roofing, HVAC, plumbing, and electrical. Renewing this warranty annually will provide ongoing protection for your home.

Understanding Report Categories & Color Codes

The inspection report utilizes a color-coded system to help you quickly assess and prioritize findings. Each color represents a different level of concern, from general observations to critical safety issues. Additionally, the purple-coded items indicate areas where the inspection was limited. It's essential to review all sections thoroughly, especially those highlighted in orange and red, to gain a full understanding of the property's condition.

Blue Items: Observations & General Information (Low-Level Items)

Description: **Blue-coded items** are general observations or informational notes. These are typically low-priority issues that do not pose immediate concerns but offer valuable context about the property's overall condition.

Examples: Cosmetic imperfections, signs of normal wear and tear, or general maintenance tips. These items are functional and do not require immediate attention but should be monitored over time.

Orange Items: Highlighted Concerns (Moderate & Some Major Items)

Description: **Orange-coded items** highlight concerns that range from moderate to potentially major issues. These items may impact the property's function, efficiency, or long-term durability and should be addressed to prevent further complications.

Examples: Systems or components showing signs of wear, potential structural concerns, or areas requiring further evaluation by a qualified professional. Some orange items might be major but do not pose immediate safety risks.

Red Items: Health & Safety Concerns (Critical Items to Pay Close Attention To)

Description: **Red-coded items** represent health and safety concerns that require immediate action. These issues could pose significant risks to the occupants or severely affect the property's safety and habitability.

Examples: Electrical hazards, significant structural issues, or conditions that could lead to injury or major damage if not promptly addressed. Red items should be given the highest priority.

Purple Items: Limitations (LMT)(Areas of Restricted Inspection)

Description: **Purple-coded items**, labeled as LMT, indicate areas where the inspection was limited or restricted. These limitations could be due to accessibility issues, safety concerns, or other factors that prevented a full evaluation of certain components or systems.

Examples: Inaccessible crawl spaces, areas blocked by furniture or storage, or systems that could not be tested due to being turned off. These items may require further investigation once the limitation is resolved.

Next Steps

Each color-coded item in the report provides essential information to help you assess the property's condition. We strongly recommend addressing all orange and red items before closing to avoid potential risks or costly repairs in the future. Additionally, consider investigating any purple-coded limitations to ensure there are no hidden issues. If you have any questions about the severity of an issue or need further guidance, please consult with a qualified contractor or specialist.

Closing Remarks

We hope this inspection report has provided you with valuable insights into your potential new home. Please read the entire report carefully and act on any recommendations before closing. Thank you again for choosing **Top Rank Inspections**, we're proud to be a part of your home-buying process. Should you have any further questions or need additional information, please don't hesitate to contact us. We wish you all the best as you move forward with your home purchase.

SUMMARY



OBSERVATION/GENERAL
INFORMATION



HIGHLIGHTED ITEMS



SAFETY CONCERNS

Understanding Report Categories & Color Codes

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- ⊖ 2.1.1 Exterior & Grounds - Exterior Doors/Windows : Threshold/Sill Damaged/Missing/Loose
- 🔧 2.2.1 Exterior & Grounds - Driveway, Walkway(s), Patio : Common Cracks
- 🔧 2.3.1 Exterior & Grounds - Sidings, Flashings, Trims: Penetrations
- 🔧 2.3.2 Exterior & Grounds - Sidings, Flashings, Trims: Previous Repairs
- ⊖ 2.3.3 Exterior & Grounds - Sidings, Flashings, Trims: Staining/Algae/Mildew
- ⊖ 2.8.1 Exterior & Grounds - Grading, Drainage, and Vegetation: Drainage Recommended
- ⊖ 3.1.1 Foundation - Slab Foundation : Chips/Damage
- 🔧 4.1.1 Roof - General: Roof 0-5 Years Old
- ⊖ 4.2.1 Roof - Low Sloped/Flat Roof : Evidence of Ponding/Pooling
- ⊖ 4.3.1 Roof - Shingles : Exposed Nails/Staples
- ⊖ 4.3.2 Roof - Shingles : Shingles on Flat Roof Non Standard Installation
- ⊖ 4.5.1 Roof - Roof Vent(s): Reseal Vent Stacks
- ⊖ 4.6.1 Roof - Gutters/Down Spouts : No Gutters Noted
- ⊖ 5.1.1 Attic, Insulation & Ventilation - Roof Structure : Stains Dry at Time of Inspection
- 🔧 6.2.1 Electrical - Main Panel : Spliced Wires Noted
- 🔧 6.2.2 Electrical - Main Panel : Missing Labels on Panel
- ⚠️ 6.2.3 Electrical - Main Panel : Double Tapped Breaker
- ⊖ 6.2.4 Electrical - Main Panel : Rust/Corrosion Noted
- ⊖ 6.2.5 Electrical - Main Panel : Older Panel Noted
- ⊖ 6.2.6 Electrical - Main Panel : Alterations Noted to Panel
- 🔧 6.3.1 Electrical - Sub Panel : Knockouts/Bushings Missing
- ⊖ 6.5.1 Electrical - Exterior Electrical: Exposed Romex/No Conduit
- ⊖ 6.6.1 Electrical - Interior Electrical : Bulbs Missing, or Inoperable
- ⊖ 6.6.2 Electrical - Interior Electrical : Light Fixture Rust, or Corrosion
- ⊖ 6.6.3 Electrical - Interior Electrical : Bathroom Missing Outlet/Receptacle
- ⊖ 7.1.1 Plumbing - Main Water Supply, Hose Bibs, Water Pressure: Water Pressure Too High
- 🔧 7.3.1 Plumbing - Water Heater System : Water Heater Replaced
- ⊖ 7.6.1 Plumbing - Sewer Scope : Cast Iron Drain Line Noted
- ⊖ 7.6.2 Plumbing - Sewer Scope : Blockage
- ⊖ 8.1.1 Heating & Cooling - Heating: 10/15 Yrs Old
- ⊖ 8.1.2 Heating & Cooling - Heating: Dirty
- ⊖ 8.1.3 Heating & Cooling - Heating: Did Not Respond
- 🔧 10.1.1 Kitchen - Kitchen Sink : Caulking/Grout Missing, Damaged, Dark

- 🚫 10.1.2 Kitchen - Kitchen Sink : Faucet Corrosion/Damaged
- 🚫 10.2.1 Kitchen - Garbage Disposal : Improper Wiring Methods
- 🚫 10.3.1 Kitchen - DishWasher : Air Gap/High Loop Improper Installation
- 🚫 10.3.2 Kitchen - DishWasher : Drains Through Air Gap
- 🔧 10.4.1 Kitchen - Cabinets/Countertop : Wear Marks
- 🚫 11.1.1 Interior Areas - Interior Door(s) : Jamb/Frame Damage
- 🔧 11.2.1 Interior Areas - Windows: Difficult to Open, and or Close
- 🚫 11.2.2 Interior Areas - Windows: Inoperable, Does Not Open
- 🚫 11.2.3 Interior Areas - Windows: Window Sill Damaged
- ⚠️ 11.2.4 Interior Areas - Windows: Possible Dark Growth Noted Around Windows
- 🚫 11.2.5 Interior Areas - Windows: Original, or Old Windows
- 🔧 11.3.1 Interior Areas - Closets & Cabinets : Wear Marks Noted to Cabinets
- 🚫 11.4.1 Interior Areas - Walls & Ceilings : Patches or Repairs Noted to The Walls & Ceilings
- 🚫 11.4.2 Interior Areas - Walls & Ceilings : Common Settling Cracks Noted
- ⚠️ 11.4.3 Interior Areas - Walls & Ceilings : Major Visible Cracks Noted
- 🚫 11.4.4 Interior Areas - Walls & Ceilings : Dry Stains Noted to The Walls & Ceiling
- ⚠️ 11.4.5 Interior Areas - Walls & Ceilings : Discoloration/Possible Microbial Growth
- 🔧 11.5.1 Interior Areas - Floors : Wear Marks, or Scratches
- 🚫 11.5.2 Interior Areas - Floors : Uneven Flooring Noted
- 🚫 11.5.3 Interior Areas - Floors : Cracks, or Chips
- 🚫 11.5.4 Interior Areas - Floors : Carpet Ripples Noted
- 🚫 12.3.1 Bathroom - Ventilation: No Fan, Window Present
- 🚫 12.3.2 Bathroom - Ventilation: Fan Irregular Noise
- 🔧 12.4.1 Bathroom - Countertop & Cabinets : Cosmetic Marks Noted
- 🚫 12.5.1 Bathroom - Bathroom Sink : Corrosion on Valves, or Connections
- 🚫 12.5.2 Bathroom - Bathroom Sink : Active Leak Noted
- 🚫 12.5.3 Bathroom - Bathroom Sink : Corrosion, or Damaged Noted to The Faucet
- 🚫 12.6.1 Bathroom - Toilet : Corrosion on Valve
- 🚫 12.7.1 Bathroom - Bathtub & Shower: Stopper Damaged, Missing, or Inoperable
- 🔧 12.7.2 Bathroom - Bathtub & Shower: Grout, or Caulking Missing, Or Reseal
- 🚫 12.7.3 Bathroom - Bathtub & Shower: Diverter Stuck
- 🚫 12.7.4 Bathroom - Bathtub & Shower: Slow Drain, Potential Clog
- 🚫 12.7.5 Bathroom - Bathtub & Shower: Shower Head Leaking
- 🚫 12.7.6 Bathroom - Bathtub & Shower: Fixtures Corroded, Rusted, or Damaged
- 🚫 12.7.7 Bathroom - Bathtub & Shower: Stop Valve Inoperable
- 🔧 13.1.1 Electrical 2 - Sub Panel : Sub Panel Upgraded
- 🚫 13.4.1 Electrical 2 - Interior Electrical : Open Electrical Box
- 🚫 14.2.1 Plumbing 2 - Plumbing Lines : Plumbing Vent Improper Termination
- 🔧 14.3.1 Plumbing 2 - Water Heater System : Water Heater Replaced
- 🚫 14.3.2 Plumbing 2 - Water Heater System : Expansion Tank Missing
- ⚠️ 14.3.3 Plumbing 2 - Water Heater System : Seismic Straps (Missing)

- 🔧 14.3.4 Plumbing 2 - Water Heater System : Rodent Activity Noted
- ⚠️ 14.3.5 Plumbing 2 - Water Heater System : TPR Line Improper Termination
- 🔧 15.1.1 Kitchen 2 - Kitchen Sink : Signs of Past Leak Dry at Time of Inspection
- 🔧 15.1.2 Kitchen 2 - Kitchen Sink : Slow/Clogged Drain
- 🔧 15.2.1 Kitchen 2 - Cabinets/Countertop : Wear Marks
- 🔧 15.2.2 Kitchen 2 - Cabinets/Countertop : Backsplash Damaged/Missing/Loose
- 🔧 16.2.1 Interior Areas 2 - Windows: Window(s) - Upgraded
- 🔧 16.3.1 Interior Areas 2 - Closets & Cabinets : Wear Marks Noted to Cabinets
- 🔧 16.4.1 Interior Areas 2 - Walls & Ceilings : Wear Marks Noted
- 🔧 16.5.1 Interior Areas 2 - Floors : Wear Marks, or Scratches
- 🔧 16.5.2 Interior Areas 2 - Floors : Uneven Flooring Noted
- 🔧 17.3.1 Bathroom 2 - Ventilation: Fan Dirty, or Clogged
- 🔧 17.4.1 Bathroom 2 - Countertop & Cabinets : Cosmetic Marks Noted
- 🔧 17.5.1 Bathroom 2 - Bathroom Sink : Signs of Past Leaks Noted - Dry
- 🔧 17.5.2 Bathroom 2 - Bathroom Sink : Plumbing Penetrations Sealing
- 🔧 17.5.3 Bathroom 2 - Bathroom Sink : Corrosion, or Damaged Noted to The Faucet
- 🔧 17.6.1 Bathroom 2 - Toilet : Inoperable
- 🔧 17.7.1 Bathroom 2 - Bathtub & Shower: Grout, or Caulking Missing, Or Reseal
- 🔧 17.7.2 Bathroom 2 - Bathtub & Shower: Diverter Not Engaging Properly
- 🔧 17.7.3 Bathroom 2 - Bathtub & Shower: Fixtures Corroded, Rusted, or Damaged

1: INSPECTION DETAILS

Information

Attendees

Buyers Agent

Occupancy

Vacant

Property Category

Single Family

Temperature

80-90

Weather Condition

Sunny

Items Not Inspected and Other Limitations

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

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

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

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

Next Steps After Your Inspection

The completion of your home inspection marks an important step in the home-buying process, but there are several key actions you should consider to move forward effectively:

1.
Review the Report: Thoroughly read the inspection report to understand the condition of the property. Focus on the **'Highlighted Items'** and **'Safety Concerns'** sections for critical issues that need immediate attention.
2.
Consult with Professionals: Consider consulting with relevant professionals (e.g., contractors, engineers) to further evaluate the **'Highlighted Items'**, and **"Safety Concerns"** identified during the inspection. This is crucial for addressing any deficiencies or safety issues noted in the report.
3.
Obtain Repair Estimates: For any repairs needed, obtain estimates from qualified professionals to understand the financial impact. This can also aid in further negotiations.
4.
Plan for Corrections and Improvements: Based on the 'Action Items' and future upgrade suggestions from the 'Information/Limitations' section, plan for any immediate corrections or future home improvements. Prioritize safety concerns and significant deficiencies that could impact the home's livability.
5.
Discuss Findings with Your Real Estate Agent: Share the inspection report with your real estate agent. They can provide additional insights and help strategize on the best approach for negotiations or next steps in your purchase process.
6.
Schedule Follow-Up Inspections if Necessary: If issues requiring specialized inspection were discovered (like potential structural problems or mold), schedule follow-up inspections with appropriate specialists to ensure all concerns are thoroughly addressed. Before the close of escrow.
7.
Keep Documentation: Save a copy of the inspection report and all repair estimates, correspondence, and other related documents. These records can be valuable for future reference, insurance claims, or resale purposes.

Taking these steps will help ensure that you are fully informed about the condition of the property and are prepared to make the best decisions for your situation.

Plan Your Annual Home Maintenance Inspection

Even the most diligent homeowners can occasionally overlook small issues or neglect routine home repairs and seasonal maintenance tasks. To ensure your home remains in excellent condition and to prevent minor issues from developing into serious, costly repairs, consider the benefits of an Annual Home Maintenance Inspection.

Understanding that your home requires regular care and maintenance is crucial, especially for new homeowners. Over time, components of your home will naturally wear out, break down, or stop functioning. However, staying on top of maintenance needs, including scheduling an annual inspection with a professional, can prevent these issues from turning into major disasters.

Think of this inspection as similar to regular vehicle maintenance—it's an essential part of the upkeep for your most valuable investment: your home. At Top Rank Inspections, we guide you on what to look out for, empowering you to make informed decisions about home care. This not only protects your family's health and safety but also enhances your enjoyment of your home for many years to come.

Don't wait for small problems to become larger ones. Schedule next year's maintenance inspection with us today and keep your home in top condition as part of your routine home maintenance plan. Catch potential problems early and address them before they turn into major defects.

Property Vacant at Time of Inspection

At the time of the inspection, the property was vacant. It is important to note that certain issues and defects may not be apparent in a building when it is unoccupied, as the building systems are not being used routinely. For example, plumbing issues might only become visible once the property is occupied and systems are in regular use. Sink faucet valves, for instance, may start to drip after regular use when the valve gaskets and packing rehydrate.

Additionally, appliances, especially those involving water, may show signs of reliability issues after sitting unused for an extended period. It is crucial to monitor these appliances and seek further evaluation or repair if necessary once they are back in operation.

We strongly recommend that all systems and appliances be thoroughly tested during the pre-closing walkthrough to ensure functionality. This step is essential to detect any operational faults that might not be evident in a vacant and inactive state.

Additions, and/or Alterations Made to The Property

During the inspection, certain additions and alterations to the home were observed for which no permits were evident. It is important to note that any modifications made without the necessary permits or not built to code could pose potential structural or safety risks. These unpermitted changes may also include hidden components, such as electrical or plumbing systems, which are difficult to fully assess during a standard inspection.

We strongly recommend that potential buyers inquire with the seller about the permit status of any modifications. Alternatively, contacting the local county or municipal building department to verify permits and ensure compliance with building codes is advisable. This verification is crucial to assess any undisclosed risks associated with the property.

Remodel/Renovation/Upgrades Made to The Property

This property has undergone various levels of remodeling and upgrades. It's important to understand that, according to State and National association standards of practice, a home inspection does not serve as a code compliance inspection. This inspection assesses the visible condition of the property but does not evaluate the quality of workmanship or the quality of materials and components unless specific defects are noted. Some of the remodeling work observed may not align with current construction standards.

As part of our inspection process, we checked for indications of permitting on the property but found no stickers or signs that such permits were issued. We recommend that potential buyers obtain a detailed permitting history, inquire about any previous issues such as water entry or leaks and the repairs undertaken to address them. It is also advisable to have a qualified contractor review and make any necessary corrections based on the findings.

Older Properties (25-30+ Years)

Inspecting older properties, defined here as those more than 25 years old, requires attention to specific challenges and considerations that may not be as prevalent in newer homes. Here are important factors to keep in mind:

1.

Age-Related Wear and Tear: Older properties have typically endured significant wear and tear. This aging can manifest as deteriorated roofing materials, outdated electrical systems, or aging plumbing—all of which could potentially lead to more significant issues.

2.

Evolving Building Standards: Building codes and standards have changed considerably over time. Many older homes may not meet today's requirements for insulation, electrical load capacity, or ventilation. This can affect the home's safety, energy efficiency, and comfort.

3.

Potential for Neglect: Prolonged periods of inadequate maintenance can exacerbate issues in older homes. These properties may require more extensive repairs or updates to systems that have been neglected or minimally maintained.

4.

Lead-Based Paint Risks: Properties constructed before 1978 are likely to contain lead-based paint. If the paint is peeling, chipping, or otherwise disturbed, it can pose serious health risks. A thorough inspection to identify and address any risks associated with lead paint is crucial.

5.

Sewer Line Inspection: We recommend a video inspection of the main sewer line in older homes to check for blockages, damage, or root intrusion. This can prevent unexpected and often costly repairs after purchase.

When inspecting an older home, it is vital to conduct a comprehensive evaluation of all systems and components. Identifying and addressing these issues early on can save time, money, and ensure the safety and integrity of the property.

Properties Constructed Before, Mid 1980s

Structures built before the mid-1980s may contain lead and asbestos, materials known for their health risks when disturbed. Lead is often found in older paint and some plumbing components. The Environmental Protection Agency (EPA) advises that newer layers of paint do not fully encapsulate underlying lead-based paint. Asbestos, known for its heat-resistant properties, was commonly used in insulation, siding, floor tiles, and ceiling tiles. Although legislation in 1978 significantly restricted the use of these hazardous materials, older inventories containing lead and asbestos continued to be utilized well into the 1980s. Due to the health risks associated with these substances, particularly when renovations or demolitions disturb them, their presence must be handled with caution.

Inspection Scope and Recommendations: The detection and analysis of lead and asbestos fall outside the standard scope of this home inspection. However, given their significant health implications, we strongly recommend:

1. **Testing by Specialists:** Engage professionals who specialize in hazardous materials to perform thorough testing of the suspected areas.

2. **Laboratory Analysis:** Ensure that any samples collected are sent to a certified third-party laboratory for detailed analysis.

3. **Consult Qualified Specialists:** For comprehensive information and guidance on managing lead, asbestos, and other potential hazards in residential properties, consulting with a specialist is crucial.

Note: Mentions of lead or asbestos in this report are intended solely to guide the client toward appropriate expert consultation and should not be considered as definitive identification or assessment.

2: EXTERIOR & GROUNDS

Information

Exterior Doors/Windows : Exterior Door/Sliding Glass Door

During the home inspection, the inspector conducts a detailed evaluation of all exterior doors including front, back, side, and sliding doors to assess their condition, functionality, and safety. This comprehensive review includes checking critical components such as weather stripping, thresholds, locking mechanisms, hinges, door frames, and glass panes. We also examine any associated screens. While we strive for thoroughness, it's important to acknowledge that some issues, particularly those that are hidden or not easily accessible, may not be detectable during the inspection. Our objective is to provide a clear and detailed overview of the observable condition of these essential features, equipping you with the knowledge of their general state and any evident issues.

Driveway, Walkway(s), Patio : Driveway/Walkway/Patio - Material

Concrete

The flatwork (as applicable) were inspected to determine their effect on the structure of the property only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respective effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report

Driveway, Walkway(s), Patio : Driveway/Walkway/Patio - Material Limitations

Multiple Locations - Not All Locations Shown

LMT - The inspection was limited to a visual assessment of the surface materials. Subsurface conditions, such as the quality of the base layer or soil stability, were not evaluated and may impact the long-term performance of the driveway and walkway, and patio.

Sidings, Flashings, Trims: Sidings, Flashing, and Trim(s) Informational

Stucco, Wood

During the inspection, the siding, flashing, and trim components were thoroughly examined for any visible damage or significant defects. However, it is important to note the following limitations:

- **Wall Insulation:** The type and quality of the wall insulation could not be verified. Conditions inside the walls were not assessed during this inspection.
- **Lead Paint:** No testing for lead paint was conducted during the inspection. If the property was built before 1978, it is advisable to have it tested for lead-based paint.

For a comprehensive evaluation of these aspects, it is highly recommended to consult a licensed professional. They have the necessary expertise and tools to:

- Assess the condition of the wall insulation.
- Detect potential lead paint hazards.
- Provide a more detailed and thorough evaluation of the property.

Despite the inspector's thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections or repair work based on the findings in this inspection report before the close of escrow.

