



PROPERTY INSPECTION REPORT

1036 Suncrest Court, Richmond, CA 94806

CLIENT: Michael and Mercedes Cohen

AGENT: Pablo Durango

INSPECTOR: Oscar Avila-Ortiz

DATE OF INSPECTION: 7/2/2026

TIME OF INSPECTION: 01:00 PM



2026

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We appreciate your time, trust and business.

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Understanding Your Report & Summary Sections

This report includes two summary sections intended to help organize the inspection findings and provide a clearer understanding of the property and its systems at the time of the inspection.

The summaries are designed to help Clients and authorized parties more easily identify conditions that may require additional attention, maintenance, monitoring, repair, further evaluation, or long-term planning. These sections are intended to improve readability and help prioritize the information contained within the full report.

For easier navigation, clicking on items within the summary sections will take you directly to the related section of the report where additional information, supporting photographs, diagrams, observations, and recommendations may be provided.

The summaries are not intended to create a mandatory repair list, determine the outcome of a real estate transaction, establish responsibility between parties, or imply that every item requires immediate corrective action.

The full report should always be reviewed in its entirety, as additional observations, supporting photos, limitations, explanations, and recommendations may not be fully reflected within the summary sections alone.

RED SUMMARY

Items included in the Red Summary generally represent conditions that may require repair, correction, maintenance, monitoring, further evaluation, or additional attention based on the visible conditions observed at the time of inspection. These items may involve damaged components, conditions that could affect performance over time, safety-related concerns, active leakage, installation concerns, or systems that were not functioning as intended during the inspection.

Some items included in this section may be relatively minor in nature, while others may represent more significant concerns. Inclusion in the Red Summary does not imply that any party is required to repair, replace, or correct the condition, but rather that the item deserves additional awareness, consideration, or review.

BLUE SUMMARY

Items included in the Blue Summary are generally preventative, informational, maintenance-related, or stewardship-oriented in nature. These items may include routine maintenance recommendations, best practices, monitoring suggestions, aging-related observations, future planning considerations, or general property care guidance intended to help support long-term performance, property preservation, and ownership awareness.

Items included in the Blue Summary are typically not considered immediate concerns but are provided to help Clients better understand the property, maintain the home and its systems over time, and reduce the potential for future issues when practical.

IMPORTANT NOTE

This inspection report is intended to provide information regarding the visible condition of the property and its systems at the time of inspection. Neither summary section should be interpreted as a required repair list, code compliance report, warranty, insurance determination, or demand for corrective action.

Our goal is to provide clear, practical, and experience-based information that helps Real Estate Professionals, Buyers, Sellers, Clients, and all their authorized representatives make informed decisions with a better understanding of the property and its visible conditions. In addition to helping Buyers identify concerns, conditions, and maintenance needs, our reporting and pre-listing guidance are also intended to help Property Owners and Seller Agents address issues proactively when appropriate, improve presentation and planning, and help maintain greater control of the transaction and negotiation position throughout the sales process.

Our Client and the Client's authorized representatives are encouraged to review the full report carefully and consult with appropriate Realtors, contractors, specialists, legal advisors, property managers, or other qualified professionals when deciding how to proceed.

We also encourage our Client and any Client-authorized parties involved in the transaction or property decision to contact us for a complimentary consultation or review of the report. A report review can help provide a clearer understanding of the property, the items noted, and practical, efficient ways to address concerns on this property or any other property they may be involved with.

In addition to the inspection report, we bring the experience and perspective of a 30-year contractor and offer advanced MLS preparation consulting as a complimentary service to our valued Clients and their associates.



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Summary Section

Our goal is to provide clear, practical, and experience-based information that helps Real Estate Professionals, Buyers, Sellers, Clients, and all their authorized representatives make informed decisions with a better understanding of the property and its visible conditions. In addition to helping Buyers identify concerns, conditions, and maintenance needs, our reporting and pre-listing guidance are also intended to help Property Owners and Seller Agents address issues proactively when appropriate, improve presentation and planning, and help maintain greater control of the transaction and negotiation position throughout the sales process.

Contact us for a complimentary consultation or review of the report.

A report review can help provide a clearer understanding of the property, the items noted, and practical, efficient ways to address concerns on this property.

Providing our Clients with a clear understanding of the property and the peace of mind that comes with informed decision-making is the true value of the service we provide.

Items of Concern		
AFCI Protection		
Page 42 Item: 1	AFCI Breakers	• SAFETY: The AFCI protected circuit breakers at the sub panel did not respond when using the built-in manufacturer's test button. The breakers will need to be evaluated or replaced by a qualified electrician for safety.
Drainage and Venting System		
Page 50 Item: 1	Drain and Vent Pipes	• DEFICIENT: There is visible leakage under the right upper hall bathroom sink. Concerned parties may wish to have the drain line repaired or replaced to prevent further water damage and ensure proper drainage. Consulting a professional specialist for assessment and repair is recommended.
Plumbing Fixtures		
Page 51 Item: 3	Stall Showers	• DEFICIENT: The stall shower door guides are loose in the hall bathroom. Concerned parties may wish having the door guides repaired or replaced promptly to ensure safe and proper operation of the shower door.
Built-In Appliances		
Page 73 Item: 3	Gas Range	• SAFETY: The gas range is currently lacking an anti-tip device. This is an important safety feature designed to prevent potential tipping hazards, especially in households with young children. This simple yet effective solution will provide added security and peace of mind for users, ensuring a safer kitchen environment. Steps to enhance safety and mitigate the risk of the range tipping over if a child attempts to climb on it or steps on the open door should be taken. It is strongly recommended that an anti-tip bracket be installed.

Laundry Provisions		
Page 75 Item: 5	Dryer Venting	• DEFICIENT: The back-draft damper is damaged and needs to be repaired or replaced
Carbon Monoxide Detectors		
Page 79 Item: 1	Placement	• SAFETY: There is not a carbon monoxide detector at the top of the stairs as required by current building and safety codes. • SAFETY: There is not a carbon monoxide detector in the bedroom hallway as required by current building and safety codes. • RESIDENTIAL CO DETECTOR REQUIREMENTS: Carbon monoxide detectors are required to be installed on every level, in all bedroom hallways and at the top of any stairway within the property.
Garage Interior		
Page 85 Item: 1	Fire Door	• SAFETY: The entry door from the garage into the house is not self-closing or latched. To maintain the necessary firewall separation between the garage and living areas, this door should be equipped with a self-closing hinge to help ensure safety and compliance with fire separation requirements. Installing a self-closing hinge at the middle of the door is a simple remedy.

Items of Interest

Environmental Comments		
Page 12 Item: 1	Pest Control	• TERMITE INSPECTION REPORT: You will receive a separate report detailing any evidence of wood destroying organisms or conditions that may lead to possible concerns from our termite inspection affiliate. Your property inspector is not a pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage and potential health hazards caused by the presence of the same.
Page 12 Item: 2	Mold	• MOLD INSPECTIONS DEFERRED: The mold inspection and testing was not requested for this property. A mold inspection consists of a visual inspection for mold growth, moisture mapping for hidden leaks, air sampling, surface sampling and laboratory analysis of the samples. Concerned parties may wish to schedule a comprehensive mold and/or air quality testing to ensure the safety of all occupants and visitors. Our main office, located at 925-521-9500, can arrange this service upon request. Proper testing can help identify potential health hazards and guide necessary remediation measures.

Property Comments		
Page 13 Item: 1	Inspection Scope	• RESIDENTIAL INSPECTION SCOPE: Our inspection is primarily a visual search of the structure, systems and property for safety concerns, deficient items, preventive measures, major material defects and system identification. Our report is not a listing of relatively minor repairs or improvements that could be made. We recommend you consult with the appropriately qualified specialists in all trades and fields to provide you with detailed evaluations and written estimates for all repairs and renovations. • ROOF INSPECTION: A separate roof report will be provided detailing the condition of the roof covering, roof drainage system, and the estimated remaining service life of these components. This additional evaluation is intended to assist concerned parties with maintenance planning, budgeting, and future roof-related decision-making.
Site Features		
Page 14 Item: 1	Vegetation	• MAINTENANCE: There is foliage growing at multiple locations around the property. Concerned parties may wish having the foliage removed or trimmed back to help prevent damage to the wall coverings. • PREVENTIVE: Mature trees were present on or near the property at the time of inspection. Tree roots can intrude into underground sewer lines and may contribute to blockages, damage, or pipe offsets over time. A sewer lateral camera inspection is recommended as a preventive due-diligence measure to evaluate the condition of the sewer line and identify potential root-related concerns. Our office can schedule this service upon request.
Page 15 Item: 2	Fencing and Gating	• MAINTENANCE: The gate is damaged and in need of service or replacement in order to be functional.
Hardscaping		
Page 18 Item: 1	Driveway	• CAUTION: There are offsets in the concrete driveway. This condition could pose a trip hazard if not addressed. It is recommended to correct these issues to ensure safety and prevent any potential accidents. Regular maintenance and repairs will help maintain the driveway's integrity and usability.
Primary Roof		
Page 26 Item: 1	General Comments	• ROOF INSPECTION: You will receive a separate roof report that details the condition of the roof, the roof drainage system, and the estimated remaining lifespan of both systems. This comprehensive evaluation will help inform maintenance and future decision-making for roof-related needs.
Attic		
Page 27 Item: 1	General Comments	• DEFERRED: There are sections or areas of the attic that may not be accessible for inspection. • DEFERRED: Attic insulation limited inspection of attic areas and components.