Recommendation: Caulking and sealing areas around the home as needed is recommended to prevent water intrusion, pest infestations, and intrusions. Properly sealing gaps and openings can help maintain the integrity of the wall components and protect against potential damage caused by pests and moisture.

Sidings, Flashings, Trims: Exterior - Previous Repairs

Multiple Locations - Not All Locations Shown

LMT- The structure has undergone previous repairs, but the quality and extent of these repairs are uncertain to the inspector. It is advised to seek the evaluation of a qualified expert to gain a clearer understanding of the repairs that were made. Additionally, it is recommended to obtain more information or documentation about the repairs from the seller to provide further clarity and context.

Sidings, Flashings, Trims: Exterior - Recent Renovations/Paint

Multiple Locations - Not All Locations Shown

LMT- In certain areas of the home, the exterior siding has been recently renovated and/or painted. Given the recent nature of the renovations, underlying or previously addressed issues may not be immediately apparent. It is recommended to discuss with the seller any historical or ongoing issues related to the siding. Obtaining detailed information or documentation about the renovations can provide valuable insight into the condition of the exterior and reveal any potential concerns that might not be visible during a standard inspection. Understanding the full history of these renovations is crucial for a comprehensive evaluation of the property's condition and ensuring informed decision-making.

Eaves, Soffit, Fascia : Eaves, Soffits, and Fascia - Informational Section

The visible portions of the eaves, soffits, and fascia were inspected for signs of water damage and other significant defects. Despite the inspector's thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections or repair work based on the findings in this inspection report. Additionally, this inspection did not include an assessment for termites or other wood-destroying organisms. It is highly recommended to schedule a termite inspection with a licensed pest control professional to ensure the integrity of all wooden elements and address any potential infestations.

Eaves, Soffit, Fascia : Recently Painted

Multiple Locations - Not All Locations Shown

LMT- The inspection of the eaves, soffits, and fascia was limited due to recent painting. Fresh paint can conceal underlying issues such as wood rot, insect damage, or other defects that may not be immediately visible.

Exterior Step(s) : Exterior Steps

The inspection of exterior steps includes a visual assessment of their condition, materials, structural integrity, and safety features. Exterior steps are essential for safe access to and from the property, and their condition can significantly impact the overall safety and convenience of the home. The inspection focuses on identifying visible defects such as cracks, damage, uneven surfaces, and loose or missing components. Additionally, the inspection assesses the presence and condition of handrails, riser heights, tread depths, and overall stability. It is important to note that the inspection does not include a detailed structural analysis of the steps or any hidden components, such as footings or supports that are not readily visible. Regular maintenance of exterior steps is crucial to ensure they remain safe and functional. This includes addressing any signs of wear, damage, or instability, as well as ensuring handrails and other safety features are in good condition. For a comprehensive evaluation, particularly if there are concerns about the structural integrity or safety of the steps, it is recommended to consult a qualified professional. Proper maintenance and timely repairs can help prevent accidents and ensure safe access to the property.

Exterior Step(s) : Handrail and Guardrail Compliance

LMT- The inspection includes a visual assessment of handrails and guardrails for general safety but does not include detailed measurements to verify compliance with local building codes. Including these limitations in your inspection report helps to clarify the scope of the inspection and sets realistic expectations for what was and was not assessed during the inspection of the exterior steps.

Cover(s): Cover(s) - Informational Section

Wood

Periodic painting is recommended for all wood patio covers to prevent premature rot and damage to the wood. In addition, it is recommended to have a licensed termite inspector inspect the wood covers to ensure their structural integrity and detect any potential termite damage. Vegetation or growth around the patio covers may limit visibility during the inspection and may require further examination.

Cover(s): Building Code Compliance

LMT - The inspection did not include an evaluation of the structures for compliance with local building codes and regulations. Ensuring that the patio, porch, deck, and covers meet current building standards may require consultation with a building inspector or contractor.

Retaining Wall: Retaining Wall Material (Visible Portions)

Various Locations - Not All Areas May Be Shown

Block, Brick

The retaining wall and its components were inspected for visible damage or defects. However, it is important to note that not all areas of the retaining wall could be thoroughly examined due to obstructions such as vegetation growth, accumulated earth or dirt, and personal belongings that obscured parts of the structure. These limitations mean that some potential issues may not have been identified during the initial inspection. The structural integrity or load-bearing capacities of retaining walls are beyond the scope of a home inspection. A home inspection does not include detailed structural analysis or engineering assessments.

To ensure a comprehensive evaluation of the retaining wall's condition, a more detailed examination by a licensed professional is recommended. This assessment would involve clearing any obstructions to fully access and inspect the structure, allowing for the identification and rectification of any hidden defects or damage. Engaging a licensed professional for this task is crucial to ensuring the structural integrity and safety of the retaining wall.

Grading, Drainage, and Vegetation: Grading, Drainage, and Vegetation - Informational Section

A visual inspection was performed to assess the grading around the structure, with a particular focus on ensuring that it slopes away from the building to prevent water accumulation and potential foundation damage. Additionally, the inspection considered the effectiveness of sub-drainage systems designed to manage water below the surface and ensure proper drainage away from the property.

However, it's important to acknowledge that the inspection may not have provided a complete view of all areas. Obstructions such as vegetation growth, accumulation of earth or dirt, and personal belongings could have limited visibility, leaving some sections of the grading and sub-drainage unevaluated. Dense vegetation around the property can further complicate the assessment by concealing potential issues and affecting water flow and drainage patterns.

Given these limitations, a more thorough examination may be necessary to fully assess the grading, sub-drainage, and vegetation to ensure they meet the required standards for effective water management. Engaging a licensed professional to conduct this further examination is advisable, as they can provide a detailed assessment, recommend any corrective actions needed to maintain the structural integrity of the building, and advise on proper vegetation management to support effective drainage.

Grading, Drainage, and Vegetation: Garding Limitation

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

Fences/Gates: Fences and Gates

Chain Link

The fence was visually inspected for damage in areas immediately around the property. The inspector did not walk the entire property perimeter to inspect all fencing due to growth, personal belongings, and fence location, which may obstruct visibility. Additionally, automatic gates were not tested as part of this inspection. It is recommended to keep all vegetation and growth away from the fence to prevent damage and allow for easier inspection. Regular maintenance and clearing of obstructions will help ensure the longevity and functionality of the fencing. For a comprehensive evaluation, consider having a qualified professional inspect the entire fence and test any automatic gate systems.

Exterior Shed(s) : Exterior Sheds - Not Part of Inspection

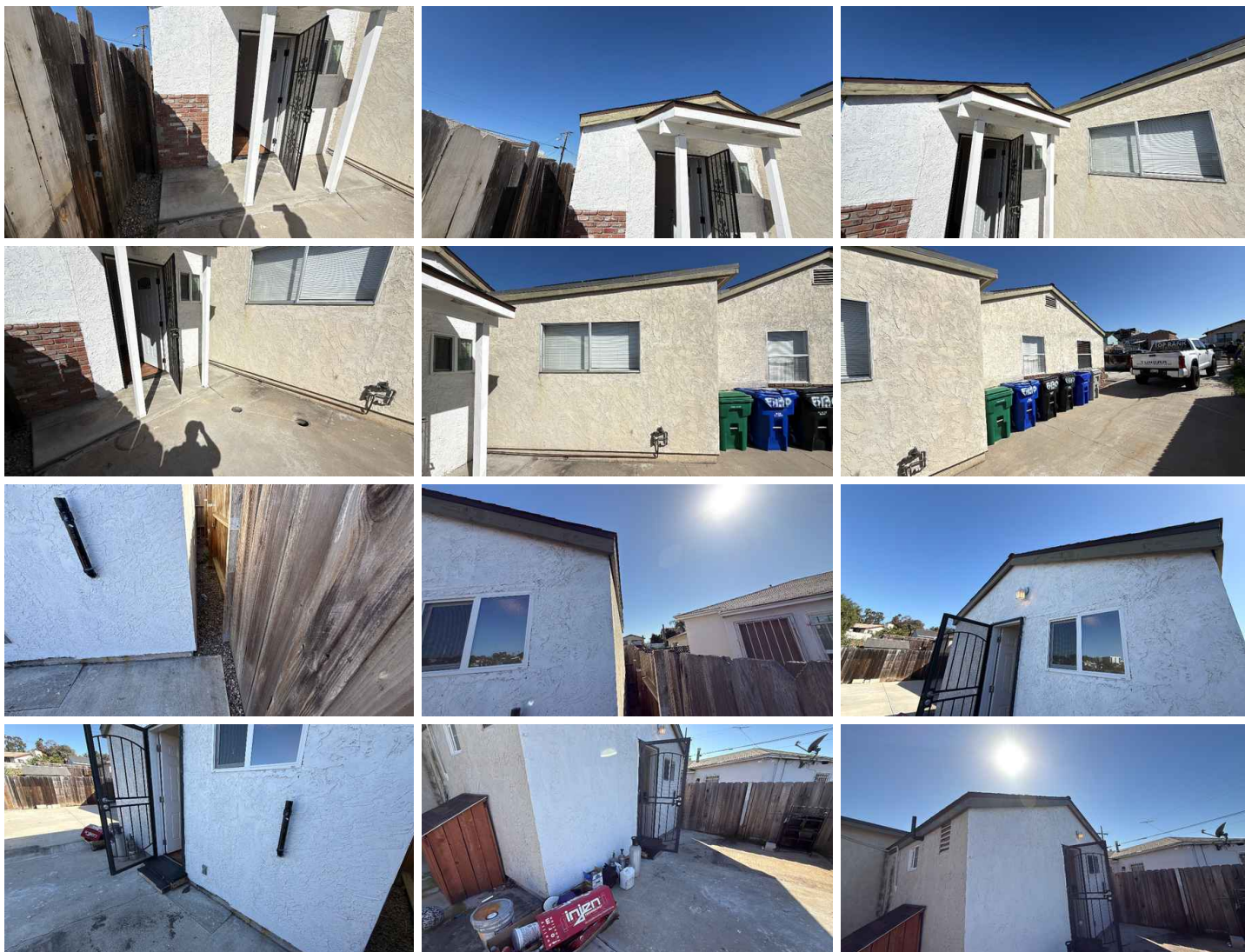
LMT - The exterior shed(s) were not included in the scope of the inspection. This means that no examination or evaluation was conducted on the sheds to assess their condition, structural integrity, or functionality. This limitation may impact the overall assessment of the property, and the inspector will not provide any information or opinions regarding the exterior sheds in the inspection report. If a comprehensive evaluation of the exterior sheds is needed, it may be necessary to conduct a separate inspection specifically for those structures. This will ensure that any potential issues with the sheds are identified and addressed, providing a more complete understanding of the property's condition.

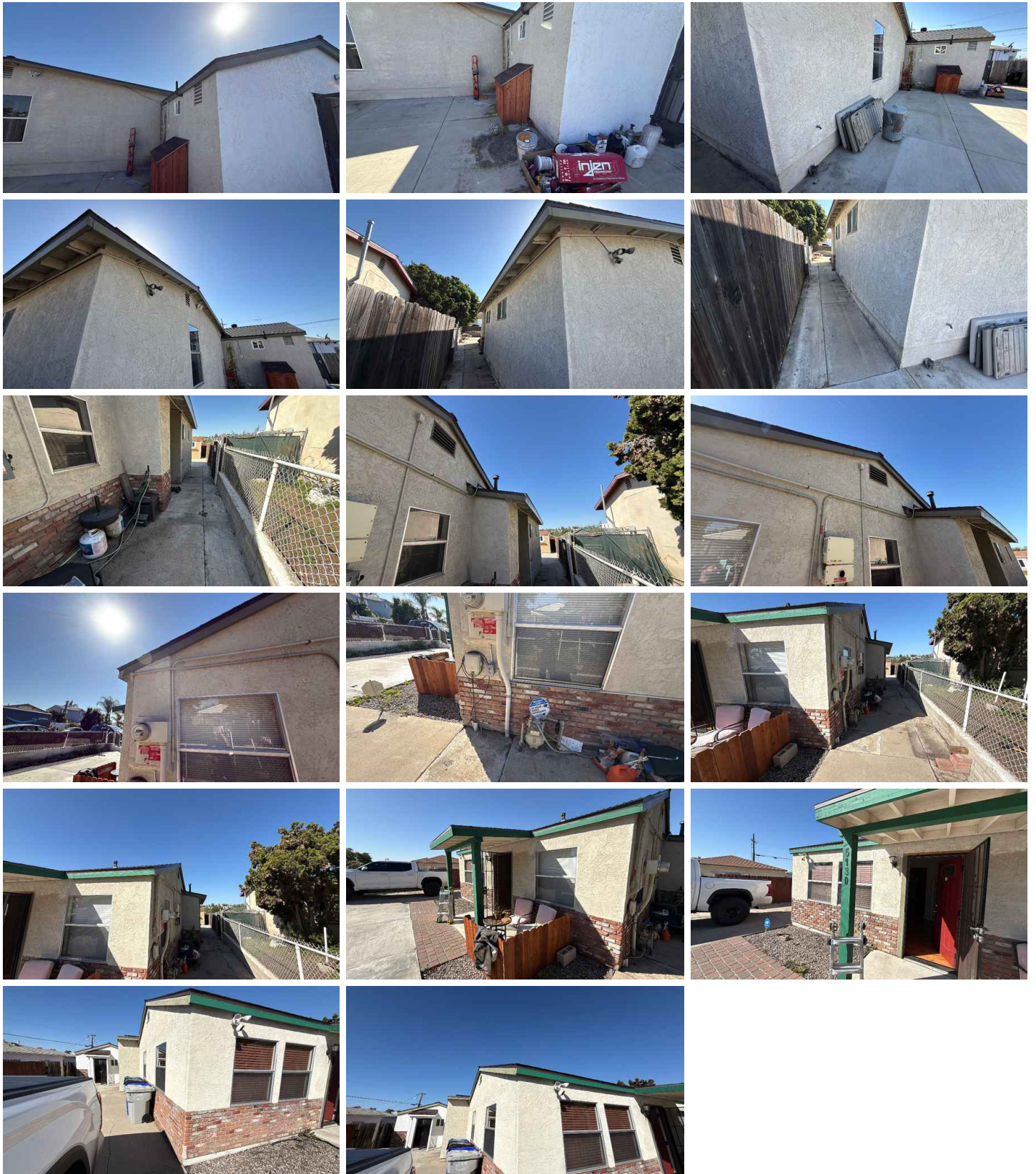


Limitations

Exterior Photos/Videos

EXTERIOR PHOTOS





Exterior Photos/Videos

EXTERIOR VIDEOS

Action items

2.1.1 Exterior Doors/Windows



Highlighted Items

**THRESHOLD/SILL
DAMAGED/MISSING/LOOSE**

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was noted that the door sill or threshold is damaged, missing, or loose at one or more exterior doors. We recommend securing, repairing, or replacing the affected sills or thresholds as needed to ensure they function effectively and safely.



2.2.1 Driveway, Walkway(s), Patio



Observation/General Information

COMMON CRACKS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, minor cracks were observed in the driveway and/or walkway(s). These cracks are generally a result of normal wear and tear due to the natural expansion and contraction of the materials with temperature changes and aging. While minor cracking is common and often not a cause for immediate concern, it is important to monitor these areas for any signs of worsening conditions, such as widening cracks or heaving. Routine maintenance can help to mitigate the progression of these cracks and prevent potential future issues. At this time, no significant structural impact from these minor cracks was noted. However, should you observe any changes or deterioration, further evaluation by a licensed professional may be necessary to ensure the continued safety and integrity of the surfaces.



2.3.1 Sidings, Flashings, Trims



Observation/General Information

PENETRATIONS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Caulking and sealing penetrations around the home as needed is recommended to prevent water intrusion, pest infestations, and intrusions. Properly sealing gaps and openings can help maintain the integrity of the wall components and protect against potential damage caused by pests and moisture.



2.3.2 Sidings, Flashings, Trims



Observation/General Information

PREVIOUS REPAIRS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was observed that the sidings and trim have undergone previous repairs. While these repairs may have addressed certain issues, their quality and scope are uncertain. Previous repairs can sometimes conceal underlying problems or may not have been performed to current standards. It is recommended to have a licensed professional evaluate the areas where repairs were made to ensure they were done correctly and to identify any potential underlying issues that may need further attention.



STAINING/ALGAE/MILDEW

 Highlighted Items

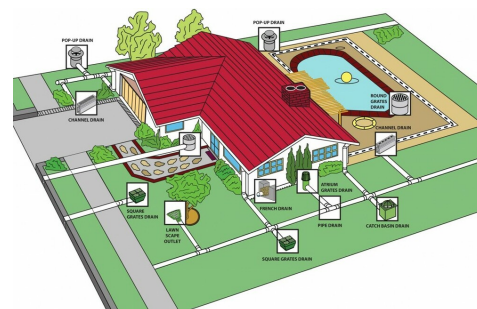
During the inspection, staining, algae, and/or mildew were observed on the sidings and trim. These conditions can result from moisture retention and can lead to further damage if not addressed. It is recommended to clean the affected areas to remove the staining, algae, and mildew. Additionally, addressing any underlying moisture issues will help prevent recurrence. Regular cleaning and maintenance can help preserve the appearance and integrity of the sidings and trim.



DRAINAGE RECOMMENDED

Highlighted Items

During the inspection, it was observed that the property lacks adequate drainage systems to manage water runoff effectively. Proper drainage is crucial to direct water away from the foundation and prevent potential issues such as moisture intrusion, basement flooding, and foundation damage. It is recommended to have a licensed professional further evaluate the property and design an appropriate drainage system. This may include the installation of gutters, downspouts, French drains, or other drainage solutions to ensure effective water management and protect the property.



3: FOUNDATION

Information

Slab Foundation : Slab Foundation

The inspection of the slab foundation was limited due to the presence of carpet, floor coverings, vegetation, earth/dirt buildup, and personal belongings. These obstructions prevented a full visual assessment of the entire slab. It is important to note that all concrete slabs experience some level of cracking as they shrink during the drying process. These cracks can often go unnoticed due to floor coverings. This inspection did not involve the removal of any floor coverings or the conduction of any engineering assessments. Despite the inspector's thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections to ensure a comprehensive evaluation of the slab's condition.

Action items

3.1.1 Slab Foundation

CHIPS/DAMAGE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Highlighted Items

During the inspection, chips and other forms of damage were observed on the slab. These damages can result from impacts, heavy loads, or improper installation and can potentially lead to further deterioration if not addressed. It is recommended to repair the chipped and damaged areas of the slab to prevent further deterioration and maintain the slab's integrity. A licensed professional can provide appropriate repair solutions.



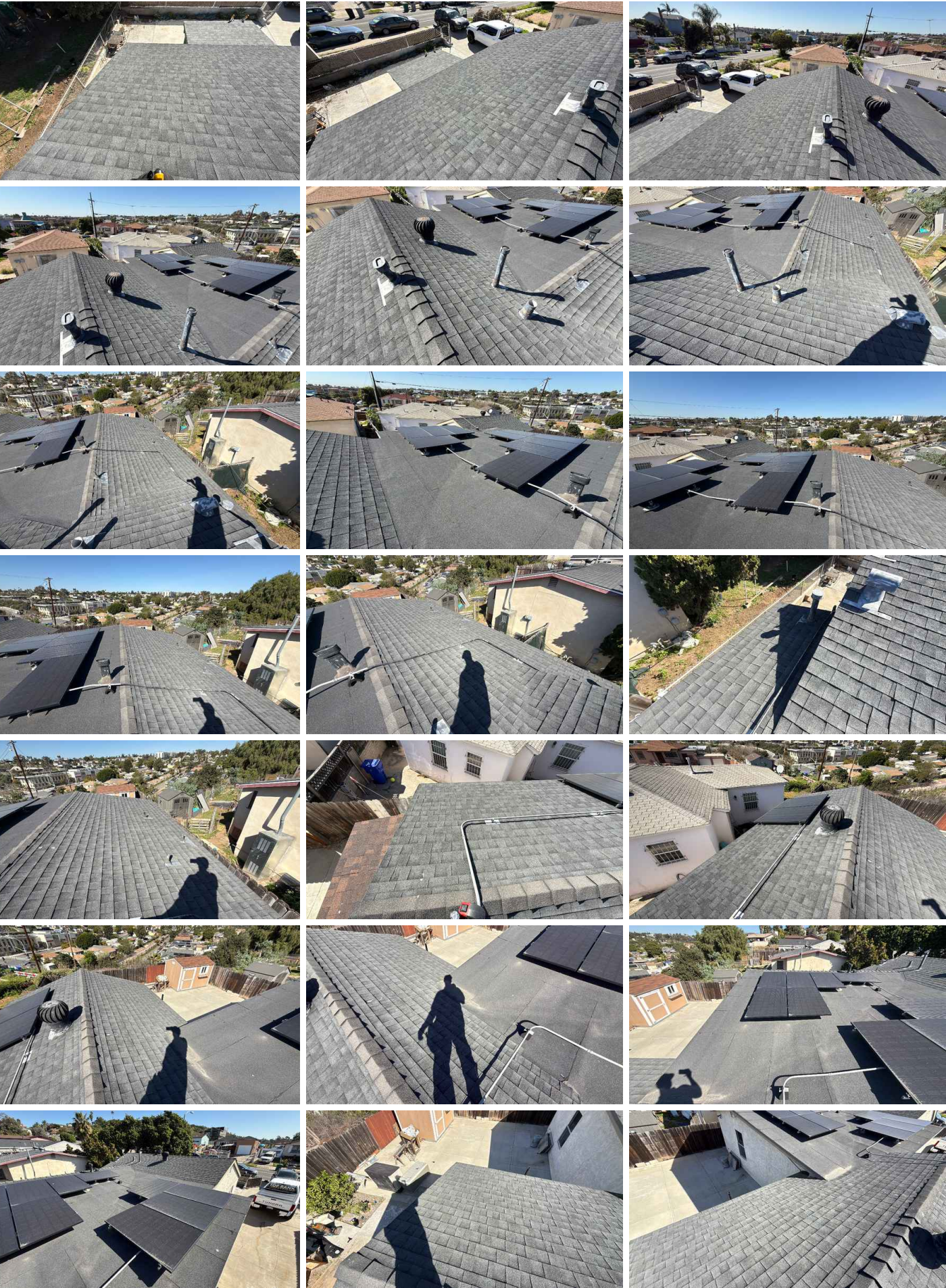
4: ROOF

Information

General: Inspection Method
Walk on Roof

General: Roofing Material

Asphalt Composition Shingle, Roll Composition Roofing





General: Roof - Informational Section

This report provides a professional assessment of the overall quality and condition of the roof. It is important to understand that the inspector cannot guarantee or assert the absence of past, present, or future leaks. Although a comprehensive evaluation is performed, it may not be feasible to inspect every individual tile, slate, or roofing material for secure attachment. This report reflects the inspector's expert opinion on the general state of the roof and does not constitute any warranties or guarantees.