Photovoltaic System		
Page 31 Item: 1	Photovoltaic System	• DEFERRED: The electrical system is supplemented by a photovoltaic system. These systems can include additional sub panels, breakers, wiring and solar collection panels. The system appears to be functional and in good working order. Testing and evaluation of the photovoltaic system falls outside the scope of our inspection and this report. Concerned parties may wish to have an appropriately qualified specialist evaluate the photovoltaic system and its components for safe and proper function.
Sub Panel		
Page 35 Item: 1	Sub Panel	• DEFERRED: The sub electrical panel is not clearly labeled; however, it appears to be rated between 100 and 125 amps. Confirmation of the panel's exact amperage should be obtained by a qualified electrician to ensure accurate assessment and safety compliance.
Lights and Switches		
Page 39 Item: 1	Interior	• MAINTENANCE: A light fixture did not fully respond during testing in the hall bathroom. It is recommended to install a new bulb and retest the fixture to ensure proper functioning. If problems persist, further inspection or repair by a qualified electrician may be necessary.
Page 39 Item: 3	Sensors and Timers	• DEFERRED: Light fixtures equipped with sensors or timers are not evaluated or tested.
Electric Vehicle Charger		
Page 43 Item: 1	Electric Vehicle Charger	• DEFERRED: The electrical system includes an electric vehicle charger (EVC) located in the garage. The EVC appears to be functional but falls outside the scope of our inspection and this report. We recommend an appropriately qualified specialist evaluate the EVC and its components for safe and proper function.
Water Supply System		
Page 46 Item: 7	Potential Cross Connections	• PREVENTIVE: Concerned parties may wish to install anti-backflow devices at all exterior bibs. These devices help guard against contamination of the potable water supply from debris and bacteria. These fittings are inexpensive and easily installed.
Gas Supply System		
Page 48 Item: 2	Gas Shut-Off	• PREVENTIVE: Concerned parties may wish to place a gas shut off wrench at the gas main. Having a wrench available near the gas main will facilitate a faster emergency shut down of the gas supply. These devices are inexpensive and can be zip tied to the gas line.
Page 49 Item: 3	Seismic	• PREVENTIVE: The gas supply system did not have a seismic shut-off valve at the time of inspection. Although this safety device may not have been required when the property was originally constructed, it can help automatically shut off the gas supply during a significant seismic event. Concerned parties may wish to install a seismic shut-off valve as a safety upgrade.

Plumbing Fixtures		
Page 51 Item: 2	Toilets	• MAINTENANCE: The toilets need to be securely anchored to the floor. While the toilets are currently functional, insufficient anchoring can lead to leaks. Replacing the wax rings is also recommended as a precautionary measure to prevent potential leaks and ensure proper sealing. Consulting a qualified plumber for repairs is advised.
Water Heater		
Page 56 Item: 7	Drip Pan	• PREVENTIVE: There is a drip pan and drain line installed but the drain line is not routed to a visible exterior location, which is needed to prevent interior water damage should the water heater ever leak, and we recommend that the overflow pipe be routed to the exterior.
Heat Pump		
Page 61 Item: 3	Air Filter	• PREVENTIVE: Depending on filter type, it is important to replace or clean the filter every two or three months. If filters are not changed or cleaned regularly, the ducts can become contaminated which can be expensive to clean or replace.
Interior Observations		
Page 64 Item: 1	Important Observations	• CAUTION: Caution should be exercised when using the pull-down Murphy bed in the upper hall bedroom. Pull-down beds may present an increased risk of injury if not operated carefully, and proper operation should be verified before use.
Built-In Appliances		
Page 72 Item: 2	Garbage Disposal	• MONITOR: The garbage disposal is functional but noisy and may have a limited service life. Concerned parties may want to consider replacing it for a quieter one.
Laundry Provisions		
Page 75 Item: 4	Washer Drain Pan	• PREVENTIVE: There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.
Page 75 Item: 5	Dryer Venting	• PREVENTIVE: The flexible dryer duct connector extends more than six feet in length and therefore should be replaced or supplemented with a smooth-walled metal type for safety.
Page 76 Item: 6	Gas Supply	• DEFERRED: The gas line and connector for the dryer were not visible or accessible for evaluation.
Ventilation and Exhaust		
Page 80 Item: 2	Laundry	• PREVENTIVE: There is no exhaust fan in the laundry area. To prevent mold and mildew growth, the window or door should be opened when doing laundry.

Additional Components		
Page 82 Item: 2	Security System	• DEFERRED: The residence is equipped with a camera/security system. You may wish to employ the services of a residential security system specialist to evaluate the system for proper function and explain its strengths and weaknesses. Evaluation of security systems falls outside the scope of a home inspection.
Garage Interior		
Page 86 Item: 5	Ventilation	• CAUTION: There are limited ventilation provisions in the garage to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.
Garage Foundation		
Page 87 Item: 1	Concrete Slab	• DEFERRED: Where visible, the garage concrete slab foundation appeared to be in satisfactory condition. However, the garage was filled with stored items, preventing a clear view of the slab and perimeter stem walls and for this reason we cannot fully endorse it. Concerned parties may wish to have the slab and perimeter stem walls reinspected once all stored items and belongings are removed.

Inspection Information

1. Attendance

Attendees:

- The Inspector was present at the inspection.
- The Seller's Agent was present at the inspection.
- The Termite Inspector was present at the inspection.
- The Current Occupants were present at the inspection.

2. Property Type

Property Type:

- The structure is a Single Family Home.

3. Occupancy

Status:

- The Property was Occupied and Furnished.

4. Weather Conditions

Conditions:

- The weather at the time of inspection was sunny and warm.

Environmental Comments

1. Pest Control

Exclusions:

• **TERMITE INSPECTION REPORT:** You will receive a separate report detailing any evidence of wood destroying organisms or conditions that may lead to possible concerns from our termite inspection affiliate. Your property inspector is not a pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage and potential health hazards caused by the presence of the same.

PEST / WDO INSPECTIONS SYSTEM
PROTECTING YOUR HOME FROM HIDDEN DAMAGE.
 A thorough visual inspection helps identify conditions that may attract pests or indicate wood damage.

KEY COMPONENTS

- 1. EXTERIOR FOUNDATION:** Visible areas of the foundation for cracks, rot, insect damage, and other signs of pest activity.
- 2. EXTERIOR WALLS:** Exterior surfaces, siding, trim, and penetrations for evidence of pests or damage.
- 3. DOORS & WINDOWS:** Frames, sills, and trim for damage, gaps, or conditions that invite pests.
- 4. ROOF & EAVES:** Eaves, fascia, soffits, and roof penetration for gaps, nests, or pest activity.
- 5. ATTIC / ROOF STRUCTURE:** Accessible areas of the attic for signs of wood damage, trees or rodents.
- 6. CRAWL SPACE:** Structural members, ventilation, moisture monitoring, and signs of pests.
- 7. GARAGE & BASEMENT:** Walls, floors, structural, and structural elements for damage or pest activity.
- 8. NESTS & HARBORAGES:** Areas for pest harborage, including attics, basements, and other areas.

HOW IT WORKS

- Inspector conducts a visual inspection of readily accessible areas of the property.
- Looks for evidence of wood-damaging organisms (WDO), pests, and conditions conducive to infestation.
- Uses specialized tools to probe and assess accessible wood when applicable.
- Findings are documented with photos and professional observations.

WHY IT MATTERS

- Identifies active pest or WDO activity.
- Helps prevent costly structural damage.
- Supports real estate transactions and disclosures.
- Promotes a healthier, safer living environment.
- Provides peace of mind for homeowners.

COMMON PESTS / WDOs

TERMITES, CARPENTER ANTS, WOOD-BORING BEETLES, CRAB APPLES, RODENTS

MAINTENANCE & BEST PRACTICES

- Keep vegetation and mulch away from structure.
- Seal cracks and gaps.
- Repair leaks and drainage.
- Repair holes and manage moisture.
- Ensure proper ventilation.
- Seal entry points and gaps.
- Schedule periodic inspections.

WHAT TCIS INSPECTORS LOOK FOR

- Evidence of wood-damaging organisms.
- Proper moisture and ventilation.
- Floors, beams, or roof gables.
- Nests in pest harborage areas.
- Damage caused by rodents.
- Protein residue or droppings.
- Structural damage in water damage.
- Code compliance and safety.
- Conditions conducive to pests.
- Accessible areas as defined by standards.

COMMON CONCERNS

- Active termites in upper attic areas.
- Dry rot in legal areas.
- Concealed moisture in attic.
- Wood damaged by pests.
- Inoperable pest reports.

TCIS INSPECTIONS DONE RIGHT. COMMUNICATION THAT COUNTS. REPORTS THAT MAKE SENSE.

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Environmental Comments Pest Control

2. Mold

Exclusions:

• **MOLD INSPECTIONS DEFERRED:** The mold inspection and testing was not requested for this property. A mold inspection consists of a visual inspection for mold growth, moisture mapping for hidden leaks, air sampling, surface sampling and laboratory analysis of the samples. Concerned parties may wish to schedule a comprehensive mold and/or air quality testing to ensure the safety of all occupants and visitors. Our main office, located at 925-521-9500, can arrange this service upon request. Proper testing can help identify potential health hazards and guide necessary remediation measures.

MOLD / IAQ INSPECTION & TESTING
IDENTIFY. INVESTIGATE. IMPROVE INDOOR AIR QUALITY.
 Professional assessment and testing helps uncover hidden issues and supports healthier living.

KEY INDICATORS

- 1. WATER INTRUSION:** Leaks, roof or plumbing issues, floods, or high humidity can lead to mold growth.
- 2. VISIBLE MOLD:** Mold growth on surfaces may indicate a larger hidden problem.
- 3. MOISTURE DAMAGE:** Stains, water damage, missing paint or peeling wallpaper are warning signs.
- 4. POOR VENTILATION:** Inadequate airflow can trap moisture and contaminants indoors.
- 5. POOR INDOOR AIR QUALITY:** Symptoms like allergies, headaches, coughing, or irritation may be IAQ related.

COMMON MOLD & IAQ TESTING METHODS

- 1. SPORE TRAP SAMPLING:** Air is drawn through a spore trap and spores are captured on a slide for laboratory analysis.
- 2. AIR SAMPLING PUMP:** Air is drawn through a filter cassette to capture airborne mold spores for lab analysis.
- 3. TAPE LIFT SAMPLING:** Clear adhesive tape is pressed to a surface and then collected for microscopic laboratory analysis.
- 4. IAQ TESTING:** Measures temperature, humidity, CO2, and other indoor air quality parameters.
- 5. VOC SCREENING:** Detects volatile organic compounds that can impact indoor air quality and health.

WHY IT MATTERS

- Identifies hidden mold and IAQ issues.
- Supports healthier indoor environments.
- Helps prevent long-term property damage.
- Provides data for informed decisions.
- Supports real estate transactions.
- Peace of mind for you and your family.

BENEFITS OF PROFESSIONAL TESTING

- Uses calibrated, professional equipment.
- Follows industry-standard protocols.
- Laboratory analysis by accredited labs.
- Clear, easy-to-understand reporting.
- Actionable recommendations provided.

WHEN TO TEST

- After water leaks or floods.
- When mold odors are present.
- Before or after mold remediation.
- During real estate transactions.
- When IAQ symptoms are present.

WHAT TCIS INSPECTORS LOOK FOR

- Evidence of moisture or water intrusion.
- Mold spores and mold growth.
- Moisture-damaged building materials.
- Musty odors or poor ventilation.
- Conditions conducive to mold growth.
- Mold system and status.
- Humidity and condensation issues.
- Indoor air quality indicators.
- Mold remediation if applicable.
- Safety and containment measures.

COMMON CONCERNS

- Hidden mold behind walls or ceilings.
- Recurring moisture problems.
- Inoperable or incomplete remediation.
- High indoor humidity levels.
- Poor ventilation or airflow.
- Elevated VOC or pollutant levels.

RECOMMENDATIONS & NEXT STEPS

- Address source of moisture.
- Improve ventilation and airflow.
- Clean or remove affected materials.
- Consider mold remediation if needed.
- Re-test to verify improvement.

TCIS INSPECTIONS DONE RIGHT. COMMUNICATION THAT COUNTS. REPORTS THAT MAKE SENSE.

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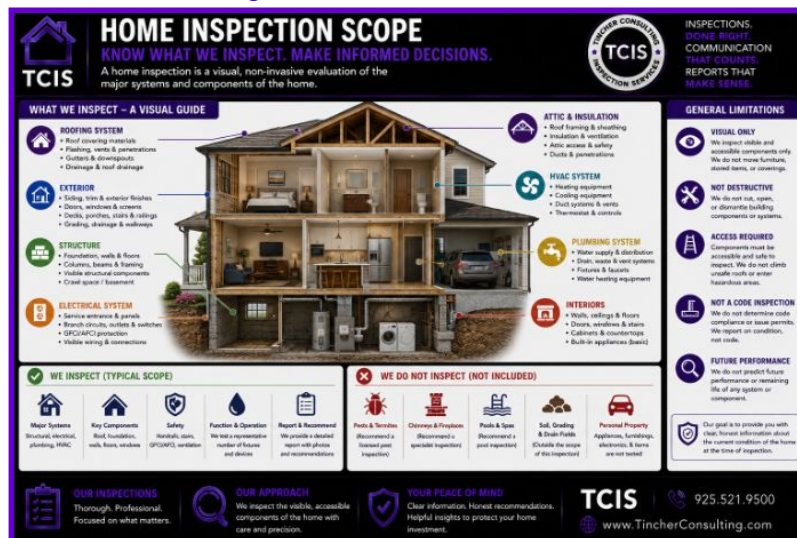
Environmental Comments Mold

Property Comments

1. Inspection Scope

Scope:

- **RESIDENTIAL INSPECTION SCOPE:** Our inspection is primarily a visual search of the structure, systems and property for safety concerns, deficient items, preventive measures, major material defects and system identification. Our report is not a listing of relatively minor repairs or improvements that could be made. We recommend you consult with the appropriately qualified specialists in all trades and fields to provide you with detailed evaluations and written estimates for all repairs and renovations.
- **ROOF INSPECTION:** A separate roof report will be provided detailing the condition of the roof covering, roof drainage system, and the estimated remaining service life of these components. This additional evaluation is intended to assist concerned parties with maintenance planning, budgeting, and future roof-related decision-making.



Property Comments Inspection Scope

Site Features

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Vegetation

Observations:

- **VEGETATION:** There are trees and/or vegetation on or adjacent to the property. Evaluation of trees and vegetation falls outside the scope of our inspection. Concerned parties may wish to have the trees and/or other vegetation examined by an appropriate specialist. An arborist is normally considered best qualified.
- **MAINTENANCE:** There is foliage growing at multiple locations around the property. Concerned parties may wish having the foliage removed or trimmed back to help prevent damage to the wall coverings.
- **PREVENTIVE:** Mature trees were present on or near the property at the time of inspection. Tree roots can intrude into underground sewer lines and may contribute to blockages, damage, or pipe offsets over time. A sewer lateral camera inspection is recommended as a preventive due-diligence measure to evaluate the condition of the sewer line and identify potential root-related concerns. **Our office can schedule this service upon request.**



Site Features Vegetation



Site Features Vegetation

MATURE TREE ROOTS & SEWER LATERAL SYSTEMS
A HIDDEN THREAT THAT CAN CAUSE BIG PROBLEMS.

Mature tree roots are naturally drawn to the water and nutrients in sewer lines. When roots infiltrate sewer laterals, they can cause blockages, backups, and costly damage.

✓ PROTECTS YOUR HOME ✓ PREVENTS BACKUPS ✓ AVOIDS COSTLY REPAIRS ✓ PRESERVES PROPERTY VALUE ✓ PEACE OF MIND

HOW ROOTS DAMAGE SEWER LATERALS

- ROOT ATTRACTION:** Roots are attracted to the moisture, warmth, and nutrients found in sewer lines, especially at joints or small cracks.
- ROOT ENTRY:** Roots enter through tiny cracks, loose joints, or pipe defects as small as 1/8 inch.
- ROOT GROWTH:** Roots grow inside the pipe, branching out and expanding throughout the lateral.
- BLOCKAGES FORM:** Roots trap debris, grease, and waste, causing narrowing and blockages.
- SYSTEM FAILURE:** Sewer blockages lead to slow drains, sewage backups, pipe damage, and costly repairs.

THE PROBLEM BELOW GROUND

Tree roots extend far beyond the drip line. Roots follow the sewer lateral looking for water and nutrients. Entry points: cracked pipes, loose joints, or pipe defects. TO SEWER MAIN

DID YOU KNOW? Roots can grow several feet per year and spread long distances in search of water.

PIPE DAMAGE & CONSEQUENCES

CRACKED PIPE ROOT INTRUSION REDUCED FLOW SEWER BACKUP

COMMON SIGNS OF ROOT INTRUSION

- Slow drains throughout the home
- Gurgling sounds in toilets or drains
- Sewage odors in the yard or home
- Frequent backups or overflows
- Lush, green patches in the yard
- Single trees over the sewer line
- Older trees near the sewer line

HOW WE DETECT ROOT PROBLEMS

SEWER CAMERA INSPECTION: A high-resolution camera is inserted into the sewer lateral to visually inspect for root intrusions, blockages, and pipe damage.

LOCATE & MAP: We locate the sewer lateral and map any visible root intrusion sources.

ASSESS & REPORT: Our detailed report includes findings, photos, and recommended solutions to protect your home.

PREVENTION & SOLUTIONS

- Keep large trees away from sewer lines
- Install root barriers on new or replaced lines
- Regular sewer inspections to catch problems early
- Hydro jetting can remove existing root buildup
- Reschedule pipe lining or pipe replacement for severe damage

WHAT TCIS INSPECTORS LOOK FOR

- Visible root intrusion or root masses
- Cracked, broken, or displaced pipe
- Pipe joint separation or offsets
- Signs of previous repairs or patches
- Blockages, grease, and debris buildup
- Overall pipe condition and flow

SIGNS OF POTENTIAL ISSUES

- Trees within 20-30' feet of the sewer line
- History of frequent drain clogs or backups
- Old clay, cast iron, or Orangeburg pipes
- Unexplained wet or soggy areas in the yard
- Multiple plumbing fixtures draining slowly

BEST PRACTICES

- Plant trees far away from sewer lines (minimum 20-30 ft.)
- Use root-resistant pipe materials for replacements (PVC)
- Schedule regular sewer camera inspections
- Address minor issues before they become major problems
- Protect your home and investment

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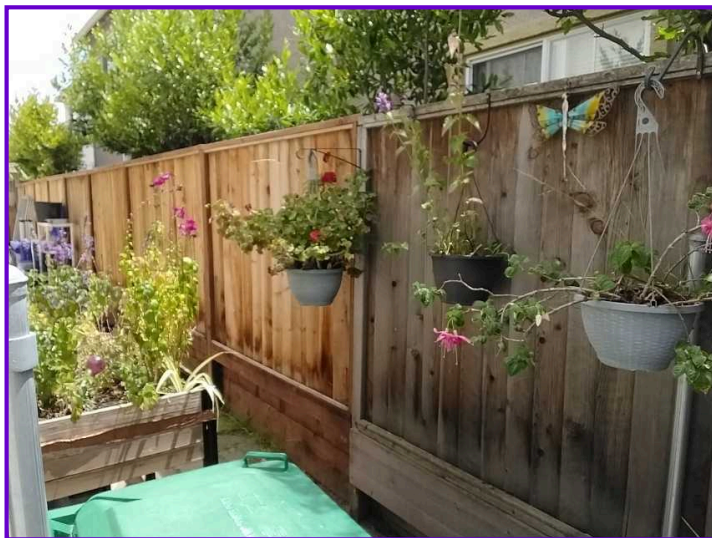
Site Features Vegetation

Site Features (continued)

2. Fencing and Gating

Observations:

- **COMMENTS:** The fencing of the property is functional.
- **MAINTENANCE:** The gate is damaged and in need of service or replacement in order to be functional.



Site Features Fencing and Gating



Site Features Fencing and Gating

3. Grading

- **COMMENT:** Grading conditions within approximately 10 feet of the inspected structure appeared satisfactory at the time of inspection. The visible grading generally appeared to promote drainage away from the foundation, which can help reduce the potential for moisture intrusion and foundation-related concerns. Periodic monitoring and maintenance of drainage conditions are recommended as site conditions may change over time.



Hardscaping

1. Driveway

Observations:

- **COMMENTS:** The driveway is functional, indicating that it is in good condition and provides proper access. Regular maintenance, such as sealing any cracks and clearing debris, is recommended to ensure its longevity and continued usability.
- **COMMENTS:** The driveway is constructed using concrete. Concrete material is known for its durability and strength. Regular maintenance, such as sealing cracks and addressing any surface wear, can help preserve its condition and extend its lifespan.
- **CAUTION:** There are offsets in the concrete driveway. This condition could pose a trip hazard if not addressed. It is recommended to correct these issues to ensure safety and prevent any potential accidents. Regular maintenance and repairs will help maintain the driveway's integrity and usability.