General: Roof Limitations

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

General: Roof - Underlayment Inspection Limitation

LMT- The current roof coverings prevented a detailed inspection of the roof underlayment system. As a result, any potential issues with the underlayment could not be assessed during this inspection. To ensure a thorough understanding of the roof's condition, it is advisable to have a licensed roofer conduct a detailed evaluation prior to finalizing the real estate transaction. This additional inspection can uncover any hidden defects in the underlayment, providing a comprehensive assessment of the roof's integrity before the sale is completed.

Low Sloped/Flat Roof : Low Sloped, Flat Roof Rolled Roofing

A roof membrane was present (TPO, EPDM, etc.) These are used on "flat" roofs or roofs under a 2/12 pitch. Membranes are inspected for damage only and any leaks that may be present due to said damage, as it is difficult to ascertain if the membrane will adequately shed rainwater without rainfall present. If a more thorough inspection is desired, I recommend consulting a roofing contractor.

Shingles : Shingles

The shingles were assessed in visible areas for signs of excessive granule loss, curling, delamination, loss of adhesion between shingles, and any other indicators of damage or aging. It is important to note that as roofs age, they become more susceptible to issues and may require repairs or replacement. For roofs over 15 years old, it is recommended by roofing experts to obtain a roof certification from a reputable local roofing company to determine the roof's current condition and serviceability. This certification will provide a detailed evaluation of the roof's condition, highlight any areas of concern, and offer recommendations for necessary repairs or maintenance. Investing in regular roof maintenance and obtaining a roof certification can help extend the life of your roof and ensure it is functioning properly to protect your home. If you have any concerns about any aspects of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation.

Flashing(s): Roof Flashing - Informational Section

Flashing consists of sheets of metal fabricated into specific shapes to protect various parts of the roof from water infiltration. During the inspection, the flashing between the siding and roof was not visible and therefore not examined. However, the visible portions of the flashing around the home were evaluated for any signs of deficiencies or issues. Proper flashing installation and maintenance are essential as they serve as crucial barriers against moisture intrusion, preventing potential water damage to the interior of the home. If you have any concerns about the flashing or any other aspect of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation. Maintaining the integrity of your roof flashing is vital for the overall health of your roofing system and the protection of your home. Regular inspections and prompt repairs can help ensure that your roof continues to function effectively and safeguard your property from water damage.

Roof Vent(s): Roof Vents - Informational Section

The roof vents were evaluated during the inspection to ensure proper flashing and to check for any cracks or damage to the seals. Regular maintenance is critical to the proper functioning of roof vents. Over time, the seals on the roof vents can become brittle, crack, or separate, leading to leaks and damage to the roof and the home. To keep the roof vents functioning correctly and prevent water intrusion, it is important to monitor and re-seal them as needed. Routine maintenance can extend the lifespan of the roof and prevent costly repairs in the future. If you have any concerns or questions about the condition of the roof vents, it is recommended to consult with a licensed roofing professional for further evaluation and advice. Regularly checking and re-sealing the vents can help ensure the overall integrity of your roofing system and protect your home from potential water damage.

Gutters/Down Spouts : Gutters and Downspouts - Informational Section

N/A

A visual examination was conducted to detect any visible signs of damage or wear on the gutters and downspouts. It should be noted, however, that the gutters and subsurface drains were not tested for water leakage or blockage. While a visual inspection can identify obvious issues such as dents, holes, or other damage, some underlying problems may remain undetected without a more comprehensive evaluation. For optimal performance and to prevent potential issues, it is recommended that homeowners schedule periodic professional maintenance. Regular maintenance can ensure that gutters and downspouts are functioning properly, free from blockages, and capable of directing water away from the home effectively. This proactive approach can help preserve the integrity of the roofing system and protect the property from water damage.

Action items

4.1.1 General



Observation/General Information

ROOF 0-5 YEARS OLD

During the inspection, it was noted that the roof is approximately 0-5 years old. A roof of this age is typically in good condition with minimal wear and tear. Continue regular maintenance and inspections to ensure the roof remains in good condition and to address any minor issues promptly.

4.2.1 Low Sloped/Flat Roof



Highlighted Items

EVIDENCE OF PONDING/POOLING

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, areas of ponding or pooling water were observed on the roof. Ponding water can lead to leaks and accelerated deterioration of the roofing material. Address drainage issues to prevent ponding water and maintain the roof's condition.



4.3.1 Shingles



Highlighted Items

EXPOSED NAILS/STAPLES

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, exposed nails or staples were noted on the shingles. Exposed fasteners can lead to water penetration and rust, compromising the roof's effectiveness. Recommend sealing or covering any exposed nails or staples to prevent potential water ingress and rust.



4.3.2 Shingles

SHINGLES ON FLAT ROOF NON STANDARD INSTALLATION

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, shingles were noted on a flat roof section. Shingles are not typically recommended for flat roofs due to their inability to effectively shed water. Recommend consulting a roofing professional to determine the best roofing material for flat roof sections.



Highlighted Items



4.5.1 Roof Vent(s)

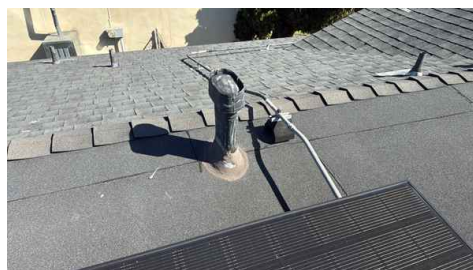
RESEAL VENT STACKS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was observed that some vent stacks require resealing. Properly sealed stacks are essential to prevent water infiltration and maintain the roof's integrity. Recommend resealing the vent stacks to ensure they are watertight.



Highlighted Items



4.6.1 Gutters/Down Spouts

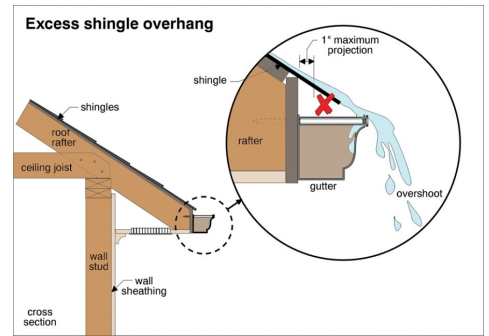
NO GUTTERS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN



Highlighted Items

During the inspection, it was noted that there are no gutters installed on the home. Gutters are important for directing water away from the foundation and preventing potential damage. Recommend consulting with a licensed contractor to assess the need for installing gutters to protect the property from water-related issues.



5: ATTIC, INSULATION & VENTILATION

Information

Roof Structure : Framing Type

Rafter/Joist

Attic Ventilation : Attic Ventilation

Roof Vents

Attic Insulation : Insulation Type

Batt, Blown

Attic Insulation : Insulation

Approx Depth

6"-10" in Depth

Roof Structure : Roof Framing

During the roof inspection, a visual examination of the roof framing was conducted to identify any structural issues or defects. However, this examination may have been limited due to various factors such as the pitch of the roof, access restrictions, insulation depths, and the methods used in construction. The inspector may not have been able to traverse all areas of the attic for safety reasons and to avoid potential damage to the property. As a result, some stains or potential leaks may have gone undetected.

It is important to note that a limited visual examination of the roof framing is not a substitute for a full and thorough roof inspection. If a more in-depth evaluation of the roof and its components is desired, it is recommended to contact a licensed roofing professional who has the necessary expertise and equipment to access and inspect all areas of the roof and attic. This will help ensure that any potential issues are identified and addressed in a timely and appropriate manner.

Roof Structure : Roof Structure - Limited Inspection

The roof framing inspection is a visual examination only, and may not be able to identify all potential issues. The inspection is limited by various factors such as the pitch of the roof, access restrictions, insulation depths, and construction methods, which can make it difficult for the inspector to access and examine all areas of the roof and attic. Additionally, the inspector may choose not to traverse certain areas of the attic for safety reasons, or to avoid potential damage to the property, which can result in some potential issues going undetected. It is important to understand that a visual examination of the roof framing is not a comprehensive roof inspection, and may not uncover all potential problems or issues. For a more thorough evaluation of the roof and its components, it is recommended to consult with a licensed roofing professional.

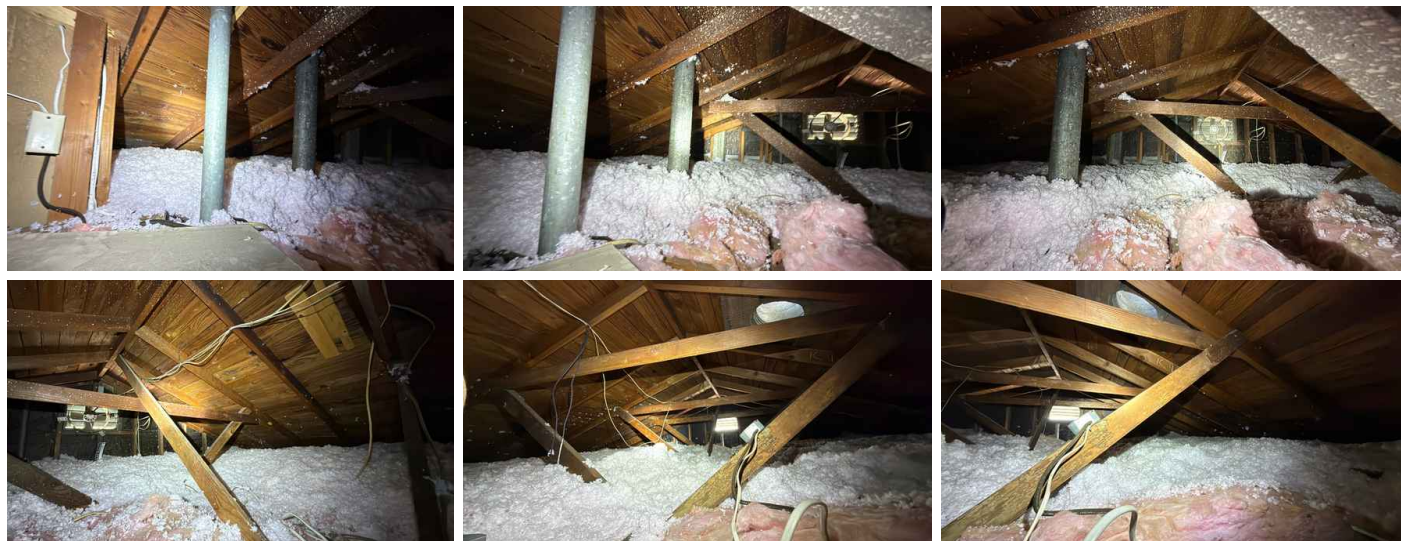
Roof Structure : Roof Structure - Access Hole Only

The attic inspection was conducted from the access hole only, due to limited space in the attic. The inspector was unable to fully enter the attic, which may have prevented them from thoroughly inspecting and identifying all potential issues. This type of limited inspection may not provide a complete picture of the condition of the attic, including the roof framing, ventilation, insulation, and other components. For a more comprehensive evaluation of the attic and roof structure, it is recommended to consult with a licensed roofing professional who has the necessary experience and equipment to safely access and inspect the entire attic space.

Attic : Attic Access Location

Main Floor Hallway

During the inspection, the condition and adequacy of insulation, ventilation, and structural components will be evaluated. This includes checking for proper insulation, adequate ventilation openings, and inspecting the framing and roof decking for any signs of damage or moisture intrusion. Note that the inspection is limited to areas that are safely and readily accessible. Obstructions may prevent a complete evaluation. If any issues are identified, further evaluation and correction by a licensed professional may be recommended. Regular attic inspections are essential for maintaining the overall health of the home and preventing costly repairs.



Attic : Attic - Limited Access

LMT - The attic space was not fully accessible, preventing a complete inspection of the roof sheathing, structure, and other components. Recommend having a licensed roof contractor conduct a thorough inspection to determine if any latent defects exist and to ensure the integrity and safety of the attic.

Attic Insulation : Attic Ventilation and Insulation - Limitation

LMT - The insulation in the readily accessible areas of the home was inspected and reported on. However, the venting of exhaust fans or clothes dryers could not be fully inspected, as bends or obstructions may exist that are not accessible or visible. Only visible insulation was inspected, and conditions beneath the insulation are excluded from this inspection as they are not readily accessible.

Exhaust System(s) : Exhaust Ventilation

It's important to note that the venting of exhaust fans or clothes dryers cannot be fully inspected during a home inspection. Venting systems can have bends or obstructions that are not accessible or visible, such as those located behind walls and ceilings. While the inspector can examine the visible portions of the venting system, including ducts and exhaust hoods, it may not be possible to see the entire system. As a result, the inspector may not be able to identify hidden issues, such as blockages or damage, that could impact the performance of the exhaust fans or clothes dryer. If any visible issues with the venting system are identified, it is recommended to hire a qualified professional for a more in-depth inspection or necessary repairs. This can help ensure that the exhaust fans and clothes dryer are functioning correctly and prevent potential safety hazards.

Exhaust System(s) : Vent Duct Destination - Limitation

LMT - During the home inspection, determining the destination of a vent duct was challenging due to various limitations. Vent ducts often run through walls or ceilings, making their termination points not visible or accessible. This can prevent the inspector from identifying any issues or defects that may be present at the termination point of the duct. Vent ducts can be complex, with hidden portions that are not visible during a standard inspection. If the inspector is unable to determine the destination of the vent duct, it is recommended to have a qualified professional inspect the system further. This may involve using specialized equipment to identify the termination point of the duct and ensure that it is functioning correctly. This thorough inspection can help identify and address any potential issues, ensuring the vent duct system operates safely and efficiently.

Action items

5.1.1 Roof Structure

STAINS DRY AT TIME OF INSPECTION

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Evidence of past or present leaks in one or more areas, these areas tested dry at time of the inspection. Recommend further evaluation and correction as needed by licensed professional.

 Highlighted Items



6: ELECTRICAL

Information

Service Entrance Conductors : Electrical Service Conductors Below Ground, Solar Panels	Main Panel : Panel Capacity 100 amp	Sub Panel : Sub Panel Location Laundry Room
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Service Entrance Conductors : Electrical System - Limitation

LMT- This inspection does not cover the evaluation of generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low-voltage lighting or lighting on timers or sensors, security systems, intercoms, sound systems, or communications wiring. Any comments regarding these items are provided as a courtesy only. Please note that this inspection does not assess the adequacy of grounding or bonding, the system's capacity to meet the client's specific or anticipated needs, or the system's reserve capacity for future expansion. The inspector does not operate circuit breakers or install or replace light bulbs during the inspection. A representative number of wall switches and receptacles are tested according to various standards of practice, but not every switch or receptacle is evaluated. Inaccessible receptacles, such as those behind furniture or covered by child-proof caps, are excluded from the inspection. Receptacles that are not of the standard 110-volt configuration, such as 240-volt dryer receptacles, are also excluded. The inspector attempts to locate and evaluate all main and sub-panels, but some panels may be concealed. If panels are found after the inspection, a licensed electrician should evaluate and repair if necessary. The inspector tries to determine the overall electrical service size, but this estimate is not guaranteed as the capacity may be diminished by lesser-rated components in the system. Any recommended repairs should be performed by a licensed electrician.

Service Entrance Conductors : Solar System - Limitation

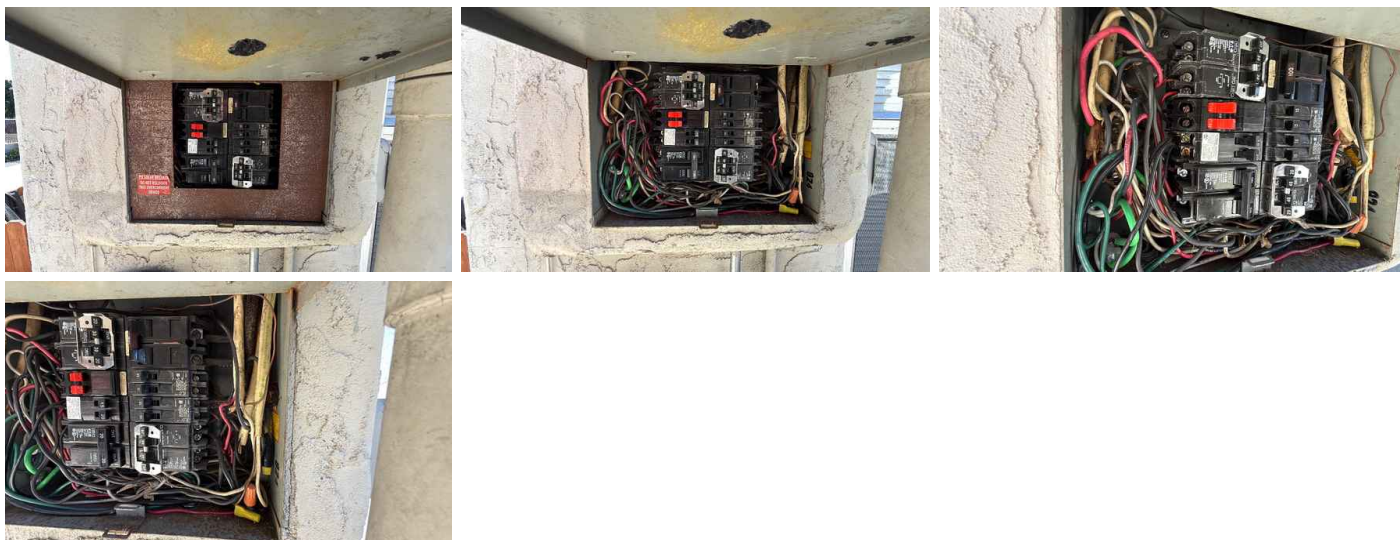
LMT- A solar system was noted at the time of inspection. Accessible portions of the solar system were visually inspected to check for damage to panels and roof penetrations. No calculations or internal aspects of the system were inspected. Recommend contacting the seller for documentation and details regarding the solar system's installation, maintenance, and performance to ensure proper functionality and compliance with warranty or service agreements.

Due to inability to traverse the upper portion of roof, the solar panels were not able to be fully observed.



Main Panel : Main Panel Location

Right of Property



Breakers/Wiring : Breakers & Wiring - Informational Section

Romex, Cloth Wiring

Breakers and wiring methods are inspected at the time of the inspection. The inspection includes visible components such as breaker panels, exposed wiring, and accessible junction boxes. However, not all areas are visible, and wiring inside walls, ceilings, or other concealed spaces is not part of this inspection. Additionally, the inspection does not cover low-voltage wiring, alarm systems, intercoms, or other specialty systems. Any deficiencies observed in the visible wiring and breakers are noted, but it is important to understand that hidden issues may exist. Recommend consulting a licensed electrician for a more comprehensive evaluation if there are concerns about the electrical system's overall condition or hidden wiring.

Exterior Electrical: Exterior Receptacle, Wiring, & Fixtures - Informational Section

The inspection of the exterior electrical system included a visual assessment of the accessible wiring, receptacle, and fixtures. The purpose of this inspection was to identify any visible defects, or safety hazards. It is important to note that this inspection did not involve testing the functionality of the electrical system, removing any covers, or conducting any in-depth electrical diagnostics. Additionally, the inspection did not include an assessment of buried or hidden electrical wiring, nor did it address any potential electrical issues within walls or other concealed areas. As such, some electrical problems may not have been identified during this inspection. To ensure a comprehensive evaluation of the exterior electrical system, it is recommended to hire a licensed electrician for a thorough inspection and to perform any necessary repairs or upgrades. A qualified electrician can provide a detailed assessment of the system's condition, identify potential safety concerns, and ensure compliance with current electrical codes and standards. Regular maintenance and timely repairs of the exterior electrical system are essential for the safety and functionality of the property. Engaging a professional electrician will help ensure the electrical system remains in good working order and reduce the risk of electrical hazards.

Exterior Electrical: Exterior GFCI Receptacles

Ground Fault Circuit Interrupter (GFCI) receptacles are an essential safety feature designed to protect against electrical shock by quickly shutting off power when a ground fault or leakage current is detected. This is particularly important in outdoor environments where moisture and exposure to the elements can increase the risk of electrical hazards. GFCI receptacle became a standard requirement for exterior receptacles in residential properties in the 1970s. The National Electrical Code (NEC) mandated the installation of GFCI protection for all exterior outlets to enhance safety and reduce the risk of electrical shock. Over the years, the NEC has expanded the requirements for GFCI protection to include additional locations such as bathrooms, kitchens, garages, and basements. During the inspection, exterior receptacles were checked for the presence of GFCI protection. It is important to ensure that all exterior outlets are equipped with GFCI outlets to comply with current electrical codes and to provide enhanced safety for the property.