Hardscaping Driveway



Hardscaping Driveway



Hardscaping Driveway



Hardscaping Driveway

Hardscaping (continued)

2. Walkways

Observations:

- COMMENT: The walkways at various locations around the property appeared functional and in good condition at the time of inspection.
- COMMENTS: The walkways are constructed using concrete. Concrete material is known for its durability and strength. Regular maintenance, such as sealing cracks and addressing any surface wear, can help preserve their condition and extend their lifespan.
- COMMENTS: The walkways are constructed using paving stones. This type of paving provides an attractive and durable surface. Regular maintenance, such as cleaning and re-leveling any shifted stones, will help preserve their appearance and functionality over time.



Hardscaping Walkways



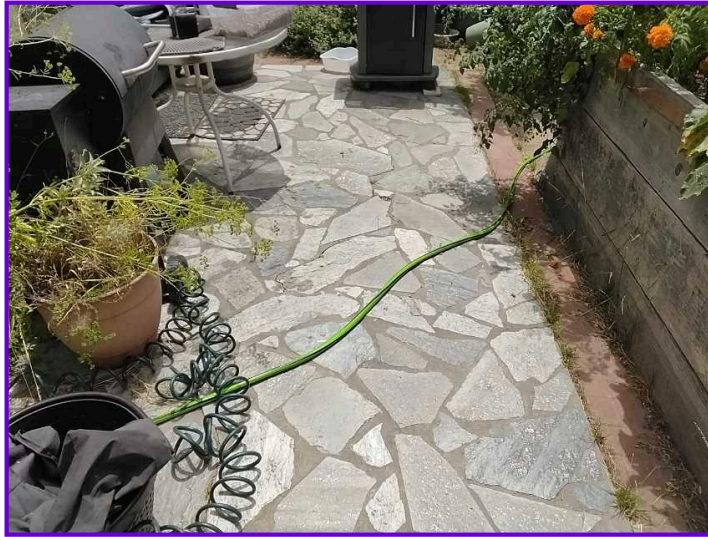
Hardscaping Walkways

3. Patio

Observations:

- COMMENTS: The patio is functional. This seems to indicate that it is effectively serving its intended purpose. To maintain the condition and enhance longevity, regular maintenance such as cleaning and sealing is recommended. This will help prevent deterioration and ensure that the patio continues to provide a pleasant outdoor space.
- COMMENTS: The patio is constructed using paving stones. This type of paving provides an attractive and durable surface. Regular maintenance, such as cleaning and re-leveling any shifted stones, will help preserve its appearance and functionality over time.

Hardscaping (continued)



Hardscaping Patio

Building Features

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Wall Coverings

Observations:

- **COMMENT:** The exterior wall coverings appeared functional and in good condition at the time of inspection.



Building Features Wall Coverings

2. Fascia and Trim

Observations:

- **COMMENT:** The fascia boards and trim appeared functional at the time of inspection.

TCIS
Tincher Consulting & Inspection Services

Exterior Trim and Fascia System

Protection, Finishing & Weather Resistance for Residential Homes

Exterior trim systems finish roof edges, corners, openings, and transitions while helping protect the structure from moisture intrusion and the elements.

MAJOR COMPONENTS

- FASCIA BOARDS**
Horizontal boards along the roof edge that support gutters and finish the eaves.
- RAKE / GABLE TRIM**
Angled trim that follows the roofline or gables and protects the large board edges.
- CORNER BOARDS**
Vertical trim at outside corners that provides a finished look and helps protect siding edges.
- WINDOW TRIM**
Turnbuckle window to create a finished seal and help prevent water intrusion.
- DOOR TRIM**
Trim around doors for a finished appearance and weather protection.
- SOFFIT INTERFACE**
The area where soffits meet fascia proper to help block moisture and pest entry.
- SIDING TRANSITIONS**
Trim and flashings where different siding materials or planes meet.
- CAULK / PAINT PROTECTION**
Caulked joints and quality paint protect trim from moisture and decay.

WHAT TCIS OBSERVES

- Fascia condition and attachment
- Rake and gable trim condition
- Corner board condition and fit
- Window and door trim condition
- Soffit and fascia interface
- Siding transitions and flashings
- Caulking and paint condition
- Moisture damage or decay
- Gaps, separations, or movement
- Overall finish and protection

INSPECTION LIMITATIONS

- Hidden decay or framing not visible
- Behind-wall moisture not detected
- Paint adhesion not tested
- Future performance not guaranteed
- Weather sealing effectiveness not verified
- Code compliance not certified
- Repair quality beyond scope of inspection
- Cosmetic preference not evaluated

COMMON FINDINGS

- Peeling, cracking, or chalking paint
- Caulk joints missing, cracked, or deteriorated
- Wood rot or moisture damage
- Loose or missing trim fasteners
- Gaps at joints and transitions
- Improperly installed or unsuited trim
- Insect damage to wood trim

WHY IT MATTERS

Exterior trim and fascia systems help protect your home from water intrusion, decay, and pest entry while contributing to structural integrity, energy efficiency, and curb appeal.

MAINTENANCE & AWARENESS

- Inspect trim and paint regularly
- Keep caulking joints sealed and intact
- Touch-up or repaint as needed
- Clean debris from roof edges and gutters
- Address moisture issues promptly
- Repair damaged or deteriorated trim
- Schedule professional maintenance as needed

Reducing Risk. Improving Awareness. Protecting What Matters.

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info@TincherConsulting.com

Building Features Fascia and Trim

3. Eaves and Soffits

Observations:

- **COMMENTS:** The eaves and soffits appear to be in functional condition at the time of inspection.

Building Features (continued)

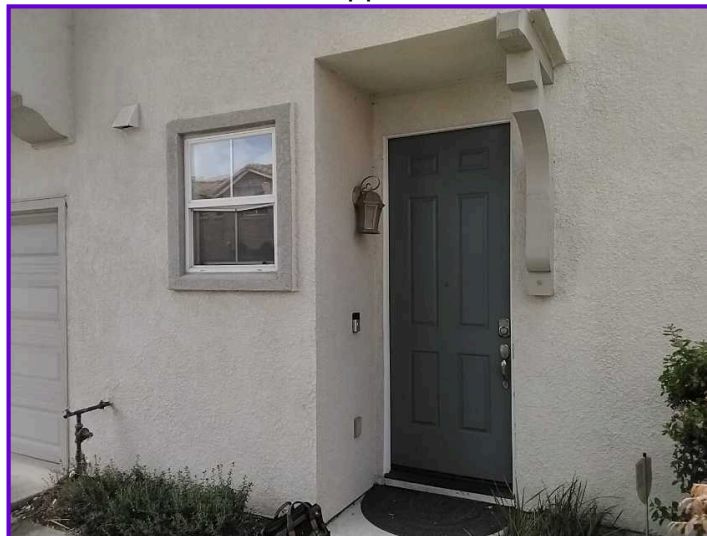


Building Features Eaves and Soffits

4. Doors and Windows

Observations:

- **COMMENTS:** The door and window exteriors appeared to be in satisfactory condition.



Building Features Doors and Windows

5. Screens

Observations:

- **COMMENTS:** The provided window and door screens are functional.

Structure & Framing

We inspect the roof and ceiling structure components when accessible, ensuring that all visible areas are thoroughly examined for any signs of damage or wear. This examination helps to assess the overall integrity and condition of the roof and ceiling structural components.

1. Wall Structure

Observations:

- **COMMENTS:** The wall structure components appear functional.
- **COMMENTS:** The walls of the property appeared to be conventionally framed with wood studs. This type of structure provides standard structural support for the wall assemblies. Regular inspections and maintenance are recommended to ensure continued stability and integrity.

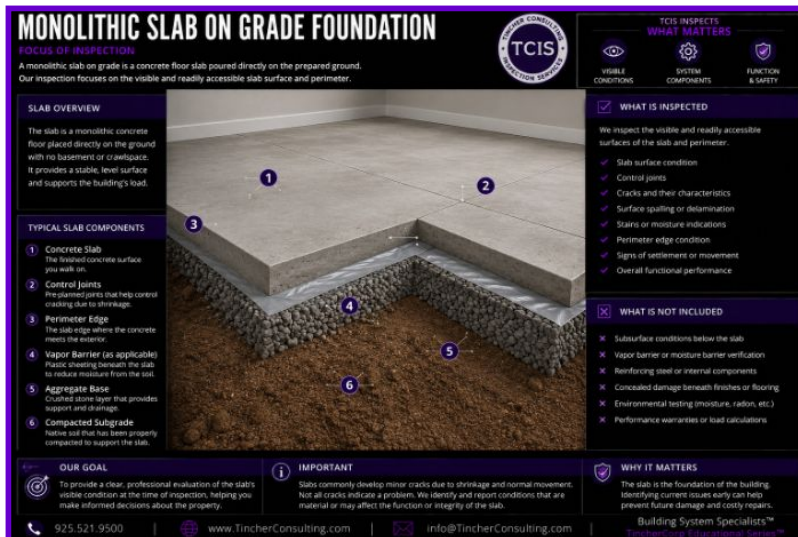


Structure & Framing Wall Structure

2. Floor Structure

Observations:

- **COMMENTS:** The concrete slab floor structure appeared functional at the time of inspection. This type of system is designed to provide stable and durable support for the structure. No adverse conditions were observed.
- **COMMENTS:** The structure utilizes a poured concrete slab-on-grade foundation with perimeter footings. This type of system is widely used for its durability and ability to provide consistent, stable support for the structure. No adverse conditions were observed at the time of inspection.



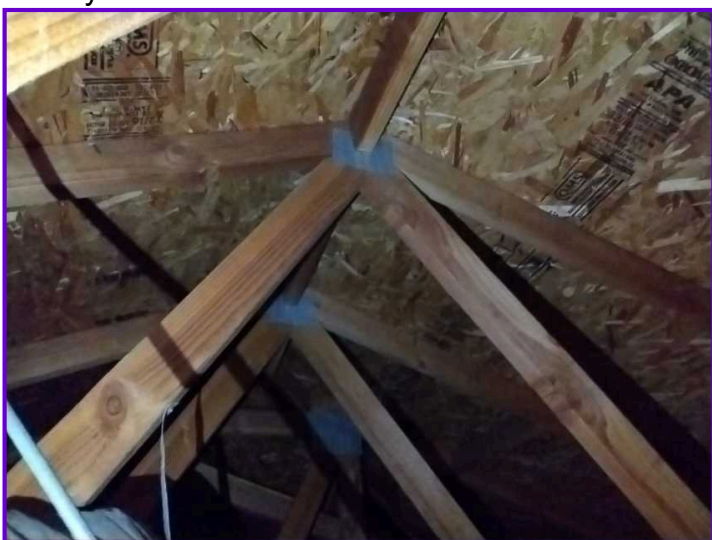
Structure & Framing Floor Structure

Structure & Framing (continued)

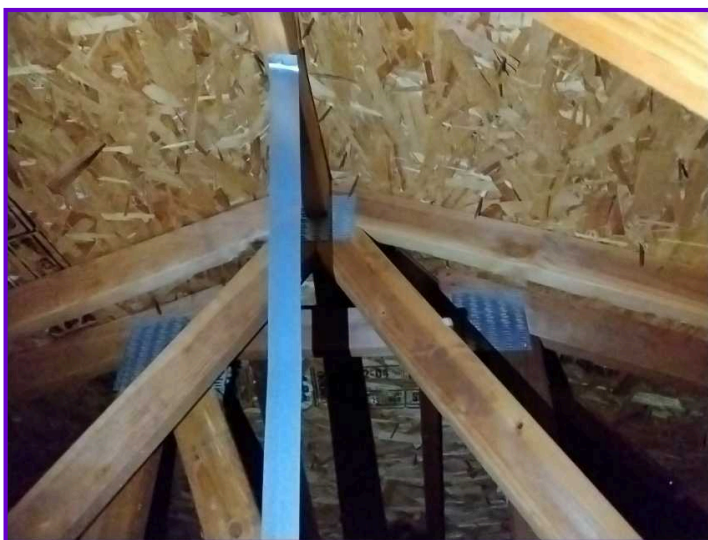
3. Ceiling and Roof Structure

Observations:

- **COMMENTS:** The ceiling and roof structure appeared to be in functional condition. The ceiling and roof structure showed no visible signs of damage or structural concern at the time of inspection. Regular maintenance and periodic inspections are recommended to ensure ongoing integrity and performance.
- **COMMENTS:** The ceiling and roof structure are framed with prefabricated wood trusses. This construction method allows for efficient framing and can provide strong, stable support for the roof. Regular inspections are recommended to ensure the integrity of the trusses and overall structural safety.



Structure & Framing Ceiling and Roof Structure



Structure & Framing Ceiling and Roof Structure

COMMON RESIDENTIAL WOOD TRUSS SYSTEM
ROOF SUPPORT MADE STRONGER. BUILT SMARTER.
 Prefabricated wood trusses provide strength, efficiency and design flexibility for common residential roof systems.

TYPICAL TRUSS COMPONENTS

TOP CHORD: Top chord members that form the roof structure and carry loads to the truss ends.

WEB (DIAGONALS): Transfer loads between top and bottom chords and help maintain the truss shape.

BOTTOM CHORD: Horizontal member that acts as the ceiling joist and carries spanning loads.

VERTICAL WEB: Provide additional support and help transfer loads to the bottom chord.

GUSSET / CONNECTOR PLATE: Metal plate with web that connects truss members together at joints.

OVERHANG BRACING: 1x6 lateral bracing used to support overhangs.

BEARING POINT: Truss end rests on exterior wall or beam and transfers loads to the structure below.

HOW TRUSSES WORK (LOAD PATH):

Roof loads (snow, wind, dead) are transferred to the truss joints. Loads are transferred to the truss joints. Loads are transferred to the truss joints. Loads are transferred to the truss joints.

TYPICAL ROOF / ATTIC CONFIGURATION

VENTILATION: Trusses allow for natural ventilation through the roof. Trusses allow for natural ventilation through the roof. Trusses allow for natural ventilation through the roof.

CEILING FINISH: Trusses allow for a variety of ceiling finishes. Trusses allow for a variety of ceiling finishes. Trusses allow for a variety of ceiling finishes.

COMMON TRUSS SUPPORT CONDITIONS

ON TOP PLATE: Truss rests on top plate. Truss rests on top plate. Truss rests on top plate.

ON BRACK / JOIST: Truss rests on brack or joist. Truss rests on brack or joist. Truss rests on brack or joist.

ON GIRDERS: Truss rests on girders. Truss rests on girders. Truss rests on girders.

ON LOW BEARING WALL: Truss rests on low bearing wall. Truss rests on low bearing wall. Truss rests on low bearing wall.

OVERHANG / CANTILEVER: Truss extends overhanging from exterior wall. Truss extends overhanging from exterior wall. Truss extends overhanging from exterior wall.

TRUSS ADVANTAGES

- Engineered for strength and efficiency
- Forced ventilation over attic built-in heating
- Consistent quality and fewer callbacks
- Allows open floor plans and vaulted ceilings
- Cost effective for most residential designs

KEY CONSIDERATIONS

- Do NOT cut, notch, drill or remove any part of a truss. Doing so can weaken the truss and create a safety hazard.
- Trusses rely on proper bracing and sheathing. Ensure roof and bottom chord bracing is in place.
- Provide adequate ventilation.
- Help prevent moisture buildup and extend roof life.
- Check for uplift connectors as required. Help resist wind uplift forces.
- Follow the engineered truss design. Each truss is designed for specific loads and spans.

TYPICAL SPANS (GUIDELINE ONLY)

Truss Type	Typical Span Range*
King Post	Up to 20 ft
Queen Post	20 - 30 ft
Pipe	20 - 40 ft
Howe	20 - 40 ft
Scissors / Butler	20 - 40 ft

*Spans vary based on design loads, spacing, and roof materials.

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Structure & Framing Ceiling and Roof Structure

Slab Foundation

1. Concrete Slab

Observations:

- **COMMENTS:** The visible areas of the concrete floor structure appeared to be functional, demonstrating stability and integrity. There are no noticeable cracks, discoloration, or signs of damage that would suggest structural concerns at this time. This condition indicates that the concrete floor is providing adequate support and is well-maintained. Regular monitoring and maintenance are recommended to ensure that it remains in good condition, especially considering factors such as moisture exposure and loading conditions that could affect its long-term performance.



Slab Foundation Concrete Slab

Primary Roof

1. General Comments

Observations:

- **ROOF INSPECTION:** You will receive a separate roof report that details the condition of the roof, the roof drainage system, and the estimated remaining lifespan of both systems. This comprehensive evaluation will help inform maintenance and future decision-making for roof-related needs.



Primary Roof General Comments

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. General Comments

Observations:

- DEFERRED: There are sections or areas of the attic that may not be accessible for inspection.
- DEFERRED: Attic insulation limited inspection of attic areas and components.

2. Access

Observations:

- COMMENTS: The attic access is located in the bedroom hallway.
- COMMENTS: There is clear access to the attic. The access allowed inspection of the attic areas and components.



Attic Access

3. Ventilation

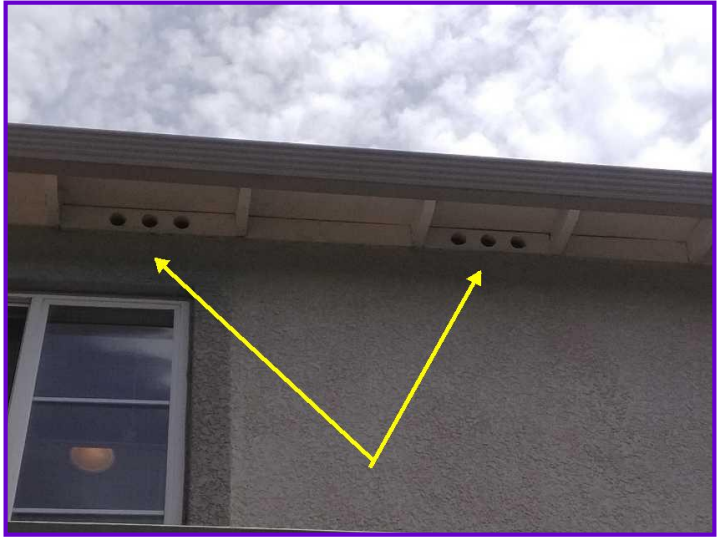
Observations:

- COMMENTS: Ventilation within the attic appears to be adequate.
- COMMENTS: The whole-house fan responded to normal user controls.

Attic (continued)



Attic Ventilation



Attic Ventilation



Attic Ventilation



Attic Ventilation



Attic Ventilation

Attic (continued)

4. Insulation

Observations:

- **COMMENTS:** The attic floor is adequately insulated. A good insulation enhances energy efficiency and helps maintain a consistent temperature throughout the property. Regular checks are recommended to ensure the insulation remains in good condition and continues to provide optimal performance.



Attic Insulation



Attic Insulation

Electrical Service

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the building, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Entrance

Observations:

- **COMMENTS:** The electrical service to the property is delivered via an underground service entrance. This method, while generally considered aesthetically pleasing and less susceptible to damage from wind and weather, requires careful maintenance to ensure its continued functionality and safety. During the inspection, no visible signs of damage or deterioration to the service entrance conduit were observed. However, a thorough inspection of the underground service would require excavation which is beyond the scope of this visual inspection. We recommend a periodic visual inspection of the service entrance location for any signs of damage, such as exposed wiring or ground subsidence, and professional testing of the electrical service for optimal performance and safety. Any unusual occurrences, such as flickering lights or unexplained power outages, should be reported immediately to a qualified electrician.

UNDERGROUND RESIDENTIAL ELECTRICAL SERVICE
SAFE. RELIABLE. BUILT RIGHT.
Underground service delivers power from the utility to the home through an underground cable for improved safety and aesthetics.

INSPECTIONS, DOWNRIGHT COMMUNICATION THAT COUNTS. REPORTS THAT MAKE SENSE.