Exterior Electrical: Sensor Activated Light Fixtures - Limitation

LMT- The inspection of exterior light fixtures was limited due to the presence of sensor-activated lights. Sensor-activated fixtures may not activate during the inspection period, particularly if they are set to operate only under specific conditions such as darkness or motion detection. This limitation prevents a thorough assessment of their functionality and condition during daylight hours or periods of inactivity. It is recommended to test sensor-activated light fixtures under their normal operating conditions to ensure they are functioning properly. If any issues are observed, consult a licensed electrician for further evaluation and necessary repairs. Regular maintenance of sensor-activated fixtures is essential to ensure they provide adequate lighting and security for the property.

Exterior Electrical: Exterior GFCI Receptacle Reset Location & Confirmation

The following photos provide the location of the GFCI reset button for the exterior receptacle(s). These images were taken to document that the GFCI outlet was tested and reset to verify it is in proper working order following the inspection. This confirmation ensures that the GFCI protection is functional and compliant with safety standards.



Interior Electrical : Interior GFCI Information

Ground Fault Circuit Interrupters (GFCIs) are essential safety devices designed to protect against electrical shock by shutting off power when an imbalance in current is detected. GFCIs are typically installed in areas where water may be present, such as kitchens, bathrooms, laundry rooms, and garages. During the inspection, GFCI outlets were tested in accessible locations to ensure they tripped and reset correctly. GFCIs are not tested where appliances are connected to avoid interrupting operation. Test GFCI outlets monthly using the "Test" and "Reset" buttons to ensure proper functionality. If a GFCI fails to trip or reset, it is recommended to have it replaced by a licensed electrician. For any concerns regarding the location, operation, or installation of GFCI outlets, consult a qualified electrician to ensure your home meets current safety standards.

Interior Electrical : Interior Outlets Information

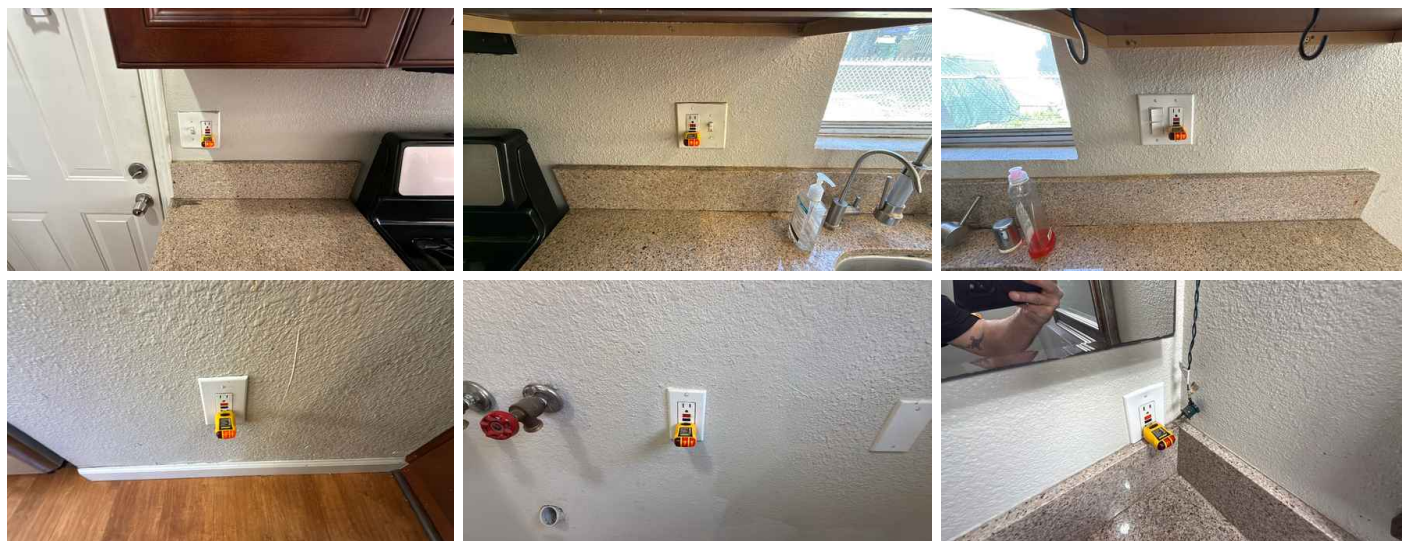
Interior outlets are essential for providing electrical power throughout the home. They are typically installed in living areas, bedrooms, kitchens, and bathrooms to accommodate various appliances and devices. The inspection includes a visual assessment and testing of accessible outlets to ensure they are functioning properly. Outlets are checked for grounding and polarity using a standard outlet tester. Outlets that are obstructed by furniture or appliances may not be tested. Regularly inspect outlets for signs of wear, loose connections, or damage, such as cracked covers or exposed wiring. If an outlet is not functioning or appears damaged, it is recommended to have it inspected and repaired by a licensed electrician. For enhanced safety, consider upgrading older outlets to include GFCI or AFCI protection where needed, especially in areas prone to moisture or high electrical usage.

Interior Electrical : Interior Switches & Light Fixtures

The inspector will visually inspect the interior switches and light fixtures for signs of damage, wear and tear, or improper installation. However, the inspector may not be able to identify all issues that are hidden or intermittent, occurring only under certain conditions. Additionally, the inspector cannot predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work based on the findings in this inspection report.

Interior Electrical : GFCI Reset Location & Confirmation

The following photos provide the location of the GFCI reset button for the kitchen, bathroom(s), laundry room, and garage outlet(s). These images were taken to document that the GFCI outlet was tested and reset to verify it is in proper working order following the inspection. This confirmation ensures that the GFCI protection is functional and compliant with safety standards.



Smoke/Carbon Monoxide Detector : Smoke Detector Information

The life expectancy of smoke alarms is generally 10 years, after which their sensors may lose sensitivity. Pressing the test button only confirms that the battery, electronics, and alert system are functioning; it does not verify that the smoke sensor is operational. For smoke detectors over 10 years old, we recommend replacement.

Smoke/Carbon Monoxide Detector : Carbon Monoxide Detector Information

The life expectancy of carbon monoxide detectors is 7 years, after which their sensors may lose sensitivity. Pressing the test button only confirms that the battery, electronics, and alert system are functioning; it does not verify that the carbon monoxide sensor is operational. For carbon monoxide detectors over 7 years old, we recommend replacement.

Action items

6.2.1 Main Panel

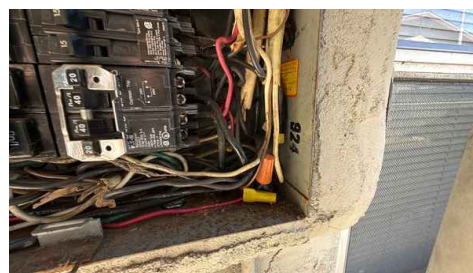
SPLICED WIRES NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, spliced wires were observed in the main panel. Recommend having a licensed electrician evaluate and correct any spliced wires to ensure safe and compliant connections.



Observation/General Information



6.2.2 Main Panel

MISSING LABELS ON PANEL

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was observed that labels are missing on the main panel. Proper labeling is essential for identifying circuits and ensuring safety during maintenance. Recommend updating the labeling to clearly identify all circuits.



Observation/General Information



6.2.3 Main Panel

DOUBLE TAPPED BREAKER

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, a double tapped breaker was found. Double tapping can lead to loose connections and overheating. Recommend having a licensed electrician correct the double tapped breaker to ensure safe operation.



Safety Concerns



6.2.4 Main Panel

RUST/CORROSION NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, signs of rust were observed in the main panel. Rust can compromise the integrity of the electrical system. Recommend having a licensed electrician address the rust to prevent further damage.



Highlighted Items



6.2.5 Main Panel

OLDER PANEL NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was observed that the main panel is an older model. Older panels may not meet current electrical standards and. Recommend having a licensed electrician evaluate the panel to determine if an upgrade is necessary to ensure compliance with current standards.



Highlighted Items

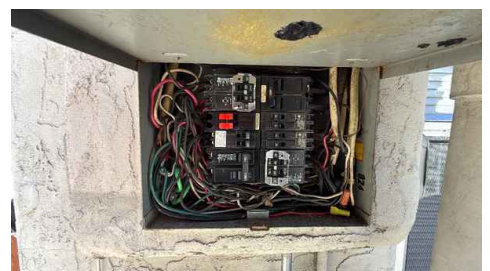
6.2.6 Main Panel

ALTERATIONS NOTED TO PANEL

During the inspection, it was observed that alterations have been made to the main panel. Properly performed alterations can enhance the system's functionality. Recommend having a licensed electrician evaluate the alterations to ensure they were done correctly and safely.



Highlighted Items



6.3.1 Sub Panel

KNOCKOUTS/BUSHINGS MISSING

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was noted that knockouts and bushings are missing in the sub panel. Missing knockouts and bushings can allow debris and pests to enter the panel and cause electrical hazards. Recommend installing the necessary knockouts and bushings to secure the panel.



Observation/General Information

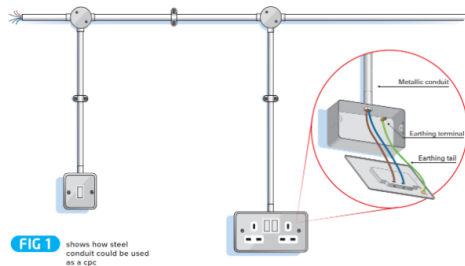


6.5.1 Exterior Electrical

EXPOSED ROMEX/NO CONDUIT

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, it was observed that Romex wiring is exposed and not protected by conduit. Exposed Romex is susceptible to physical damage and environmental factors, which can pose significant safety hazards. It is recommended to have a licensed electrician install conduit to protect the Romex wiring and ensure compliance with electrical codes.



Highlighted Items

6.6.1 Interior Electrical

BULBS MISSING, OR INOPERABLE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Light bulbs in the garage are missing or inoperable. Recommend replacing the bulbs.



Highlighted Items

6.6.2 Interior Electrical

LIGHT FIXTURE RUST, OR CORROSION

VARIOUS LOCATIONS - NOT ALL AREAS MAY BE SHOWN

Rust or corrosion is noted on the garage light fixtures. Recommend replacing the fixtures to prevent further damage.

Highlighted Items



6.6.3 Interior Electrical

BATHROOM MISSING OUTLET/RECEPTACLE

Highlighted Items

The bathroom in one or more areas did not have a outlet/receptacle. Recommend correction as needed by a licensed professional.



7: PLUMBING

Information

Water Heater System : Water Heater Location Exterior Closet	Water Heater System : Power Source/Type Gas	Water Heater System : Capacity 40
Water Heater System : Manufacturer Rheem	Fuel System : Fuel System Location Right of Property	Sewer Scope : Material Type ABS, Cast Iron
Sewer Scope : Sewer Clean Out Location(s) Right of Property		

Main Water Supply, Hose Bibs, Water Pressure: Main Water Supply Location
Left of Property

Please be aware that the entire water supply and distribution system in this home could not be fully observed due to obstructions such as wall coverings, insulation, HVAC ductwork, and buried lines. It's possible that damage to the piping may be present in areas that were not accessible during the inspection. To ensure there are no hidden defects in the system, recommend having a licensed plumbing contractor conduct a thorough inspection of the water supply and distribution system before the end of your contingency period.

This will provide a better understanding of the system's condition and identify any necessary repairs or upgrades to ensure its safe and efficient operation. Maintaining your water supply and distribution system in good working condition is vital for the health and safety of your household, and addressing any latent defects now can save time and money in the long run.



Main Water Supply, Hose Bibs, Water Pressure: Hose Bibs/Water Pressure
100+

Hose bibs were operated at the time of the inspection looking for any leaks and checking the pressure in the home. Standard PSI (pounds per square inch) should be between 40-80 psi.

Plumbing Lines : Plumbing Lines - Information Section

Visible portions of the plumbing system were inspected by running water through the drain pipes for over one minute and checking for leaks from the drain pipes, trap assembly, water supply lines, and areas underneath (cabinets, ceiling below, crawl space). Additionally, other significant defects were looked for within the plumbing system. At the time of inspection, plumbing fixtures exhibited functional flow.

Important Note: This inspection of the plumbing system is not a warranty or guarantee that leaks or blockages will not occur at any point in time after this home inspection has been completed. Recommend regular maintenance and monitoring of the plumbing system to identify and address any potential issues promptly.

Plumbing Lines : Water Supply Material

Copper

Underground pipes or pipes inside walls cannot be judged for sizing, leaks, corrosion, or damage during this inspection. Additionally, water quality testing is not a part of this inspection. Angle stops are never tested during an inspection. Recommend regular maintenance and monitoring by a licensed plumber to ensure the plumbing system's continued functionality and to address any potential issues.

Plumbing Lines : Waste Line Material

ABS, Cast Iron

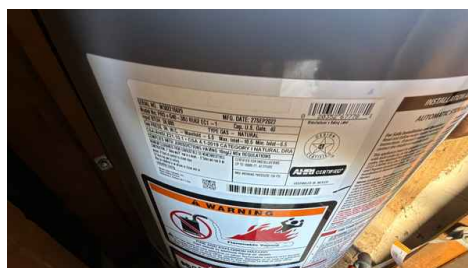
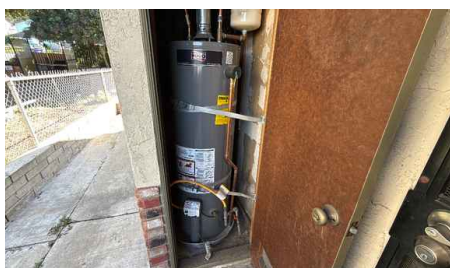
City sewer service, septic systems, and all underground pipes are not included in this inspection. Additionally, the future performance of drainage systems is not part of this inspection. Recommend consulting a licensed plumber or specialist for a thorough evaluation and maintenance of these components to ensure proper functionality and address any potential issues.

Plumbing Lines : Homes 25 Years or Older

LMT - For homes 25 years or older, it is important to note that the plumbing system may have components that are reaching the end of their useful life. This inspection does not cover all potential issues that may arise due to the age of the plumbing system. Recommend having a licensed plumber conduct a comprehensive evaluation of the plumbing system to identify any aging components, potential leaks, corrosion, or other issues that may require attention or replacement to ensure continued functionality and safety.

Water Heater System : Water Heater

It is strongly recommended that the local utility company be contacted to perform a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. Please note that this inspection does not cover the evaluation of certain items, such as water recirculation pumps, solar water heating systems, Energy Smart or energy saver controls, and catch pan drains. Additionally, the inspector does not provide an estimate of the remaining life of water heaters, determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. Recommend consulting a licensed plumber for any concerns related to these items. Proper maintenance and upkeep of your gas-fired appliances can help prevent potential hazards and ensure the continued safe and efficient operation of your home.



Fuel System : Fuel System

Natural Gas

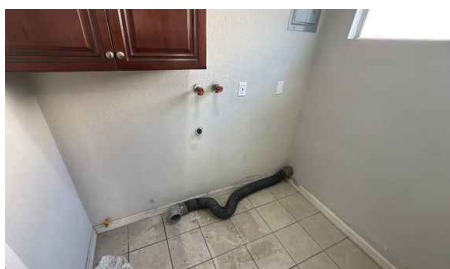
Due to the presence of wall coverings, insulation, HVAC ductwork, buried lines, or other obstructions, it was not feasible to observe the entirety of the gas supply and distribution system in this home. As a result, damage to the piping may exist in locations that are not readily visible. Recommend having a licensed plumbing contractor further investigate the gas supply and distribution system before the contingency period ends. This will help to identify any hidden defects that may require attention. Taking this precautionary step can help ensure that the gas supply and distribution system is safe and functioning properly.



Laundry : Laundry Appliances

Interior

As per the Standards of Practice, laundry appliances are not included in this inspection. The inspector will not evaluate the adequacy of the washing machine drain lines or supply lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. Additionally, the condition of the walls or flooring under these machines cannot be assessed. These components are not within the scope of this inspection. Recommend having a qualified professional inspect and evaluate the laundry appliances to ensure they are functioning safely and efficiently.



Laundry : Dryer Type/Ventilation

Gas

A dryer vent connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent. Recommend having the dryer vent cleaned at the time of purchase and annually thereafter to help ensure safe conditions. Lint accumulation can occur even in approved, properly installed vents and poses a significant fire hazard. Regular cleaning helps maintain the safety and efficiency of the dryer.

Sewer Scope : Sewer Scope Inspection

Watch video on YouTube

Error 153
Video player configuration error

Watch video on YouTube

Error 153
Video player configuration error

A limited-time sewer scope inspection will be conducted to assess the condition of the property's sewer line and identify any potential issues that may require attention. This inspection focuses on the main drain line between the building and the city sewer line, provided a readily accessible clean-out can be located and opened without causing damage to the property. It is important to note that this inspection is limited to the main sewer line and does not include scoping all drain lines within or under the building. For a comprehensive evaluation, recommend consulting a licensed professional to inspect the entire drainage system.

Action items

7.1.1 Main Water Supply, Hose Bibs, Water Pressure



WATER PRESSURE TOO HIGH
MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

During the inspection, the water pressure was found to be too high. High water pressure can damage plumbing fixtures and appliances. Recommend installing or adjusting a pressure regulator to maintain proper water pressure levels 40-80psi.



7.3.1 Water Heater System

WATER HEATER REPLACED



Observation/General Information

During the inspection, it was noted that the water heater was recently replaced. Recommend asking the seller for proper documentation regarding the replacement, including details about the installation and any warranties that may be applicable. This information can provide assurance of the quality and compliance of the installation.



7.6.1 Sewer Scope

CAST IRON DRAIN LINE NOTED



Highlighted Items

Cast iron piping was observed during the sewer scope inspection. Cast iron pipes are known to deteriorate over time, potentially leading to leaks, blockages, or other issues. Recommend having a licensed plumbing contractor evaluate the condition of the cast iron pipes and make any necessary repairs or replacements to prevent future problems.

7.6.2 Sewer Scope

BLOCKAGE



Highlighted Items

A blockage was detected in the drain line during the inspection. Recommend having a licensed plumbing contractor clear the blockage to restore proper flow and prevent backups.

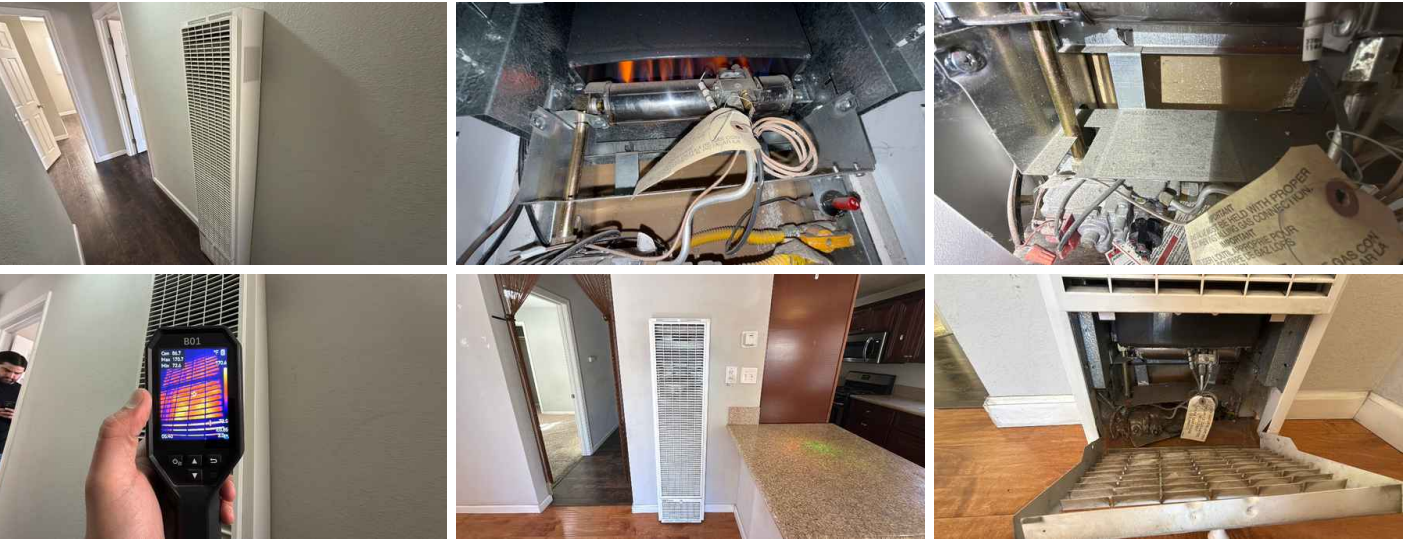
8: HEATING & COOLING

Information

Heating: Heating Type Wall Unit	Heating: Location Living Room, Hall	Heating: Fuel Type Gas
Heating: Approximate BTU'S 20000-40000	Heating: Manufacturer Williamson	

Heating: Heating System

The heating system is inspected in the same manner as the cooling unit. As with all mechanical equipment, the unit can fail at any time without warning, and inspectors cannot predict future failures. As long as the unit is functioning properly in heating mode, it indicates that the major components are operational. A visual inspection is conducted on the heating system, and the inspector will report on the condition of the unit.



Gas Valve/Venting: Heater Gas Valve

Gas shut off valves were present and noted during the inspection. These valves are essential for safely controlling the gas supply to the heating system. It is important to ensure that these valves are easily accessible and clearly labeled for emergency situations. Regularly inspecting and testing the gas shut off valves can help ensure they are in proper working condition.