OVERVIEW: UNDERGROUND ELECTRICAL SERVICE

- Utility Transformer: Steps down primary voltage to secondary (typically 240V/120V).
- Underground Service Lateral: Burial cable runs from transformer to the home.
- Conduit (Underground): Protects the service conductors where required by code.
- Service Entrance Conductors: Conductors enter the home and terminate at the service equipment.
- Service Equipment (Meter & Panel): Meter measures usage. Panel distributes power to circuits.
- Grounding System: Earths conductors to provide a safe path for fault currents.

SERVICE ENTRANCE DETAILS (TYPICAL)

Weatherhead: Protects the drop and protects the service conductors from the elements.

Service Mast: RMC or PVC conduit supports and protects the service conductors.

Service Entrance Conductors: Typically 3-phase (3 ungrounded conductors + 1 neutral).

Meter: Utility owned. Measures electrical energy usage.

Panel / Load Center: Distributes power to branch circuits through breakers.

Grounding Conductor: Connects to grounding electrode system.

Grounding Electrode System: Drive system ground rods into earth (typically two 8' rods, 6 ft. apart min.).

Drip Loop: Conductors are looped below the weatherhead to prevent water from entering.

Service Disconnect / Main Breaker: Turns off all power to the home.

TYPICAL TRENCH & CONDUIT INSTALLATION

Finished floor
18" Air Cover (Typical)
Weatherhead
12" Non-metallic conduit
RMC
Conduit (As required by code)
Service Conductor (White conductors)

Note: Depths vary by local code and service voltage. Call 811 before you dig.

SERVICE CONDUCTOR CONFIGURATION RESIDENTIAL SINGLE-PHASE (120/240V)

BLACK (Phase)
240V
RED (Phase)
240V
WHITE (Neutral)
120V to Neutral
BARE COPPER-ground Equipment Grounding

Conductor colors may vary by manufacturer. Verify with local code and utility requirements.

KEY CODE & INSTALLATION CONSIDERATIONS

- All work must comply with the NEC and local amendments.
- Service disconnect must be readily accessible.
- Maintain required clearances around all electrical equipment.
- Secure mast and conduit per code (spacing of straps).
- Use listed fittings and materials suitable for the environment.
- Grounding electrode system is required and critical for safety. Coordinate with the utility for disconnect and resection.
- Call 811 and have utility locate buried facilities before digging.

COMMON MATERIALS

- UF Cable: Direct burial cable (where permitted).
- PVC Conduit: Common for underground runways.
- RMC/IMC Conduit: Used above ground for service mast.
- Ground Rod: Typically 1/2" x 8' copper clad steel.

OUR INSPECTIONS
Thorough. Professional.
Focused on what matters.

OUR APPROACH
We inspect the visible, accessible components of the home with care and precision.

YOUR PEACE OF MIND
Clear information. Honest recommendations.
Helpful insights to protect your home investment.

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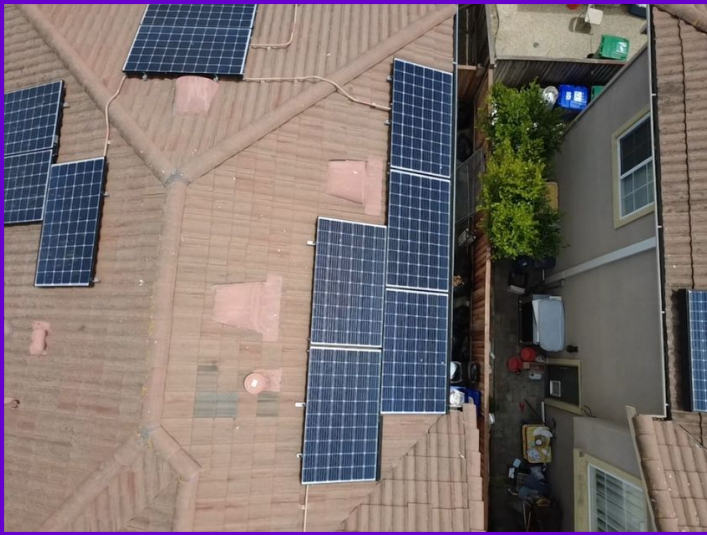
Electrical Service Service Entrance

Photovoltaic System

1. Photovoltaic System

Observations:

- **DEFERRED:** The electrical system is supplemented by a photovoltaic system. These systems can include additional sub panels, breakers, wiring and solar collection panels. The system appears to be functional and in good working order. Testing and evaluation of the photovoltaic system falls outside the scope of our inspection and this report. Concerned parties may wish to have an appropriately qualified specialist evaluate the photovoltaic system and its components for safe and proper function.



Photovoltaic System Photovoltaic System



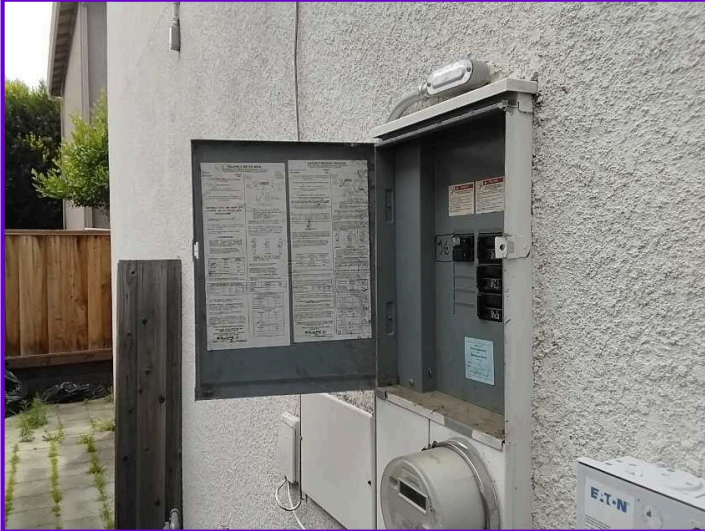
Photovoltaic System Photovoltaic System

Main Panel

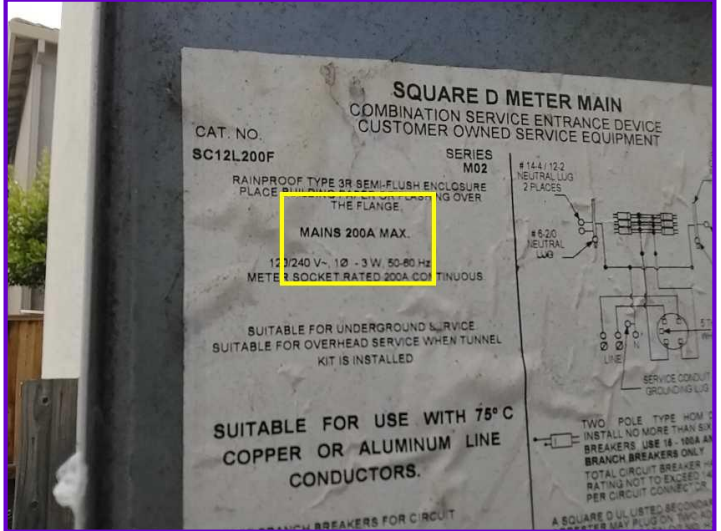
1. Main Panel

Observations:

- COMMENTS: The main panel and its components have no visible deficiencies.
- COMMENTS: The property is served by a 200 amp panel. The main panel is located at the exterior of the garage.



Main Panel Main Panel

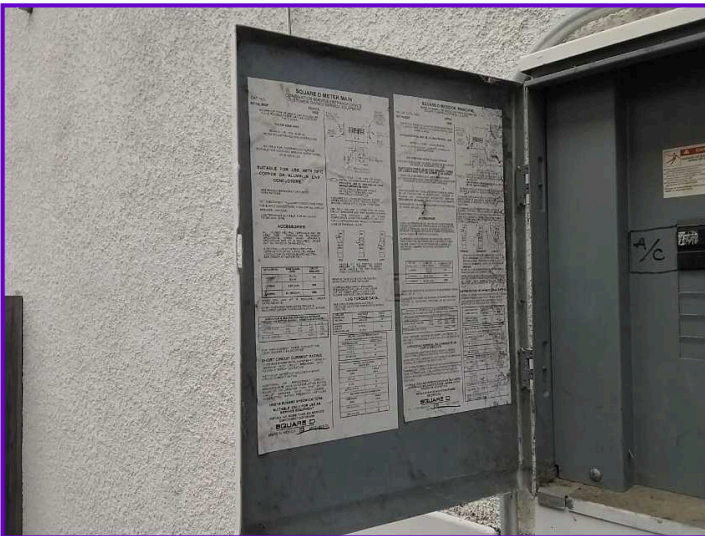


Main Panel Main Panel

2. Panel Covers

Observations:

- COMMENTS: The interior and exterior covers at the main panel appeared functional.



Main Panel Panel Covers



Main Panel Panel Covers

3. Circuit Breakers

Observations:

- COMMENTS: There were no visible deficiencies with the circuit breakers in the main electrical panel.

Main Panel (continued)



Main Panel Circuit Breakers

4. Main Disconnect

Observations:

- COMMENTS: The 90 ampmain disconnect is located inside the main panel.



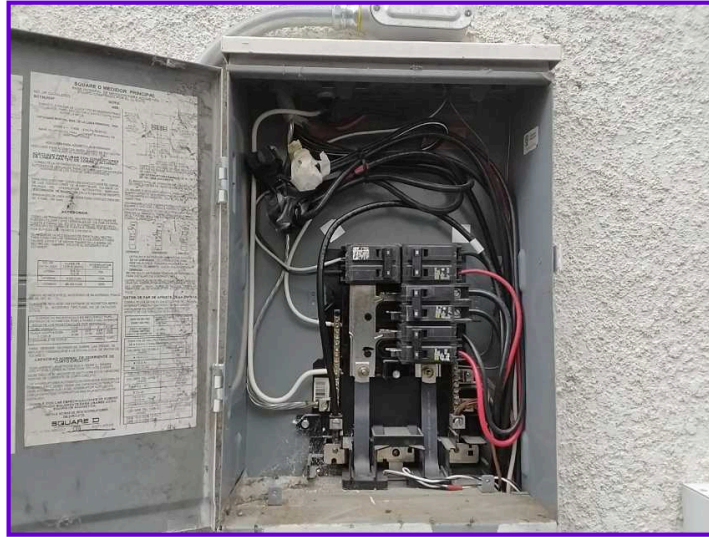
Main Panel Main Disconnect

5. Wiring

Observations:

- COMMENTS: We observed no deficiencies at the visible and accessible branch circuit wiring within the main panel.

Main Panel (continued)

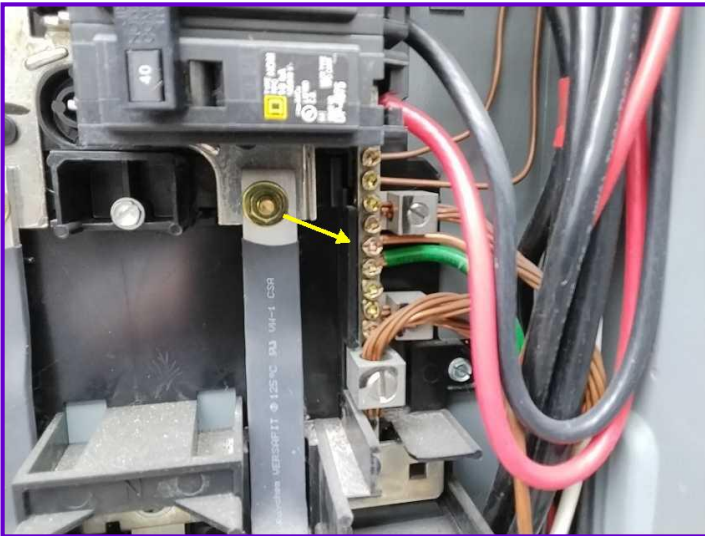


Main Panel Wiring

6. Grounding Electrode System

Observations:

- COMMENTS: The main electrical panel appears to be properly grounded.



Main Panel Grounding Electrode System



Main Panel Grounding Electrode System

Sub Panel

1. Sub Panel

Observations:

- COMMENTS: The sub panel and its components have no visible deficiencies.
- COMMENTS: There is a sub panel located in the garage.
- DEFERRED: The sub electrical panel is not clearly labeled; however, it appears to be rated between 100 and 125 amps. Confirmation of the panel's exact amperage should be obtained by a qualified electrician to ensure accurate assessment and safety compliance.



Sub Panel Sub Panel

2. Panel Covers

Observations:

- COMMENTS: The interior and exterior covers at the sub panel appeared functional.



Sub Panel Panel Covers

3. Circuit Breakers

Observations:

- COMMENTS: There were no visible deficiencies with the circuit breakers in the sub panel.

Sub Panel (continued)

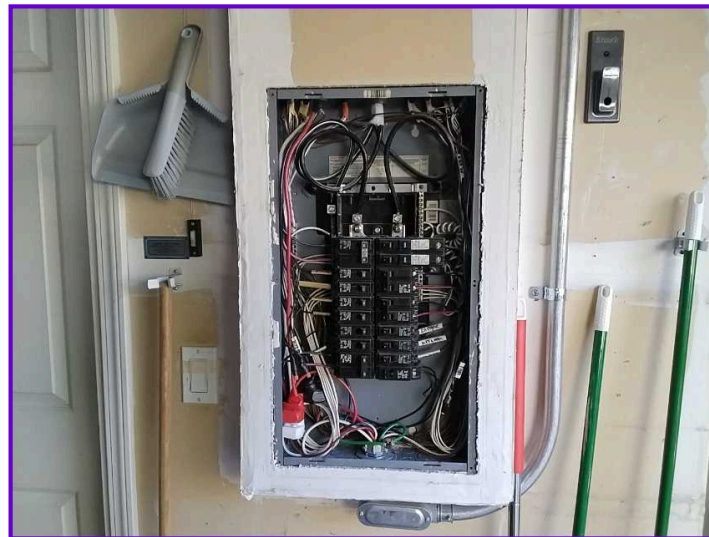


Sub Panel Circuit Breakers

4. Wiring

Observations:

- COMMENTS: We observed no deficiencies at the visible and accessible branch circuit wiring within the sub panel.



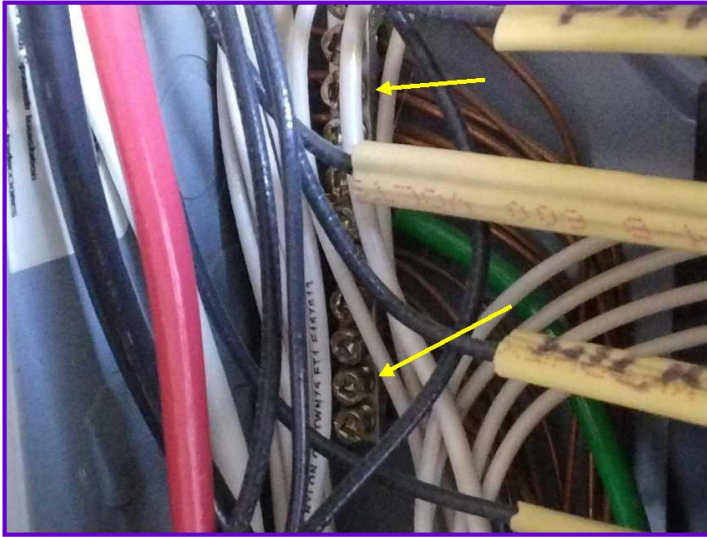
Sub Panel Wiring

5. Grounding

Observations:

- COMMENTS: The sub panel appears to be properly grounded.

Sub Panel (continued)



Sub Panel Grounding



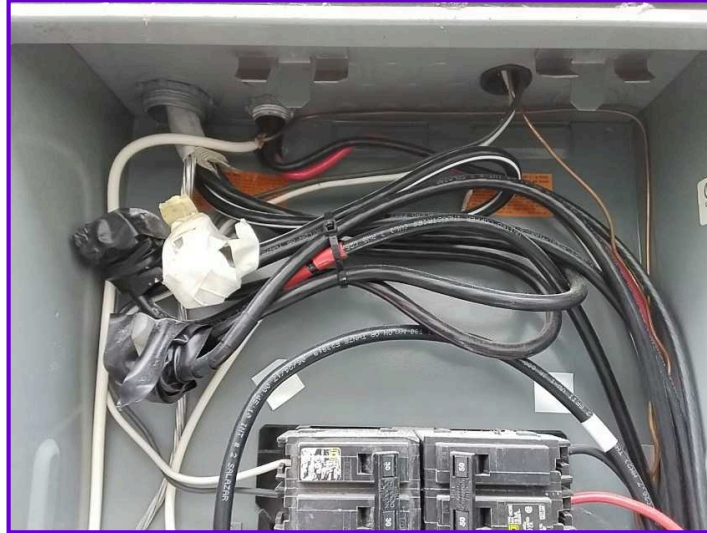
Sub Panel Grounding

Wiring

1. Wiring Types

Observations:

- COMMENTS: Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.



Wiring Wiring Types

2. Exterior Wiring

Observations:

- COMMENTS: We observed no deficiencies with the visible and accessible exterior branch circuit wiring at the time of the inspection.

3. Interior Wiring

Observations:

- COMMENTS: We observed no deficiencies with the majority of the visible and accessible interior branch circuit wiring at the time of the inspection.

Lights and Switches

1. Interior

Observations:

- **COMMENTS:** The tested interior light fixtures were functional unless otherwise noted.
- **MAINTENANCE:** A light fixture did not fully respond during testing in the hall bathroom. It is recommended to install a new bulb and retest the fixture to ensure proper functioning. If problems persist, further inspection or repair by a qualified electrician may be necessary.



Lights and Switches Interior



Lights and Switches Interior

2. Exterior

Observations:

- **COMMENTS:** The tested exterior light fixtures were functional unless otherwise noted.

3. Sensors and Timers

Observations:

- **DEFERRED:** Light fixtures equipped with sensors or timers are not evaluated or tested.

Receptacle Outlets

1. Interior Outlets

Observations:

- COMMENTS: The tested interior receptacle outlets were functional unless otherwise noted.



Receptacle Outlets Interior Outlets

GFCI Protection

1. GFCI Receptacle Outlets

Observations:

- COMMENTS: The GFCI protected receptacle outlets at the home responded correctly when tested.



GFCI Protection GFCI Receptacle Outlets



GFCI Protection GFCI Receptacle Outlets

AFCI Protection

1. AFCI Breakers

Observations:

- **SAFETY:** The AFCI protected circuit breakers at the sub panel did not respond when using the built-in manufacturer's test button. The breakers will need to be evaluated or replaced by a qualified electrician for safety.



AFCI Protection AFCI Breakers

Electric Vehicle Charger

1. Electric Vehicle Charger

Observations:

- **DEFERRED:** The electrical system includes an electric vehicle charger (EVC) located in the garage. The EVC appears to be functional but falls outside the scope of our inspection and this report. We recommend an appropriately qualified specialist evaluate the EVC and its components for safe and proper function.

Water Supply System

1. Water Main

Observations:

- COMMENTS: Where exposed to view, the water main entering the property is a 1" copper line. The supply line enters at the front of the property.

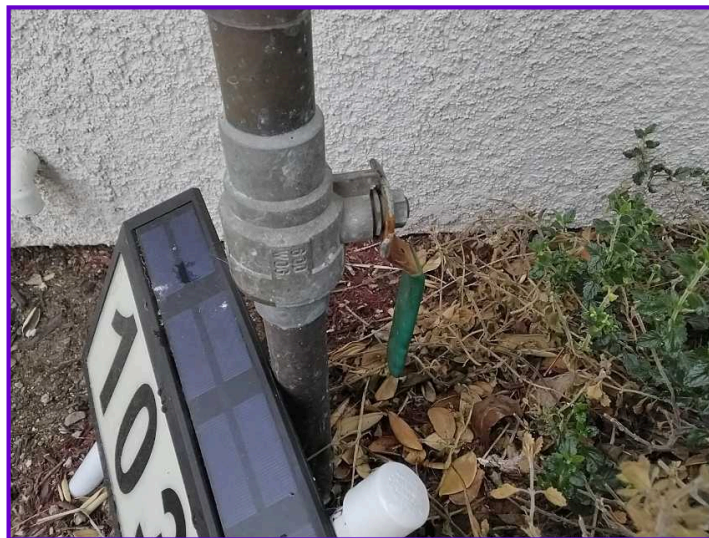


Water Supply System Water Main

2. Water Main Shut Off

Observations:

- COMMENTS: The main water shut-off valve handle was in satisfactory condition.
- COMMENTS: The water main shut off valve is located at the the front of the property.