Gas Valve/Venting: Furnace Vent

The furnace vent was visually inspected during the examination. Any deficiencies or issues observed with the vent will be noted separately in this report. Proper venting is crucial for the safe and efficient operation of the furnace, as it ensures that combustion gases are properly expelled from the home. It's important to regularly inspect and maintain the vent system to prevent potential hazards such as carbon monoxide buildup, blockages, or improper venting. Recommend consulting a licensed HVAC professional for a comprehensive evaluation and maintenance of the vent system to ensure it meets safety standards and operates effectively.

Thermostat : Thermostat(s) Operation

The thermostat(s) appeared to operate the unit(s) properly at the time of inspection. No reportable conditions were present unless otherwise noted in this report. As with all mechanical components, performance can change over time, and regular monitoring is recommended.

Action items

8.1.1 Heating

10/15 YRS OLD

The furnace is over 10/15 years old. Recommend having a licensed HVAC professional evaluate the system for efficiency and potential replacement.

 Highlighted Items



8.1.2 Heating

DIRTY

The furnace was found to be dirty. Recommend cleaning the furnace to improve efficiency and prevent potential issues.

 Highlighted Items



8.1.3 Heating

DID NOT RESPOND

The furnace did not respond during the inspection. Recommend having a licensed HVAC professional evaluate and repair the system.

 Highlighted Items



9: GARAGE

Information

Interior Areas: Garage - Conversion

LMT - The garage appears to have been converted into bedroom(s), bathroom(s), or office space. No permits were noted at the time of inspection. Recommend further evaluation and correction as needed by a licensed professional.



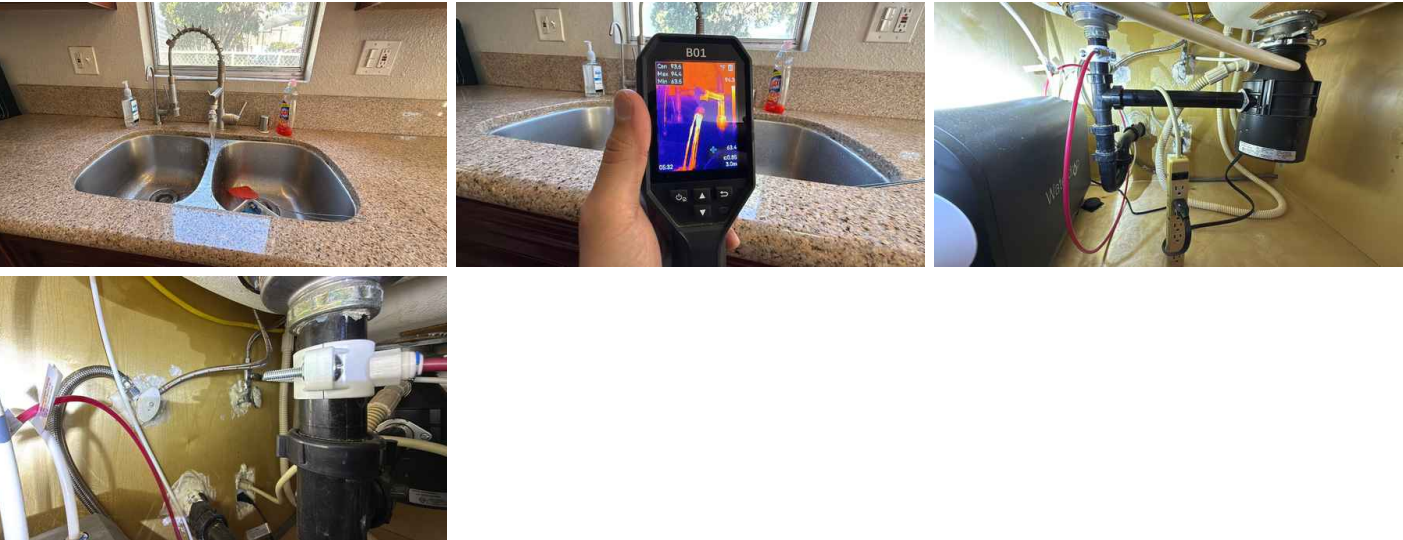
10: KITCHEN

Information

Range/Cooktop/Oven : Range	Range/Cooktop/Oven : Cooktop
Energy Source	Energy Source
Gas	Gas

Kitchen Sink : Kitchen Sink Information

The kitchen sink was inspected for basic operation and observable condition. The faucet and any associated spray wands (standalone or integrated) were tested for consistent water flow and proper function. Drainage was observed to confirm that water discharged as expected, with no visible signs of obstruction or backflow. Visible plumbing connections beneath the sink were inspected for active leaks, moisture, or corrosion. The sink basin was reviewed for visible damage such as cracks or chips, and the mounting was checked for stability to ensure the unit was securely attached to the countertop. Faucet controls and diverters were operated to verify proper function. Sealant and caulking around the sink were inspected for continuity to help prevent water intrusion into the countertop or cabinetry. The inspection of the kitchen sink was limited to visible and readily accessible components, and the evaluation does not include prediction of future performance. Any deficiencies observed are noted in this report, with recommendations for repair or further evaluation by a licensed plumbing professional as appropriate. Regular maintenance of the sink and its components is advised to help prevent water-related damage.



Kitchen Sink : Water Filtration/Purification Systems

LMT- Filtration systems, such as reverse osmosis or cartridge filters, were not evaluated or included in this inspection. We recommend having these systems assessed by a licensed professional and ensuring that all filters and cartridges are replaced before use.



Garbage Disposal : Garbage Disposal Information

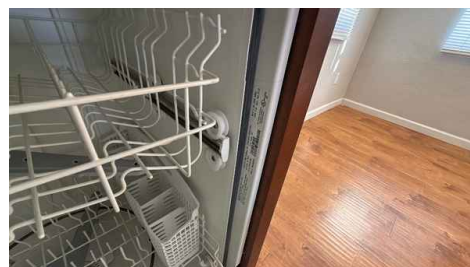
A garbage disposal unit was present and tested during the inspection. The unit was checked for proper operation and any visible signs of deficiencies.



DishWasher : Dishwasher Information

Frigidaire

The dishwasher was present and tested during the inspection. The primary purpose of this test is to place a load on the plumbing drain and waste system, rather than to assess the dishwasher's cleaning or drying functions. Please be aware that soap was not used during the test. Additionally, we do not have access to the areas behind or beneath the dishwasher. As such, any past or current leaks in those areas may not be detected, as moving the dishwasher is outside the scope of this inspection.



Cabinets/Countertop : Cabinet(s)

The cabinets were carefully inspected for any signs of damage. A selection of doors and drawers were tested to assess their functionality and overall condition.

Cabinets/Countertop : Countertop

Granite

The countertops were closely inspected for any defects, including cracks, chips, or other flaws. Their overall condition and stability were also evaluated to confirm they are both functional and visually appealing.

Exhaust System : Kitchen Exhaust Vent Information

Re-circulated

The kitchen exhaust vent was inspected for proper operation and condition. This system is designed to remove smoke, odors, and airborne grease from the kitchen during cooking. The vent should direct the exhaust to the exterior of the home to prevent the buildup of moisture and contaminants inside. During the inspection, the vent was checked for any signs of damage, blockages, or improper installation. However, the inspection does not include checking the vent ducting that runs through walls, ceilings, or other concealed areas. Regular maintenance of the kitchen exhaust vent is essential to ensure its efficiency and to prevent potential fire hazards. It is recommended to clean or replace the filters regularly and to have the venting system inspected periodically by a qualified professional. If any deficiencies were observed, they will be noted separately in this report.

Built-in Microwave : Built-in Microwave

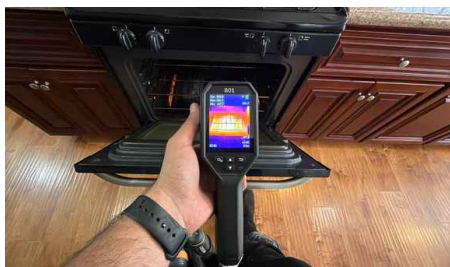
The microwave was examined and tested during the inspection to ensure it was functioning correctly. The inspector operated the appliance using its controls and confirmed that it heated as expected. However, this inspection does not assess the microwave's ability to cook food evenly or its long-term performance. If you have any concerns regarding the microwave's ongoing reliability or effectiveness, it is advisable to review the manufacturer's instructions or consult a qualified appliance technician.



Range/Cooktop/Oven : Range, Oven - Information Section

Frigidaire

The range, oven was inspected and tested for functionality. During the inspection, the burners, oven elements, and controls were operated to ensure they responded appropriately. The inspector also checked for visible signs of damage, wear, and proper installation. It's important to note that while the range was tested for basic functionality, this inspection does not include a thorough evaluation of cooking performance, temperature calibration, or the condition of components that are not visible without disassembly. Please be aware that the area behind the range, oven is not visible and was not inspected. Any potential issues, such as hidden damage, leaks, or electrical problems, cannot be detected without moving the range or oven, which is outside the scope of this inspection.



Range/Cooktop/Oven : Cooktop - Information Section

Frigidaire

The cooktop was inspected and tested for functionality. During the inspection, the burners and controls were operated to ensure they responded appropriately. The inspector also checked for visible signs of damage, wear, and proper installation. It's important to note that while the cooktop was tested for basic functionality, this inspection does not include a thorough evaluation of cooking performance, temperature calibration, or the condition of components that are not visible without disassembly. Please be aware that the area beneath and behind the cooktop is not visible and was not inspected. Any potential issues, such as hidden damage, leaks, or electrical problems, cannot be detected without removing the cooktop, which is outside the scope of this inspection.



Refrigerator : Refrigerator Informational

The refrigerator is considered beyond the scope of this inspection in accordance with the InterNACHI Standards of Practice. The inspection does not determine the appliance's age, performance, energy efficiency, or remaining life expectancy. The areas behind, beneath, and adjacent to the unit are typically inaccessible and are not evaluated. For concerns regarding the condition or functionality of the refrigerator, consultation with the seller and/or a qualified appliance technician is advised.



Limitations

Kitchen General Photos/Videos

GENERAL PHOTOS



Kitchen General Photos/Videos

GENERAL VIDEOS

Action items

10.1.1 Kitchen Sink

CAULKING/GROUT MISSING, DAMAGED, DARK

Caulking or grout was observed to be missing, in poor condition, or darkened in appearance. This condition was conducive to water infiltration and potential damage to adjacent materials. It is recommended to reapply caulking or grout as needed to ensure a proper seal and protect the surrounding surfaces.



Observation/General Information



10.1.2 Kitchen Sink

FAUCET CORROSION/DAMAGED

Corrosion and/or physical damage was observed on the kitchen sink faucet. This condition was conducive to leakage or reduced functionality. Repair or replacement by a licensed plumbing professional is recommended.



Highlighted Items



10.2.1 Garbage Disposal

IMPROPER WIRING METHODS

Improper wiring methods were noted at the garbage disposal, which could pose a safety risk. Correcting the wiring to meet current electrical standards is recommended.



Highlighted Items



10.3.1 DishWasher

AIR GAP/HIGH LOOP IMPROPER INSTALLATION

The dishwasher's air gap or high loop is improperly installed, which could allow wastewater to siphon back into the dishwasher. Correcting the installation is recommended to prevent contamination and ensure the system functions as intended.



Highlighted Items



10.3.2 DishWasher

DRAINS THROUGH AIR GAP

The air gap overflow port leaks an excessive amount of water at the countertop and into the cabinet below. This indicates a possible obstruction or a kink in the drain line. The dishwasher was not run through a full cycle to avoid further leaking. We advise repairs as needed to prevent further damage.



Highlighted Items



10.4.1 Cabinets/Countertop

WEAR MARKS

Wear marks were noted on the cabinets, indicating significant use over time. While these marks are primarily cosmetic, refinishing or replacing the affected areas may improve the overall appearance.



Observation/General Information

11: INTERIOR AREAS

Information

Windows: Material

Aluminum

Windows: Window Type

Single Hung, Sliders, Fixed

Interior Door(s) : Interior, Closet, Pocket, and Barn Doors Informational

During the inspection, the interior, closet, pocket, and barn doors were inspected for functionality, alignment, and general condition. This includes operating the doors to check for smooth movement, ensuring proper latching, and observing any visible signs of damage or wear. Please note that areas behind or around these doors, as well as the internal mechanisms, are not accessible for inspection. Any deficiencies observed will be noted separately in this report. Regular maintenance and adjustments may be necessary to ensure continued proper operation of these doors.

Windows: Windows and Screens Inspection

It's important to understand that evaluating thermo-pane windows can be difficult due to changing weather, temperature, and lighting conditions. Additionally, some windows may not have been accessible for inspection, and the inspector cannot verify the quality of flashing or installation for retrofitted windows.

Closets & Cabinets : Cabinets Inspection

The cabinet were thoroughly inspected for any signs of damage, including cracks, warping, or other structural issues. A selection of doors and drawers were tested to assess their functionality, checking for smooth operation, proper alignment, and secure attachment. Additionally, the overall condition of the cabinet hardware, such as hinges and handles, was evaluated to ensure everything is functioning as intended.

Closets & Cabinets : Closets Inspection

The closets were carefully inspected for any signs of damage and to assess their overall functionality. This inspection included evaluating the condition of shelves, rods, and hardware, as well as testing the operation of the doors and any built-in features such as drawers or organizers to ensure they are in good working order.

Walls & Ceilings : Walls & Ceilings

The accessible walls and ceilings were inspected, and normal wear and tear were observed. However, areas covered by wallpaper, paneling, or obstructed by furnishings were not fully assessed. Additionally, the inspection did not include an evaluation of the condition behind the walls or ceilings, as these areas are not visible.

Floors : Floors Inspection

Engineered Wood, Carpet

The floors were inspected for signs of damage, wear, and overall condition. This included evaluating the surface materials, checking for unevenness, and testing for any loose or damaged sections. Areas covered by furniture, rugs, or other items were not fully accessible and may conceal defects.

Floors : Flooring - Limited Access

LMT- The inspection of the flooring was limited due to areas being covered by rugs and personal belongings, which prevented a full assessment of the underlying surfaces. There may be issues or defects that were not visible during the inspection. It is recommended to remove these coverings and have the flooring reinspected prior to closing escrow.

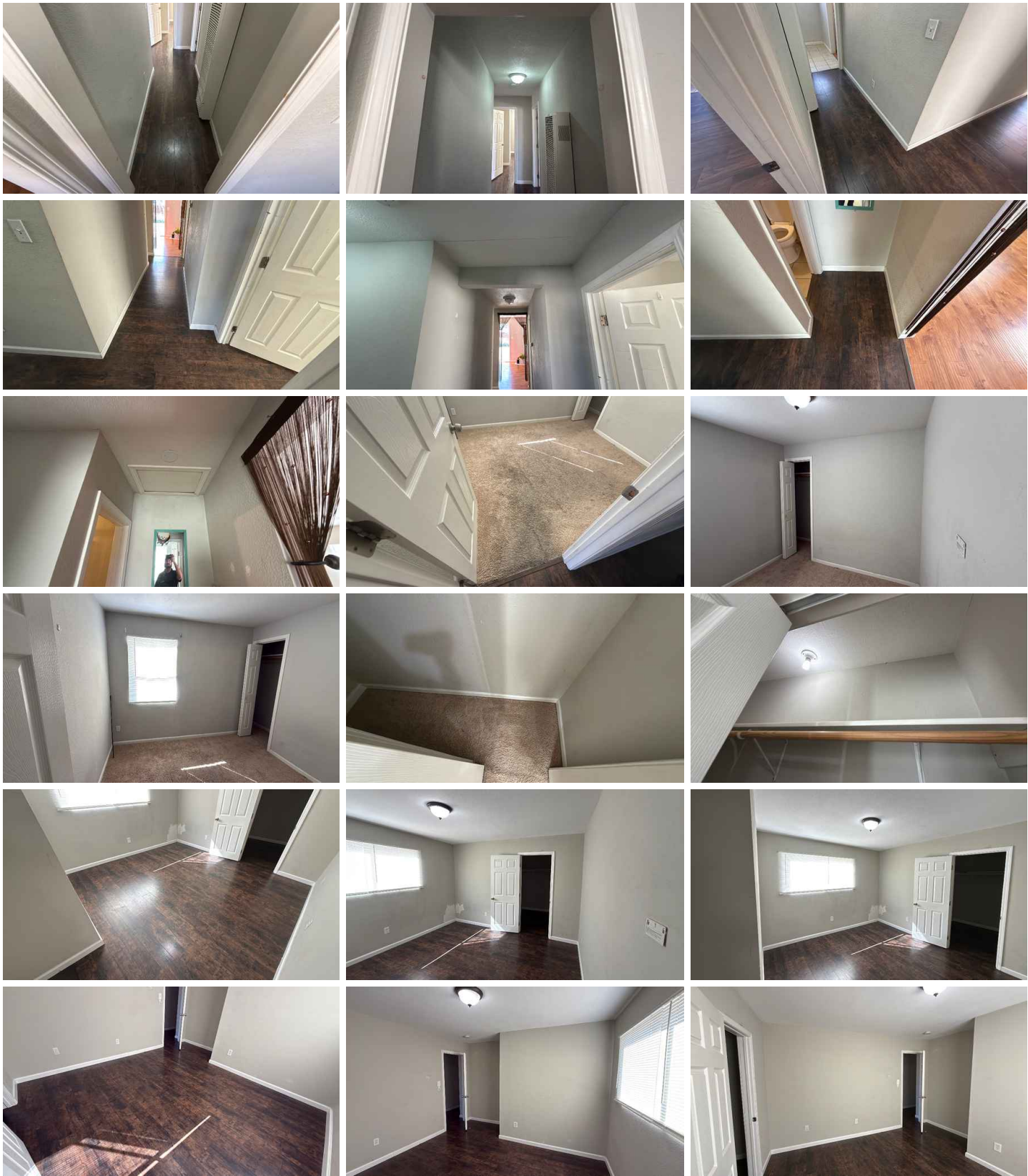
Ceiling Fan(s) : Ceiling Fan Inspection

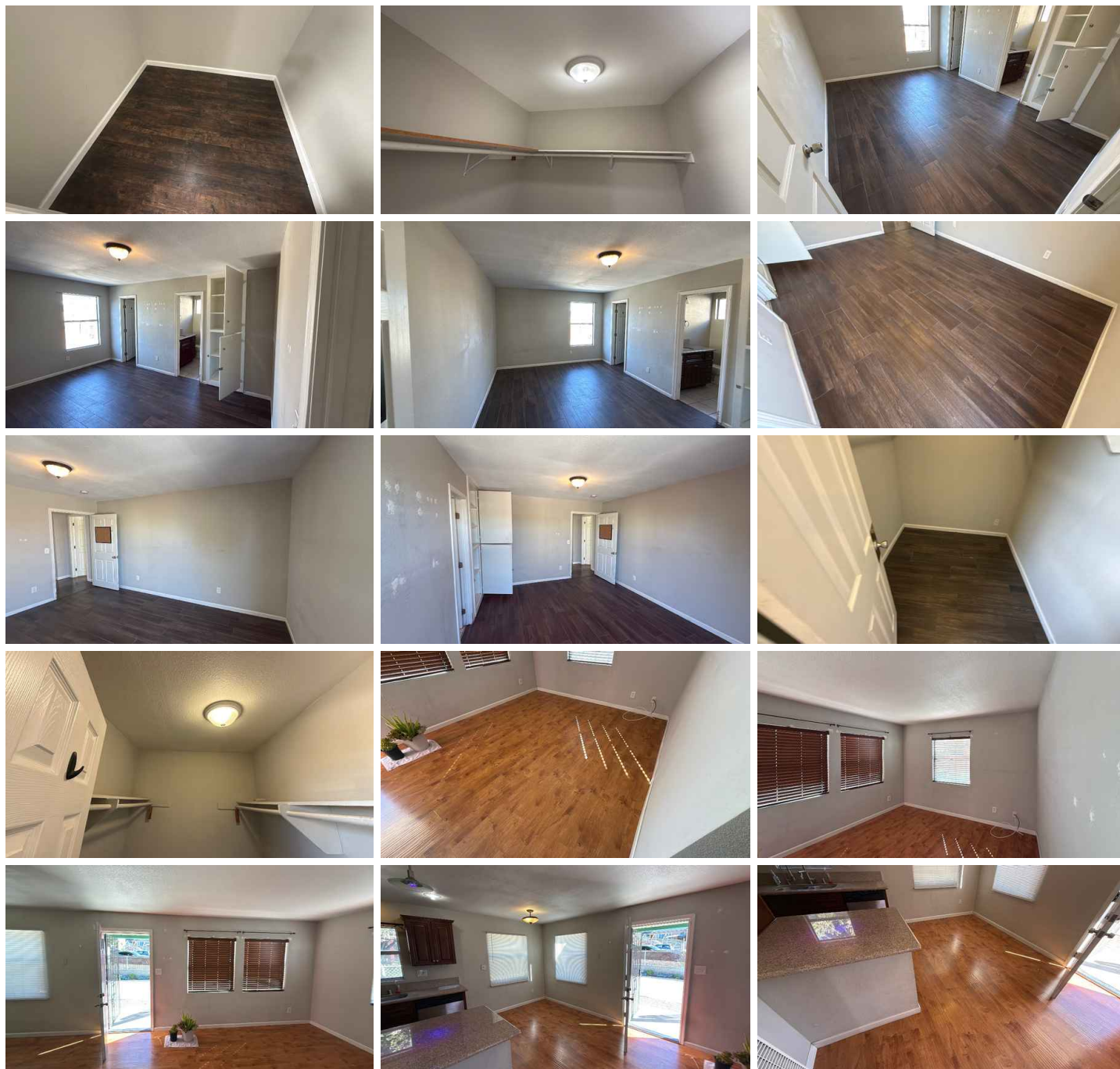
The ceiling fans were inspected to ensure the lights, if applicable, and the fan itself operate correctly. While the fan's operation was confirmed, not all speed settings were tested.

Limitations

Interior General Photos/Videos

INTERIOR GENERAL PHOTOS





Interior General Photos/Videos

INTERIOR GENERAL VIDEOS

Action items

11.1.1 Interior Door(s)

JAMB/FRAME DAMAGE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

There is evident damage to the door jamb/frame, ranging from cracks and splits to significant structural impairments. Recommend further evaluation and correction as needed by a licensed professional.



Highlighted Items



11.2.1 Windows

DIFFICULT TO OPEN, AND OR CLOSE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

One or more windows are difficult to operate, which may indicate issues with alignment, hardware, or general wear and tear. It is recommended to have a licensed professional inspect and correct these issues to ensure the windows function properly.



Observation/General Information

11.2.2 Windows

INOPERABLE, DOES NOT OPEN

VARIOUS LOCATIONS - NOT ALL AREAS MAY BE SHOWN

One or more windows are inoperable, preventing proper ventilation and egress. It is recommended to have a licensed professional conduct further evaluation and make the necessary corrections to restore functionality.



Highlighted Items



11.2.3 Windows

WINDOW SILL DAMAGED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The window sills are damaged, which can affect the window's stability and appearance. It is recommended to have a licensed professional repair or replace the window sills to ensure proper functionality, stability, and aesthetics.



Highlighted Items



11.2.4 Windows

POSSIBLE DARK GROWTH NOTED AROUND WINDOWS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN



Safety Concerns

There are signs of possible dark growth around some windows. It is recommended to have a licensed professional conduct further evaluation and perform necessary corrections to address any potential mold or mildew issues and ensure a healthy environment.



11.2.5 Windows

ORIGINAL, OR OLD WINDOWS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The windows are old/original, and not all windows have been inspected. It is recommended to have a licensed professional conduct a thorough evaluation of all windows to ensure they function properly and meet current standards.

Highlighted Items

11.3.1 Closets & Cabinets

WEAR MARKS NOTED TO CABINETS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The cabinets show wear marks from regular use, affecting their appearance. It is recommended to repair or refinish the cabinets as needed to restore their appearance and maintain their durability. Consider consulting a professional for proper assessment and correction.

Observation/General Information

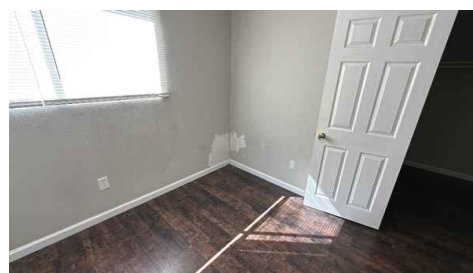
11.4.1 Walls & Ceilings

PATCHES OR REPAIRS NOTED TO THE WALLS & CEILINGS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Patches or repairs are noted on the walls and ceilings, indicating previous work for an unknown reason. It is recommended to monitor these areas for any signs of recurring issues and perform additional repairs if necessary to maintain the integrity and appearance of the surfaces.

Highlighted Items



11.4.2 Walls & Ceilings

COMMON SETTLING CRACKS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Highlighted Items

Common cracks are visible on the walls and ceilings, likely due to settling or material shrinkage. It is recommended to repair the cracks as needed to maintain the integrity and appearance of the surfaces. Consider consulting a professional for proper assessment and correction.



11.4.3 Walls & Ceilings

MAJOR VISIBLE CRACKS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Major cracking is visible at the corners of doors and windows or walls, indicating potential soil movement. This is a structural concern and should be evaluated by a qualified professional to ensure the stability and safety of the building.

 Safety Concerns



11.4.4 Walls & Ceilings

DRY STAINS NOTED TO THE WALLS & CEILING

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Dry stains are visible on the walls and ceilings, indicating previous moisture issues. It is recommended to monitor these areas for any signs of recurring moisture and perform corrections as needed to prevent further damage and maintain the integrity of the surfaces.

 Highlighted Items



11.4.5 Walls & Ceilings

DISCOLORATION/POSSIBLE MICROBIAL GROWTH

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Discoloration and possible microbial growth were observed on the walls or ceilings. It is recommended to have a licensed professional conduct a thorough evaluation and carry out any necessary remediation to ensure a safe and healthy environment.



Safety Concerns



11.5.1 Floors

WEAR MARKS, OR SCRATCHES

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The flooring shows signs of wear and scratches. It is recommended to repair or refinish the flooring as needed to restore its appearance and maintain its durability. Consider consulting a licensed professional for proper correction.



Observation/General Information

11.5.2 Floors

UNEVEN FLOORING NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The flooring is uneven in some areas, which can affect both appearance and safety. It is recommended to have a licensed professional inspect and level the flooring as needed to ensure a safe and aesthetically pleasing surface.



Highlighted Items



11.5.3 Floors

CRACKS, OR CHIPS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The flooring has cracks, or chips in certain areas. It is recommended to have a licensed professional inspect and repair or replace the affected areas to restore the flooring's appearance and functionality.

 Highlighted Items



11.5.4 Floors

CARPET RIPPLES NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The carpet has noticeable ripples, which suggests it may need to be stretched. It is recommended to address this issue to prevent further wear and maintain a smooth, safe surface.

 Highlighted Items



12: BATHROOM

Information

Location(s): Bathroom Location(s)

Master, Hall

The bathroom inspection is subject to specific limitations. The inspector cannot identify leaks, moisture, mold, or other issues that may be concealed behind walls, ceilings, floors, tiles, or any other inaccessible areas. As a result, the inspector is not responsible for uncovering hidden damages that could be present or may become noticeable after the inspection. Additionally, the inspector is unable to verify the quality or compliance of any previous remodeling work performed in the bathroom by former owners or contractors. The inspector does not assume liability for any defects or code violations that may result from such work. The inspection will focus solely on significant deficiencies that are visible at the time of the assessment. It is highly recommended that the client seek further evaluation and repair from qualified professionals for any concerns identified in the bathroom.

Mirrors : Bathroom Mirrors and Medicine Cabinets Information

During the inspection, the bathroom mirrors and medicine cabinets were visually assessed for overall condition and functionality. The inspection included checking for any signs of damage, such as cracks, chips, or loose mounting. The operation of medicine cabinet doors was also tested to ensure they open and close properly, and that any shelving inside is secure and free from damage. It's important to note that the inspection does not involve testing the structural integrity of the wall behind the mirrors or cabinets, nor does it include an assessment of the contents within the cabinets. Any hidden issues, such as moisture or mold behind the units, are beyond the scope of this inspection. Regular maintenance is recommended to ensure that mirrors and medicine cabinets remain securely attached to the wall and that any damage is promptly addressed to prevent further issues. If there are concerns about the condition or installation of these fixtures, it is advisable to consult with a qualified professional for further evaluation.

Ventilation: Ventilation Information

Ventilation Fan(s), Window(s)

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

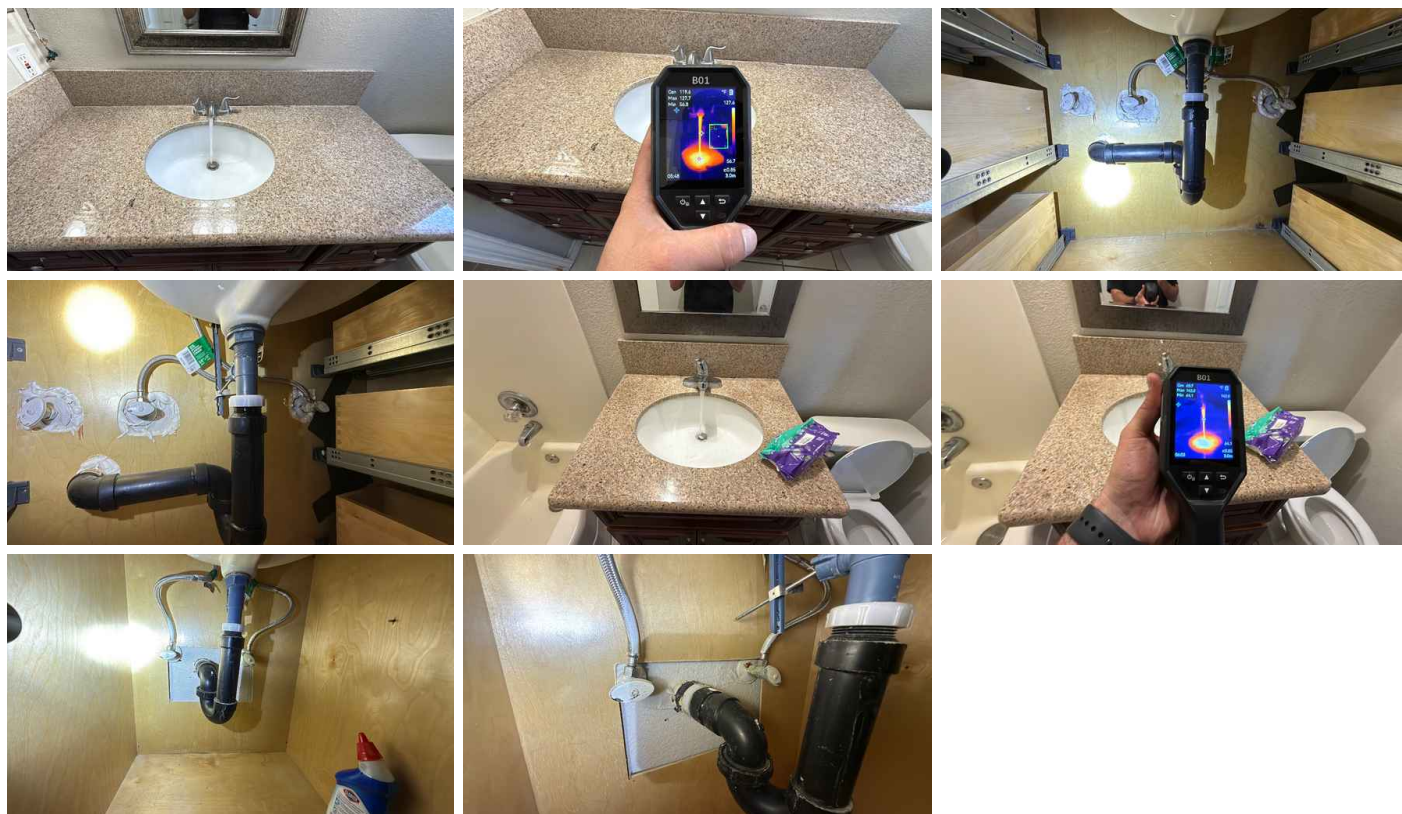
Countertop & Cabinets : Countertop/Cabinet information

Solid Surface

The bathroom cabinets and countertops were visually inspected to assess their condition and functionality. This inspection included checking for any signs of damage such as cracks, chips, water stains, or warping. The operation of cabinet doors and drawers was tested to ensure they open and close properly, and the countertops were examined for stability and proper sealing around sinks and edges. It's important to note that this inspection does not include an evaluation of the structural integrity behind the cabinets or countertops, nor does it assess hidden issues such as moisture intrusion, mold, or damage beneath the surfaces. Any such issues may not be visible during a standard visual inspection. Regular maintenance, including sealing any gaps or joints and addressing minor damage promptly, is recommended to prolong the lifespan of the bathroom cabinets and countertops. If there are concerns about the installation or condition of these fixtures, it is advisable to consult with a qualified professional for further evaluation and potential repairs.

Bathroom Sink : Bathroom Sink Information

The bathroom sinks were inspected for overall condition, functionality, and any visible defects. This inspection included checking for proper water flow, drainage, and the operation of faucets and stoppers. The sinks were also examined for signs of damage, such as cracks, chips, or staining, as well as for any indications of leaks or moisture issues around the sink basin, faucet connections, and under-sink plumbing. It is important to note that this inspection does not involve evaluating the condition of hidden components, such as pipes within the walls or under the flooring, nor does it assess the quality of previous repairs or installations. Any issues related to these areas may not be visible during a standard visual inspection. Regular maintenance, including checking for leaks and ensuring that seals around the sink are intact, is recommended to prolong the lifespan of the bathroom sinks and prevent potential water damage. If there are any concerns regarding the sinks, it is advisable to consult with a qualified professional for further evaluation and repair.

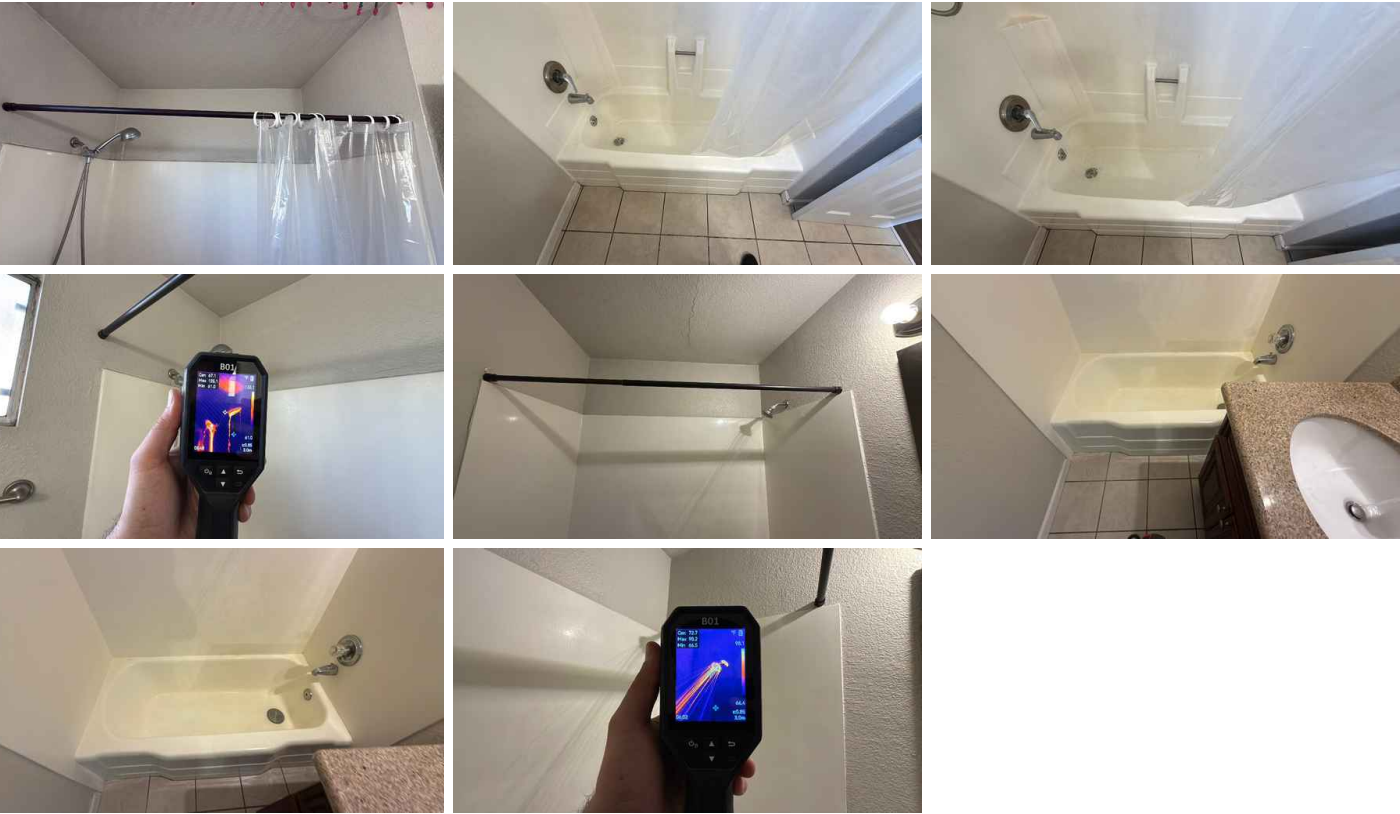


Toilet : Bathroom Toilets Inspection

The bathroom toilets were inspected for functionality and overall condition. This inspection included checking for proper flushing, water flow, and refill operation. The toilets were also examined for any visible signs of leaks, cracks in the bowl or tank, and secure attachment to the floor. The inspection does not include evaluation of hidden components, such as the condition of the plumbing within the walls or under the floor, nor does it assess the quality of previous installations or repairs. Issues with these areas may not be apparent during a visual inspection. Regular maintenance, such as ensuring the toilet is properly sealed at the base, checking for leaks, and addressing any minor issues promptly, is recommended to keep the toilets functioning efficiently. If there are any concerns regarding the toilets, it is advisable to consult with a licensed plumber for further evaluation and potential repairs.

Bathtub & Shower: Bathtubs & Showers Information

The bathtubs and showers in the bathroom were inspected for overall condition and functionality. This inspection included evaluating the operation of the faucets, showerheads, and drains, as well as checking for signs of leaks, cracks, or damage to the tub, shower base, and surrounding surfaces. The caulking and grout were also examined for any deterioration that could lead to water intrusion. It's important to note that this inspection does not cover areas that are not readily accessible, such as the plumbing behind walls or beneath the tub or shower base. Additionally, the quality of previous installations or repairs cannot be fully assessed during a visual inspection. Regular maintenance of the bathtub and shower areas is crucial to prevent water damage and ensure their longevity. This includes routinely checking and replacing worn caulking or grout, ensuring the drain remains clear, and addressing any signs of leaks or damage promptly. If there are any concerns about the condition or installation of the bathtubs or showers, it is recommended to consult with a licensed professional for further evaluation and potential repairs.



Limitations

Bathroom Photos/Videos

BATHROOM PHOTOS





Bathroom Photos/Videos

BATHROOM VIDEOS**Action items**

12.3.1 Ventilation



Highlighted Items

NO FAN, WINDOW PRESENT

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Ventilation fan(s) were not present in the bathroom(s), but rather a window was present for ventilation. While older standards may have allowed that a window could substitute for a fan, the installation of a fan is still recommended to be performed by a licensed electrician, as windows are not a feasible form of ventilation in winter months.



12.3.2 Ventilation



Highlighted Items

FAN IRREGULAR NOISE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

An irregular noise was produced from the exhaust fan. This may be from loose components, an object impeding the fan, or an indicator that the fan is nearing end of its useful life. An evaluation and repairs or replacement made as needed is recommended to be conducted by a licensed electrician.



12.4.1 Countertop & Cabinets



Observation/General Information

COSMETIC MARKS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Wear marks were observed on the cabinets, indicating significant use over time. While this is primarily a cosmetic issue, refinishing or replacing the affected areas may be considered to improve the appearance of the cabinets.

12.5.1 Bathroom Sink



Highlighted Items

CORROSION ON VALVES, OR CONNECTIONS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Corrosion was observed on the valves or connections beneath the bathroom sink. This could indicate age-related wear or exposure to moisture. Further evaluation and replacement of the corroded components are recommended to prevent leaks or failure.



12.5.2 Bathroom Sink

ACTIVE LEAK NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

An active leak was detected under the bathroom sink. Immediate repair by a licensed professional is recommended to prevent water damage and restore proper functionality.



Highlighted Items



12.5.3 Bathroom Sink

CORROSION, OR DAMAGED NOTED TO THE FAUCET

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The bathroom faucet shows signs of corrosion or damage, which could affect its performance and lifespan. Replacing or repairing the faucet is recommended to ensure it remains functional and visually appealing.



Highlighted Items



12.6.1 Toilet

CORROSION ON VALVE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN



Highlighted Items

The shutoff valve shows signs of corrosion in one or more areas. Recommend replacing the valve to ensure proper function.



12.7.1 Bathtub & Shower

STOPPER DAMAGED, MISSING, OR INOPERABLE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The bathtub stopper was either damaged, missing, or not functioning properly in one or more area(s). It is recommended to repair or replace the stopper as necessary to ensure the bathtub can be used effectively.



Highlighted Items



12.7.2 Bathtub & Shower

GROUT, OR CAULKING MISSING, OR RESEAL

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Caulking or grout is missing in the tub/shower in one or more area(s). It is recommended to re-caulk or re-grout to prevent water intrusion and potential damage to the underlying structure.



Observation/General Information



12.7.3 Bathtub & Shower

DIVERTER STUCK

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The bathtub diverter is stuck and non-operational. It is recommended to repair or replace the diverter to restore proper functionality.



Highlighted Items



12.7.4 Bathtub & Shower

SLOW DRAIN, POTENTIAL CLOG

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The tub/shower drains slowly in one or more area(s), suggesting a potential clog. It is recommended to clear the drain to ensure proper water flow by licensed professional.



Highlighted Items



12.7.5 Bathtub & Shower

SHOWER HEAD LEAKING

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The shower head or its connection is leaking in one or more area(s). It is recommended to have the leak repaired by a licensed professional to prevent water waste and potential damage.



Highlighted Items



12.7.6 Bathtub & Shower

FIXTURES CORRODED, RUSTED, OR DAMAGED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The faucet/fixture is damaged, corroded, or rusted in one or more area(s). It is recommended to have a licensed professional repair or replace the affected component to ensure proper functionality and prevent further deterioration.



Highlighted Items



12.7.7 Bathtub & Shower

STOP VALVE INOPERABLE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

There is no valve stop installed. It is recommended to have a licensed professional install a valve stop to enhance and ensure proper operation.

 Highlighted Items

13: ELECTRICAL 2

Information

Sub Panel : Sub Panel Location

Bedroom



Sub Panel : Sub Panel Sealed

LMT- The inspector was unable to inspect the sub panel because it was sealed with trim, caulking, or painted shut. Reportable conditions may exist in these areas. Recommend ensuring the seal is removed and having the sub panel reinspected by a licensed electrician before the close of escrow.

Breakers/Wiring : Breakers & Wiring - Informational Section

Romex, Cloth Wiring

Breakers and wiring methods are inspected at the time of the inspection. The inspection includes visible components such as breaker panels, exposed wiring, and accessible junction boxes. However, not all areas are visible, and wiring inside walls, ceilings, or other concealed spaces is not part of this inspection. Additionally, the inspection does not cover low-voltage wiring, alarm systems, intercoms, or other specialty systems. Any deficiencies observed in the visible wiring and breakers are noted, but it is important to understand that hidden issues may exist. Recommend consulting a licensed electrician for a more comprehensive evaluation if there are concerns about the electrical system's overall condition or hidden wiring.

Exterior Electrical: Exterior Receptacle, Wiring, & Fixtures - Informational Section

The inspection of the exterior electrical system included a visual assessment of the accessible wiring, receptacle, and fixtures. The purpose of this inspection was to identify any visible defects, or safety hazards. It is important to note that this inspection did not involve testing the functionality of the electrical system, removing any covers, or conducting any in-depth electrical diagnostics. Additionally, the inspection did not include an assessment of buried or hidden electrical wiring, nor did it address any potential electrical issues within walls or other concealed areas. As such, some electrical problems may not have been identified during this inspection. To ensure a comprehensive evaluation of the exterior electrical system, it is recommended to hire a licensed electrician for a thorough inspection and to perform any necessary repairs or upgrades. A qualified electrician can provide a detailed assessment of the system's condition, identify potential safety concerns, and ensure compliance with current electrical codes and standards. Regular maintenance and timely repairs of the exterior electrical system are essential for the safety and functionality of the property. Engaging a professional electrician will help ensure the electrical system remains in good working order and reduce the risk of electrical hazards.

Exterior Electrical: Exterior GFCI Receptacles

Ground Fault Circuit Interrupter (GFCI) receptacles are an essential safety feature designed to protect against electrical shock by quickly shutting off power when a ground fault or leakage current is detected. This is particularly important in outdoor environments where moisture and exposure to the elements can increase the risk of electrical hazards. GFCI receptacle became a standard requirement for exterior receptacles in residential properties in the 1970s. The National Electrical Code (NEC) mandated the installation of GFCI protection for all exterior outlets to enhance safety and reduce the risk of electrical shock. Over the years, the NEC has expanded the requirements for GFCI protection to include additional locations such as bathrooms, kitchens, garages, and basements. During the inspection, exterior receptacles were checked for the presence of GFCI protection. It is important to ensure that all exterior outlets are equipped with GFCI outlets to comply with current electrical codes and to provide enhanced safety for the property.

Exterior Electrical: Sensor Activated Light Fixtures - Limitation

LMT- The inspection of exterior light fixtures was limited due to the presence of sensor-activated lights. Sensor-activated fixtures may not activate during the inspection period, particularly if they are set to operate only under specific conditions such as darkness or motion detection. This limitation prevents a thorough assessment of their functionality and condition during daylight hours or periods of inactivity. It is recommended to test sensor-activated light fixtures under their normal operating conditions to ensure they are functioning properly. If any issues are observed, consult a licensed electrician for further evaluation and necessary repairs. Regular maintenance of sensor-activated fixtures is essential to ensure they provide adequate lighting and security for the property.

Interior Electrical : Interior GFCI Information

Ground Fault Circuit Interrupters (GFCIs) are essential safety devices designed to protect against electrical shock by shutting off power when an imbalance in current is detected. GFCIs are typically installed in areas where water may be present, such as kitchens, bathrooms, laundry rooms, and garages. During the inspection, GFCI outlets were tested in accessible locations to ensure they tripped and reset correctly. GFCIs are not tested where appliances are connected to avoid interrupting operation. Test GFCI outlets monthly using the "Test" and "Reset" buttons to ensure proper functionality. If a GFCI fails to trip or reset, it is recommended to have it replaced by a licensed electrician. For any concerns regarding the location, operation, or installation of GFCI outlets, consult a qualified electrician to ensure your home meets current safety standards.

Interior Electrical : Interior Outlets Information

Interior outlets are essential for providing electrical power throughout the home. They are typically installed in living areas, bedrooms, kitchens, and bathrooms to accommodate various appliances and devices. The inspection includes a visual assessment and testing of accessible outlets to ensure they are functioning properly. Outlets are checked for grounding and polarity using a standard outlet tester. Outlets that are obstructed by furniture or appliances may not be tested. Regularly inspect outlets for signs of wear, loose connections, or damage, such as cracked covers or exposed wiring. If an outlet is not functioning or appears damaged, it is recommended to have it inspected and repaired by a licensed electrician. For enhanced safety, consider upgrading older outlets to include GFCI or AFCI protection where needed, especially in areas prone to moisture or high electrical usage.

Interior Electrical : Interior Switches & Light Fixtures

The inspector will visually inspect the interior switches and light fixtures for signs of damage, wear and tear, or improper installation. However, the inspector may not be able to identify all issues that are hidden or intermittent, occurring only under certain conditions. Additionally, the inspector cannot predict the future lifespan or durability of the switches and fixtures. The repair and evaluation recommendations listed in this report should be carefully considered before purchasing the home. It is suggested to hire qualified contractors for any further inspections or repair work based on the findings in this inspection report.

Interior Electrical : GFCI Reset Location & Confirmation

The following photos provide the location of the GFCI reset button for the kitchen, bathroom(s), laundry room, and garage outlet(s). These images were taken to document that the GFCI outlet was tested and reset to verify it is in proper working order following the inspection. This confirmation ensures that the GFCI protection is functional and compliant with safety standards.



Smoke/Carbon Monoxide Detector : Smoke Detector Information

The life expectancy of smoke alarms is generally 10 years, after which their sensors may lose sensitivity. Pressing the test button only confirms that the battery, electronics, and alert system are functioning; it does not verify that the smoke sensor is operational. For smoke detectors over 10 years old, we recommend replacement.

Smoke/Carbon Monoxide Detector : Carbon Monoxide Detector Information

The life expectancy of carbon monoxide detectors is 7 years, after which their sensors may lose sensitivity. Pressing the test button only confirms that the battery, electronics, and alert system are functioning; it does not verify that the carbon monoxide sensor is operational. For carbon monoxide detectors over 7 years old, we recommend replacement.

Action items

13.1.1 Sub Panel

SUB PANEL UPGRADED

During the inspection, it was noted that the sub panel has been upgraded. Upgrades can enhance the system's capacity and safety. Recommend verifying with the seller and a licensed electrician that all upgrades were performed correctly and meet current standards.

 Observation/General Information

13.4.1 Interior Electrical

OPEN ELECTRICAL BOX

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

An open electrical box was noted in the garage. Recommend covering the box to ensure safety.

 Highlighted Items



Bathroom

14: PLUMBING 2

Information

Water Heater System : Water Heater Location	Water Heater System : Power Source/Type	Water Heater System : Capacity Other
Exterior Closet	Electric	

Water Heater System :
Manufacturer
Rheem

Main Water Supply, Hose Bibs, Water Pressure: Main Water Supply Location
N/A

Please be aware that the entire water supply and distribution system in this home could not be fully observed due to obstructions such as wall coverings, insulation, HVAC ductwork, and buried lines. It's possible that damage to the piping may be present in areas that were not accessible during the inspection. To ensure there are no hidden defects in the system, recommend having a licensed plumbing contractor conduct a thorough inspection of the water supply and distribution system before the end of your contingency period.

This will provide a better understanding of the system's condition and identify any necessary repairs or upgrades to ensure its safe and efficient operation. Maintaining your water supply and distribution system in good working condition is vital for the health and safety of your household, and addressing any latent defects now can save time and money in the long run.

Main Water Supply, Hose Bibs, Water Pressure: Hose Bibs/Water Pressure
100+

Hose bibs were operated at the time of the inspection looking for any leaks and checking the pressure in the home. Standard PSI (pounds per square inch) should be between 40-80 psi.

Plumbing Lines : Plumbing Lines - Information Section

Visible portions of the plumbing system were inspected by running water through the drain pipes for over one minute and checking for leaks from the drain pipes, trap assembly, water supply lines, and areas underneath (cabinets, ceiling below, crawl space). Additionally, other significant defects were looked for within the plumbing system. At the time of inspection, plumbing fixtures exhibited functional flow.

Important Note: This inspection of the plumbing system is not a warranty or guarantee that leaks or blockages will not occur at any point in time after this home inspection has been completed. Recommend regular maintenance and monitoring of the plumbing system to identify and address any potential issues promptly.

Plumbing Lines : Water Supply Material
Copper, PEX

Underground pipes or pipes inside walls cannot be judged for sizing, leaks, corrosion, or damage during this inspection. Additionally, water quality testing is not a part of this inspection. Angle stops are never tested during an inspection. Recommend regular maintenance and monitoring by a licensed plumber to ensure the plumbing system's continued functionality and to address any potential issues.

Plumbing Lines : Waste Line Material

ABS

City sewer service, septic systems, and all underground pipes are not included in this inspection. Additionally, the future performance of drainage systems is not part of this inspection. Recommend consulting a licensed plumber or specialist for a thorough evaluation and maintenance of these components to ensure proper functionality and address any potential issues.

Water Heater System : Water Heater

It is strongly recommended that the local utility company be contacted to perform a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. Please note that this inspection does not cover the evaluation of certain items, such as water recirculation pumps, solar water heating systems, Energy Smart or energy saver controls, and catch pan drains. Additionally, the inspector does not provide an estimate of the remaining life of water heaters, determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. Recommend consulting a licensed plumber for any concerns related to these items. Proper maintenance and upkeep of your gas-fired appliances can help prevent potential hazards and ensure the continued safe and efficient operation of your home.



Action items

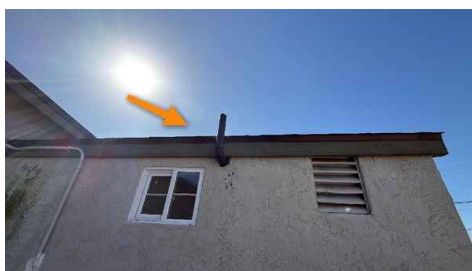
14.2.1 Plumbing Lines

PLUMBING VENT IMPROPER TERMINATION



Highlighted Items

Improper termination noted to the exterior vent. Recommend further evaluation and correction as needed by a licensed professional.



14.3.1 Water Heater System

WATER HEATER REPLACED



Observation/General Information

During the inspection, it was noted that the water heater was recently replaced. Recommend asking the seller for proper documentation regarding the replacement, including details about the installation and any warranties that may be applicable. This information can provide assurance of the quality and compliance of the installation.



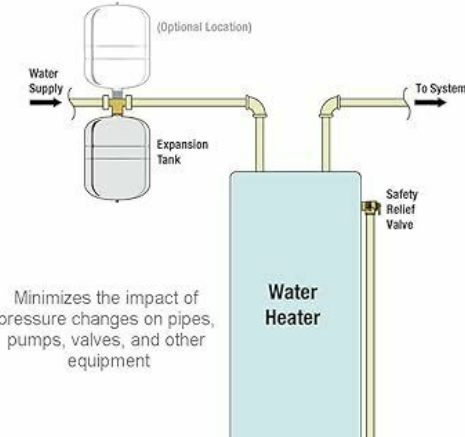
14.3.2 Water Heater System

EXPANSION TANK MISSING

 Highlighted Items

During the inspection, it was observed that an expansion tank is not installed. Expansion tanks help manage pressure changes in closed water systems. Recommend installing an expansion tank to protect the water heater and plumbing system.

Extended Equipment Lifespan

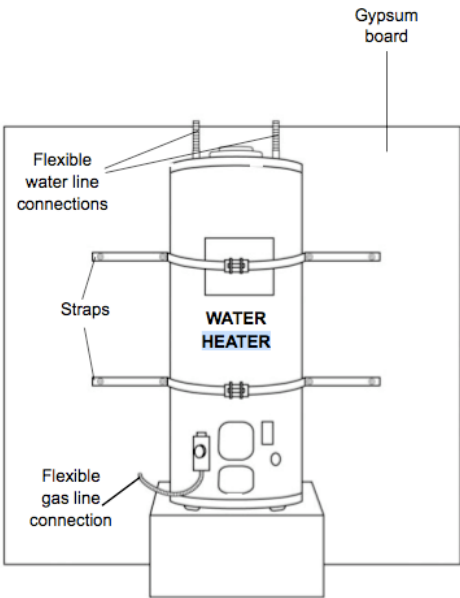


14.3.3 Water Heater System

SEISMIC STRAPS (MISSING)

 Safety Concerns

During the inspection, it was noted that seismic straps are missing. Seismic straps are important for securing the water heater during an earthquake. Recommend installing seismic straps for safety.



14.3.4 Water Heater System

RODENT ACTIVITY NOTED

 Highlighted Items

During the inspection, signs of rodent activity were noted around the water heater. Rodents can damage insulation and wiring. Recommend addressing the rodent issue and repairing any damage.

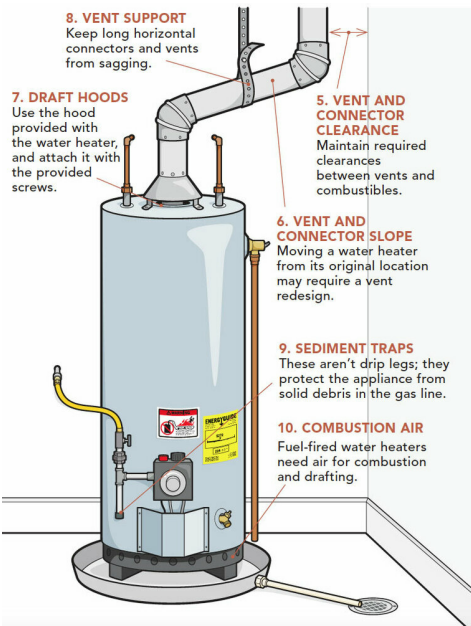


14.3.5 Water Heater System

 Safety Concerns

TPR LINE IMPROPER TERMINATION

During the inspection, it was noted that the TPR line has an improper termination. Proper termination is important for safety. Recommend correcting the TPR line termination.

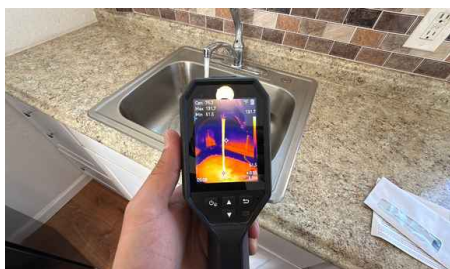


15: KITCHEN 2

Information

Kitchen Sink : Kitchen Sink Information

The kitchen sink was inspected for basic operation and observable condition. The faucet and any associated spray wands (standalone or integrated) were tested for consistent water flow and proper function. Drainage was observed to confirm that water discharged as expected, with no visible signs of obstruction or backflow. Visible plumbing connections beneath the sink were inspected for active leaks, moisture, or corrosion. The sink basin was reviewed for visible damage such as cracks or chips, and the mounting was checked for stability to ensure the unit was securely attached to the countertop. Faucet controls and diverters were operated to verify proper function. Sealant and caulking around the sink were inspected for continuity to help prevent water intrusion into the countertop or cabinetry. The inspection of the kitchen sink was limited to visible and readily accessible components, and the evaluation does not include prediction of future performance. Any deficiencies observed are noted in this report, with recommendations for repair or further evaluation by a licensed plumbing professional as appropriate. Regular maintenance of the sink and its components is advised to help prevent water-related damage.



Cabinets/Countertop : Cabinet(s)

The cabinets were carefully inspected for any signs of damage. A selection of doors and drawers were tested to assess their functionality and overall condition.

Cabinets/Countertop : Countertop

Solid Surface

The countertops were closely inspected for any defects, including cracks, chips, or other flaws. Their overall condition and stability were also evaluated to confirm they are both functional and visually appealing.

Limitations

Kitchen General Photos/Videos

GENERAL PHOTOS



Kitchen General Photos/Videos

GENERAL VIDEOS**Action items**

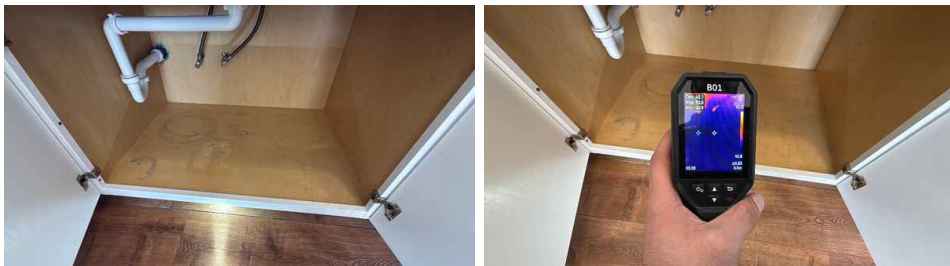
15.1.1 Kitchen Sink



Observation/General Information

SIGNS OF PAST LEAK DRY AT TIME OF INSPECTION

Evidence of previous leakage was observed beneath the kitchen sink; however, the area was dry at the time of inspection. The inspection was limited to visible and readily accessible areas only. Conditions behind finished walls, under cabinetry, or within concealed spaces were not visible and could not be determined. Hidden damage may exist. Further evaluation and any necessary repairs by a licensed plumbing professional are recommended to help prevent future leakage or water damage. If concerns remain regarding concealed conditions or possible microbial growth, consultation with a licensed mold or indoor air quality specialist was also recommended.



15.1.2 Kitchen Sink



Highlighted Items

SLOW/CLOGGED DRAIN

The sink was observed to drain slowly, indicating a possible obstruction or partial clog. It is recommended that the drain be cleaned or cleared by a licensed plumbing professional to restore proper drainage.



15.2.1 Cabinets/Countertop



Observation/General Information

WEAR MARKS

Wear marks were noted on the cabinets, indicating significant use over time. While these marks are primarily cosmetic, refinishing or replacing the affected areas may improve the overall appearance.

15.2.2 Cabinets/Countertop

**BACKSPLASH
DAMAGED/MISSING/LOOSE**

Backsplash appears to be damaged, a single or loose at type of inspection. Recommend further evaluation and correction as needed by a licensed professional.



Highlighted Items



16: INTERIOR AREAS 2

Information

Windows: Material	Windows: Window Type
Vinyl Retrofit	Sliders

Interior Door(s) : Interior, Closet, Pocket, and Barn Doors Informational

During the inspection, the interior, closet, pocket, and barn doors were inspected for functionality, alignment, and general condition. This includes operating the doors to check for smooth movement, ensuring proper latching, and observing any visible signs of damage or wear. Please note that areas behind or around these doors, as well as the internal mechanisms, are not accessible for inspection. Any deficiencies observed will be noted separately in this report. Regular maintenance and adjustments may be necessary to ensure continued proper operation of these doors.

Windows: Windows and Screens Inspection

It's important to understand that evaluating thermo-pane windows can be difficult due to changing weather, temperature, and lighting conditions. Additionally, some windows may not have been accessible for inspection, and the inspector cannot verify the quality of flashing or installation for retrofitted windows.

Closets & Cabinets : Cabinets Inspection

The cabinet were thoroughly inspected for any signs of damage, including cracks, warping, or other structural issues. A selection of doors and drawers were tested to assess their functionality, checking for smooth operation, proper alignment, and secure attachment. Additionally, the overall condition of the cabinet hardware, such as hinges and handles, was evaluated to ensure everything is functioning as intended.

Closets & Cabinets : Closets Inspection

The closets were carefully inspected for any signs of damage and to assess their overall functionality. This inspection included evaluating the condition of shelves, rods, and hardware, as well as testing the operation of the doors and any built-in features such as drawers or organizers to ensure they are in good working order.

Walls & Ceilings : Walls & Ceilings

The accessible walls and ceilings were inspected, and normal wear and tear were observed. However, areas covered by wallpaper, paneling, or obstructed by furnishings were not fully assessed. Additionally, the inspection did not include an evaluation of the condition behind the walls or ceilings, as these areas are not visible.

Floors : Floors Inspection

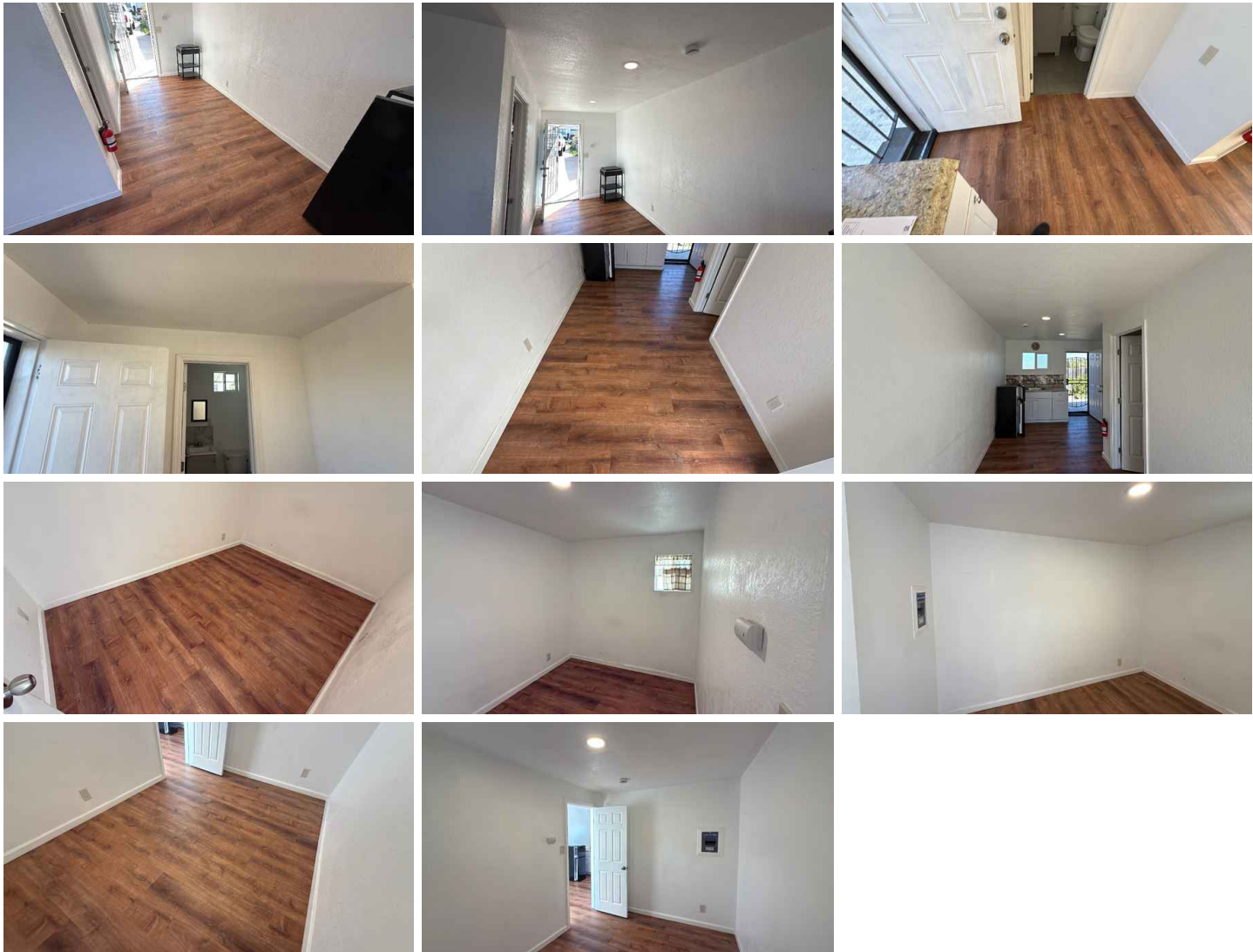
vinyl

The floors were inspected for signs of damage, wear, and overall condition. This included evaluating the surface materials, checking for unevenness, and testing for any loose or damaged sections. Areas covered by furniture, rugs, or other items were not fully accessible and may conceal defects.

Limitations

Interior General Photos/Videos

INTERIOR GENERAL PHOTOS



Interior General Photos/Videos

INTERIOR GENERAL VIDEOS

Action items

16.2.1 Windows

WINDOW(S) - UPGRADED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Windows have been replaced. It is recommended to ask the seller for documentation to verify that the windows were installed professionally and to ensure they meet current standards and warranty requirements.

 Observation/General Information

16.3.1 Closets & Cabinets

WEAR MARKS NOTED TO CABINETS

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

 Observation/General Information

The cabinets show wear marks from regular use, affecting their appearance. It is recommended to repair or refinish the cabinets as needed to restore their appearance and maintain their durability. Consider consulting a professional for proper assessment and correction.

16.4.1 Walls & Ceilings

WEAR MARKS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Wear marks are visible on the walls and ceilings. It is recommended to repair and repaint the affected areas to restore their appearance and protect the surfaces. Consider consulting a professional for proper assessment and correction.

 Observation/General Information

16.5.1 Floors

WEAR MARKS, OR SCRATCHES

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The flooring shows signs of wear and scratches. It is recommended to repair or refinish the flooring as needed to restore its appearance and maintain its durability. Consider consulting a licensed professional for proper correction.

 Observation/General Information

16.5.2 Floors

UNEVEN FLOORING NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The flooring is uneven in some areas, which can affect both appearance and safety. It is recommended to have a licensed professional inspect and level the flooring as needed to ensure a safe and aesthetically pleasing surface.

 Highlighted Items



17: BATHROOM 2

Information

Location(s): Bathroom Location(s)

Hall

The bathroom inspection is subject to specific limitations. The inspector cannot identify leaks, moisture, mold, or other issues that may be concealed behind walls, ceilings, floors, tiles, or any other inaccessible areas. As a result, the inspector is not responsible for uncovering hidden damages that could be present or may become noticeable after the inspection. Additionally, the inspector is unable to verify the quality or compliance of any previous remodeling work performed in the bathroom by former owners or contractors. The inspector does not assume liability for any defects or code violations that may result from such work. The inspection will focus solely on significant deficiencies that are visible at the time of the assessment. It is highly recommended that the client seek further evaluation and repair from qualified professionals for any concerns identified in the bathroom.

Mirrors : Bathroom Mirrors and Medicine Cabinets Information

During the inspection, the bathroom mirrors and medicine cabinets were visually assessed for overall condition and functionality. The inspection included checking for any signs of damage, such as cracks, chips, or loose mounting. The operation of medicine cabinet doors was also tested to ensure they open and close properly, and that any shelving inside is secure and free from damage. It's important to note that the inspection does not involve testing the structural integrity of the wall behind the mirrors or cabinets, nor does it include an assessment of the contents within the cabinets. Any hidden issues, such as moisture or mold behind the units, are beyond the scope of this inspection. Regular maintenance is recommended to ensure that mirrors and medicine cabinets remain securely attached to the wall and that any damage is promptly addressed to prevent further issues. If there are concerns about the condition or installation of these fixtures, it is advisable to consult with a qualified professional for further evaluation.

Ventilation: Ventilation Information

Ventilation Fan(s), Window(s)

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

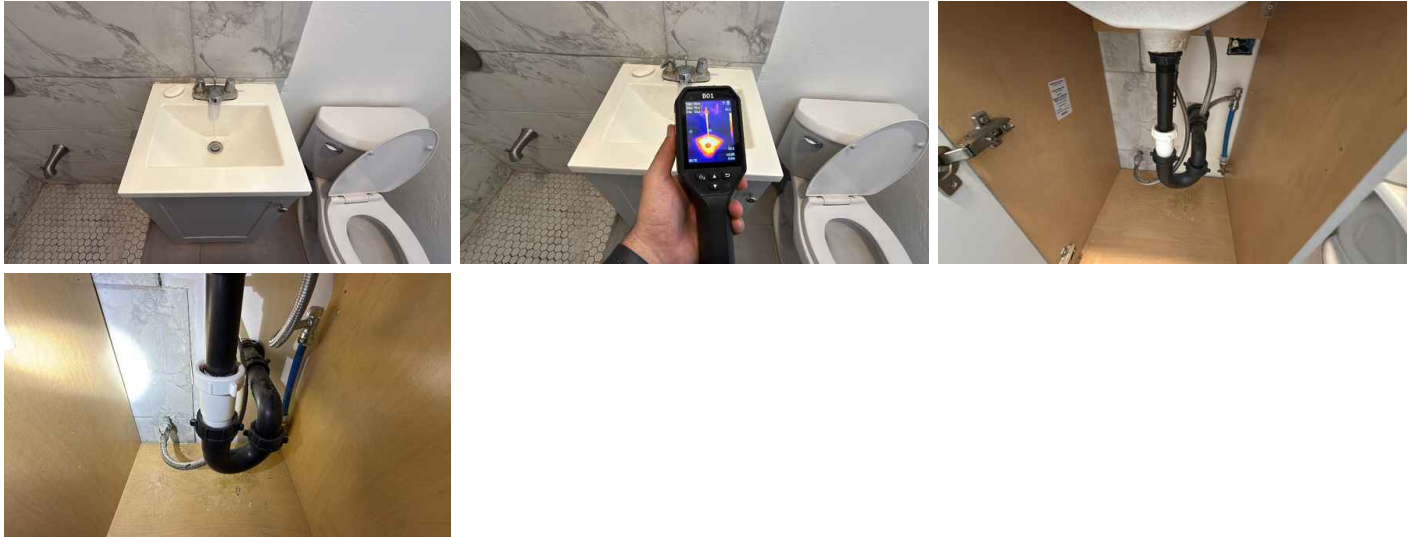
Countertop & Cabinets : Countertop/Cabinet information

Solid Surface

The bathroom cabinets and countertops were visually inspected to assess their condition and functionality. This inspection included checking for any signs of damage such as cracks, chips, water stains, or warping. The operation of cabinet doors and drawers was tested to ensure they open and close properly, and the countertops were examined for stability and proper sealing around sinks and edges. It's important to note that this inspection does not include an evaluation of the structural integrity behind the cabinets or countertops, nor does it assess hidden issues such as moisture intrusion, mold, or damage beneath the surfaces. Any such issues may not be visible during a standard visual inspection. Regular maintenance, including sealing any gaps or joints and addressing minor damage promptly, is recommended to prolong the lifespan of the bathroom cabinets and countertops. If there are concerns about the installation or condition of these fixtures, it is advisable to consult with a qualified professional for further evaluation and potential repairs.

Bathroom Sink : Bathroom Sink Information

The bathroom sinks were inspected for overall condition, functionality, and any visible defects. This inspection included checking for proper water flow, drainage, and the operation of faucets and stoppers. The sinks were also examined for signs of damage, such as cracks, chips, or staining, as well as for any indications of leaks or moisture issues around the sink basin, faucet connections, and under-sink plumbing. It is important to note that this inspection does not involve evaluating the condition of hidden components, such as pipes within the walls or under the flooring, nor does it assess the quality of previous repairs or installations. Any issues related to these areas may not be visible during a standard visual inspection. Regular maintenance, including checking for leaks and ensuring that seals around the sink are intact, is recommended to prolong the lifespan of the bathroom sinks and prevent potential water damage. If there are any concerns regarding the sinks, it is advisable to consult with a qualified professional for further evaluation and repair.

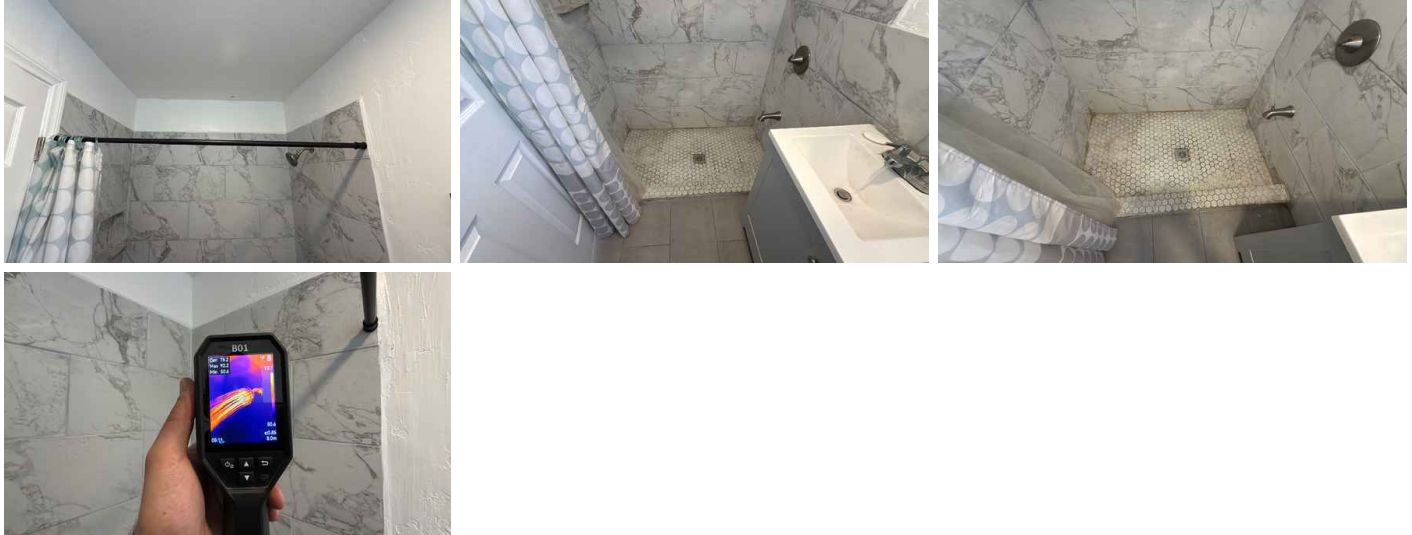


Toilet : Bathroom Toilets Inspection

The bathroom toilets were inspected for functionality and overall condition. This inspection included checking for proper flushing, water flow, and refill operation. The toilets were also examined for any visible signs of leaks, cracks in the bowl or tank, and secure attachment to the floor. The inspection does not include evaluation of hidden components, such as the condition of the plumbing within the walls or under the floor, nor does it assess the quality of previous installations or repairs. Issues with these areas may not be apparent during a visual inspection. Regular maintenance, such as ensuring the toilet is properly sealed at the base, checking for leaks, and addressing any minor issues promptly, is recommended to keep the toilets functioning efficiently. If there are any concerns regarding the toilets, it is advisable to consult with a licensed plumber for further evaluation and potential repairs.

Bathtub & Shower: Bathtubs & Showers Information

The bathtubs and showers in the bathroom were inspected for overall condition and functionality. This inspection included evaluating the operation of the faucets, showerheads, and drains, as well as checking for signs of leaks, cracks, or damage to the tub, shower base, and surrounding surfaces. The caulking and grout were also examined for any deterioration that could lead to water intrusion. It's important to note that this inspection does not cover areas that are not readily accessible, such as the plumbing behind walls or beneath the tub or shower base. Additionally, the quality of previous installations or repairs cannot be fully assessed during a visual inspection. Regular maintenance of the bathtub and shower areas is crucial to prevent water damage and ensure their longevity. This includes routinely checking and replacing worn caulking or grout, ensuring the drain remains clear, and addressing any signs of leaks or damage promptly. If there are any concerns about the condition or installation of the bathtubs or showers, it is recommended to consult with a licensed professional for further evaluation and potential repairs.



Bathtub & Shower: Remodeled Bathtubs/Showers

LMT - The bathtubs and/or showers appear to have been recently remodeled. As this is a non-invasive inspection, the inspector cannot verify whether proper waterproofing methods—such as hot mop application, leak testing, or approved underlayment installations—were performed during construction. It is recommended to request documentation from the contractor or seller regarding the scope of work and methods used. Further evaluation by a licensed plumbing or waterproofing professional may be beneficial to verify proper installation.

Limitations

Bathroom Photos/Videos

BATHROOM PHOTOS





Bathroom Photos/Videos

BATHROOM VIDEOS

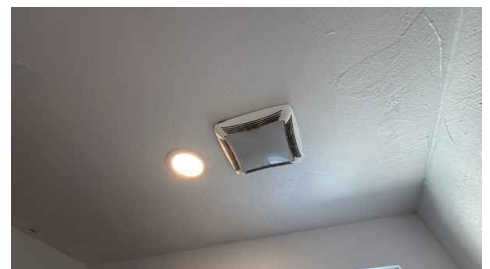
Action items

17.3.1 Ventilation

FAN DIRTY, OR CLOGGED

 Highlighted Items

The ventilation fan is dirty or clogged, which is diminishing its efficiency. Cleaning the fan is recommended to restore proper functionality and ensure effective ventilation in the bathroom.



17.4.1 Countertop & Cabinets

COSMETIC MARKS NOTED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Wear marks were observed on the cabinets, indicating significant use over time. While this is primarily a cosmetic issue, refinishing or replacing the affected areas may be considered to improve the appearance of the cabinets.

 Observation/General Information

17.5.1 Bathroom Sink

SIGNS OF PAST LEAKS NOTED - DRY

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

There is evidence of a past leak around and under the bathroom sink, though the area was dry at the time of inspection. It is recommended to monitor this area for any signs of moisture reappearing and address any issues promptly if they occur.

 Observation/General Information



17.5.2 Bathroom Sink



Observation/General Information

**PLUMBING
PENETRATIONS SEALING**

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Open plumbing penetrations were noted under the bathroom sink. These openings can allow pests or moisture to enter. It is recommended to seal these penetrations to prevent potential issues.



17.5.3 Bathroom Sink



Highlighted Items

**CORROSION, OR DAMAGED NOTED
TO THE FAUCET**

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The bathroom faucet shows signs of corrosion or damage, which could affect its performance and lifespan. Replacing or repairing the faucet is recommended to ensure it remains functional and visually appealing.



17.6.1 Toilet



Highlighted Items

INOPERABLE

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The toilet is inoperable. It is recommended to have a licensed professional repair or replace the toilet as needed to restore functionality.



17.7.1 Bathtub & Shower

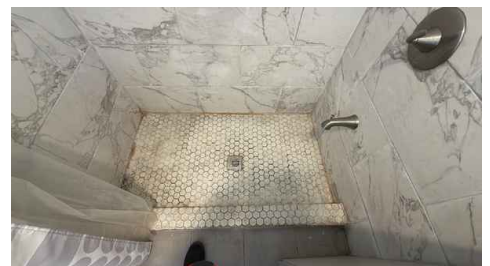


Highlighted Items

**GROUT, OR CAULKING MISSING, OR
RESEAL**

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

Caulking or grout is missing in the tub/shower in one or more area(s). It is recommended to re-caulk or re-grout to prevent water intrusion and potential damage to the underlying structure.



17.7.2 Bathtub & Shower



Highlighted Items

DIVERTER NOT ENGAGING PROPERLY

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The bathtub diverter is not engaging properly in one or more area(s). It is recommended to repair or replace the diverter to ensure proper functionality.



17.7.3 Bathtub & Shower



Highlighted Items

FIXTURES CORRODED, RUSTED, OR DAMAGED

MULTIPLE LOCATIONS - NOT ALL LOCATIONS SHOWN

The faucet/fixture is damaged, corroded, or rusted in one or more area(s). It is recommended to have a licensed professional repair or replace the affected component to ensure proper functionality and prevent further deterioration.



STANDARDS OF PRACTICE

Exterior & Grounds

I. The inspector shall inspect:

- A. the exterior wall-covering materials;
- B. the eaves, soffits and fascia;
- C. a representative number of windows;
- D. all exterior doors;
- E. flashing and trim;
- F. adjacent walkways and driveways;
- G. stairs, steps, stoops, stairways and ramps;
- H. porches, patios, decks, balconies and carports;
- I. railings, guards and handrails; and
- J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, break walls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.

- O. inspect drain fields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation

3.3. Basement, Foundation, CrawlSpace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Roof

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

- A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, deicing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

I. The inspector shall inspect:

- 1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- 2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- 3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- 1. the type of insulation observed; and
- 2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- 1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

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

Electrical

3.7. Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;
- J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

- A. the main service disconnect's amperage rating, if labeled; and
- B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon-monoxide detectors or alarms.
- F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

A. light or ignite pilot flames.

B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

E. determine the water quality, potability or reliability of the water supply or source.

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

L. determine whether there are sufficient cleanouts for effective cleaning of drains.

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

P. inspect water storage tanks, pressure pumps, or bladder tanks.

Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

R. evaluate or determine the adequacy of combustion air.

S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

U. determine the existence or condition of polybutylene plumbing.

V. inspect or test for gas or fuel leaks, or indications thereof.

Heating & Cooling

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the heating system;

B. the energy source; and

C. the heating method.

III. The inspector shall report as in need of correction:

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

B. inspect fuel tanks or underground or concealed fuel supply systems.

C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

D. light or ignite pilot flames.

E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

F. override electronic thermostats.

G. evaluate fuel quality.

H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and

B. the cooling method.

III. The inspector shall report as in need of correction:

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

Kitchen

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Interior Areas

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.

- E. light pilot flames.
- F. determine the appropriateness of any installation
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)- style inspection.
- P. perform a Phase I fireplace and chimney inspection.

Bathroom

A significant number of accidents occur in bathrooms, often due to wet and slippery floors and occasionally from hazardous conditions involving water and electricity. Safety is a personal responsibility that individuals should prioritize for themselves and dependent family members, such as children and the elderly. Following all recommendations for safety upgrades is crucial.

Inspector Requirements

The inspector IS required to report on:

The condition of the floor, walls, ceiling, windows, and doors.
Faucets and drains in sinks, tubs, hydro-spas, and showers.
Toilets and bidets, excluding their shut-off valves.
Ground fault protection of countertop outlets.
Ground fault protection of hydro-spas.
The presence of impact glazing where appropriate.

The inspector IS NOT required to report on:

Flood-testing showers or guaranteeing the integrity of shower pans.
The condition or effectiveness of overflow drains in tubs, sinks, or drain pans (water heater, washer, AC units, etc.).
Cosmetic deficiencies, such as mineral stains on enclosures and fixtures.
Temperature regulating devices.
Steam showers and their components.
Saunas and their components.

Electrical 2

3.7. Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;

J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and

B. the type of wiring observed.

III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

B. any unused circuit-breaker panel opening that was not filled;

C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

E. the absence of smoke detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

D. operate or re-set over-current protection devices or overload devices.

E. operate or test smoke or carbon-monoxide detectors or alarms.

F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.

K. verify the service ground.

L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

Plumbing 2

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

D. interior water supply, including all fixtures and faucets, by running the water;

E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

A. light or ignite pilot flames.

B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

E. determine the water quality, potability or reliability of the water supply or source.

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

L. determine whether there are sufficient cleanouts for effective cleaning of drains.

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

P. inspect water storage tanks, pressure pumps, or bladder tanks.

Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

R. evaluate or determine the adequacy of combustion air.

S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

U. determine the existence or condition of polybutylene plumbing.

V. inspect or test for gas or fuel leaks, or indications thereof.

Kitchen 2

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Interior Areas 2

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.

3.8. Fireplace

I. The inspector shall inspect:

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- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.

- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)- style inspection.
- P. perform a Phase I fireplace and chimney inspection.

Bathroom 2

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Ground fault protection of countertop outlets.
Ground fault protection of hydro-spas.
The presence of impact glazing where appropriate.

The inspector IS NOT required to report on:

Flood-testing showers or guaranteeing the integrity of shower pans.
The condition or effectiveness of overflow drains in tubs, sinks, or drain pans (water heater, washer, AC units, etc.).
Cosmetic deficiencies, such as mineral stains on enclosures and fixtures.
Temperature regulating devices.
Steam showers and their components.
Saunas and their components.