Water Supply System Water Main Shut Off

3. Pressure Regulator

Observations:

- COMMENTS: A functional water pressure regulator was in place on the main water line.

Water Supply System (continued)



Water Supply System Pressure Regulator

4. Functional Flow

Observations:

- COMMENTS: The water flow at the plumbing fixtures appeared functional.



Water Supply System Functional Flow

5. Supply Pipes and Connectors

Observations:

- COMMENTS: The potable water pipes, where visible, are copper and appeared to be in satisfactory condition.

Water Supply System (continued)



Water Supply System Supply Pipes and Connectors

6. Hose Bibs

Observations:

- **COMMENTS:** The hose bibs appeared functional at the time of inspection. No adverse conditions were observed.



Water Supply System Hose Bibs

7. Potential Cross Connections

Observations:

- **PREVENTIVE:** Concerned parties may wish to install anti-backflow devices at all exterior bibs. These devices help guard against contamination of the potable water supply from debris and bacteria. These fittings are inexpensive and easily installed.

Water Supply System (continued)



ANTI-BACKFLOW DEVICES FOR EXTERIOR HOSE BIBS

PROTECTING DRINKING WATER. PREVENTING CONTAMINATION.

✓ HEALTH & SAFETY ✓ CODE COMPLIANCE ✓ PROPERTY PROTECTION ✓ PEACE OF MIND



INSPECTIONS
DONE RIGHT.
COMMUNICATION
THAT COUNTS.
REPORTS THAT
MAKE SENSE.

KEY COMPONENTS

- EXTERIOR HOSE BIB**
Standard hose bib connection at the exterior wall.
- ANTI-BACKFLOW DEVICE**
Prevents contaminated water from flowing back into the potable water system.
- VACUUM BREAKER (TYPE PVB)**
Built-in atmospheric vent blocks backflow when water is shut off.
- HOSE CONNECTION**
Connects standard hose or watering equipment.
- SECURE MOUNTING**
Device must be firmly attached and leak free to the hose bib.
- WEATHER PROTECTION**
Cover or insulation recommended in cold climates to prevent freezing damage.



HOW IT WORKS

An anti-backflow device with a vacuum breaker prevents water that may contain contaminants (such as fertilizers, chemicals, or stagnant water) from flowing backward into your home's drinking water system.

NORMAL FLOW (SAFE)
Water flows outward to hose.

VACUUM BREAKER OPEN (AIR INLET)
Water flow is interrupted by the closed valve.

BACKFLOW (BLOCKED)
Reverse flow is stopped by the closed valve.

COMMON ANTI-BACKFLOW DEVICES

PVB (VACUUM BREAKER)
Most common for hose bibs. Built-in atmospheric vent.

RPZ (REDUCED PRESSURE ZONE)
For higher hazard applications. Installation may require approval.

DCVA (DOUBLE CHECK VALVE ASSEMBLY)
Compact design for low to moderate hazard situations.

WHAT TCIS INSPECTORS LOOK FOR

- Approved anti-backflow device installed.
- Proper device type for the application.
- Vacuum breaker cap present and functional.
- Valve closed and seals properly.
- No leaks at connections.
- Proper mounting and stability.
- Not damaged or obstructed.
- Protected from freezing.
- Meets local plumbing code requirements.

COMMON CONCERNS

- Using an older fractured and backflow device.
- Wrong device type for hazard level.
- Cracked or damaged vacuum breaker cap.
- Leaks or drips at device or connections.
- Device submerged or blocked by objects.
- Frozen or damaged device in cold weather.

MAINTENANCE & BEST PRACTICES

- Inspect device annually.
- Ensure vacuum breaker cap is present and not cracked.
- Replace if damaged or leaking.
- Winterize in freezing climates.
- Do not submerge hose or device in buckets, chemicals, or standing water.

WHY IT MATTERS

- Prevents contamination of your drinking water.
- Protects your family's health.
- Meets plumbing code requirements.
- Avoids fines and failed inspections.
- Protects your home and property value.

CODE REQUIREMENT

Most plumbing codes require an approved anti-backflow device on all exterior hose bibs. Check local code for specific requirements. (IPC 3305.2, PVB, RPZ, DCVA)

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Water Supply System Potential Cross Connections

Gas Supply System

1. Meter and Main

Observations:

- **COMMENTS:** The gas meter appeared to be in satisfactory condition. The meter is located towards the front of the property.



Gas Supply System Meter and Main

2. Gas Shut-Off

Observations:

- **COMMENT:** The manual gas shut-off valve was located at the gas main and appeared accessible at the time of inspection. This valve allows the gas supply to be manually shut off in the event of maintenance, repair, or an emergency condition. Occupants may wish to familiarize themselves with the valve location and operation before an emergency situation arises.
- **PREVENTIVE:** Concerned parties may wish to place a gas shut off wrench at the gas main. Having a wrench available near the gas main will facilitate a faster emergency shut down of the gas supply. These devices are inexpensive and can be zip tied to the gas line.



PREVENTIVE RECOMMENDATION

GAS SHUT OFF WRENCH NOT READILY AVAILABLE



INSPECTIONS. DONE RIGHT. COMMUNICATION THAT COUNTS. REPORTS THAT MAKE SENSE.

✓ WHY THIS IS RECOMMENDED
In the event of a gas leak or emergency, quickly shutting off the gas supply is critical to help prevent fire, explosion, or carbon monoxide exposure.

🔧 RECOMMENDATION
Install a gas shut off wrench at the gas main in an easily accessible location and secure it to the pipe using a zip tie.

🛡️ PREVENTIVE: Concerned parties may wish to place a gas shut off wrench at the gas main. Having a wrench available near the gas main will facilitate a faster emergency shut down of the gas supply.
These devices are inexpensive and can be zip tied to the gas line.

🛡️ ADDITIONAL BENEFITS
Having the proper tool readily available can significantly reduce response time during a gas emergency and may help protect life and property.

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Gas Supply System Gas Shut-Off

Gas Supply System (continued)

3. Seismic

Observations:

- **PREVENTIVE:** The gas supply system did not have a seismic shut-off valve at the time of inspection. Although this safety device may not have been required when the property was originally constructed, it can help automatically shut off the gas supply during a significant seismic event. Concerned parties may wish to install a seismic shut-off valve as a safety upgrade.



Gas Supply System Seismic

4. Lines and Valves

Observations:

- **COMMENTS:** The visible portions of the gas supply lines appear to be in satisfactory condition.



Gas Supply System Lines and Valves

Drainage and Venting System

1. Drain and Vent Pipes

Observations:

- **COMMENTS:** The majority of the fixture drain and vent pipes within the property were functional. At the time of inspection the fixture drain and vent pipes appeared to be satisfactorily and properly installed. Regular monitoring and maintenance are recommended to ensure continued proper operation and address any potential issues as they arise.

- **DEFICIENT:** There is visible leakage under the right upper hall bathroom sink. Concerned parties may wish to have the drain line repaired or replaced to prevent further water damage and ensure proper drainage. Consulting a professional specialist for assessment and repair is recommended.



Drainage and Venting System Drain and Vent Pipes



Drainage and Venting System Drain and Vent Pipes



Drainage and Venting System Drain and Vent Pipes

Plumbing Fixtures

1. Sinks

Observations:

- **COMMENTS:** All sinks and related components are functional.



Plumbing Fixtures Sinks

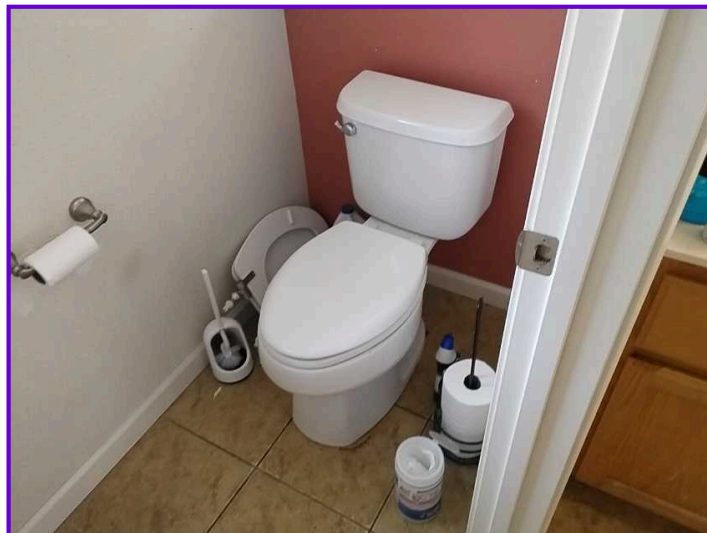


Plumbing Fixtures Sinks

2. Toilets

Observations:

- **COMMENTS:** The toilets responded properly when flushed.
- **MAINTENANCE:** The toilets need to be securely anchored to the floor. While the toilets are currently functional, insufficient anchoring can lead to leaks. Replacing the wax rings is also recommended as a precautionary measure to prevent potential leaks and ensure proper sealing. Consulting a qualified plumber for repairs is advised.



Plumbing Fixtures Toilets

3. Stall Showers

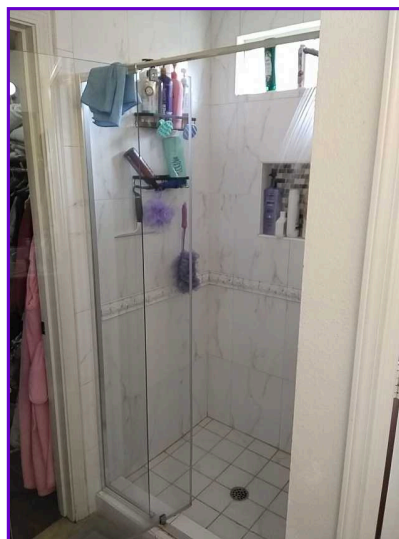
Observations:

- **COMMENTS:** The stall showers are functional.
- **DEFICIENT:** The stall shower door guides are loose in the hall bathroom. Concerned parties may wish having the door guides repaired or replaced promptly to ensure safe and proper operation of the shower door.

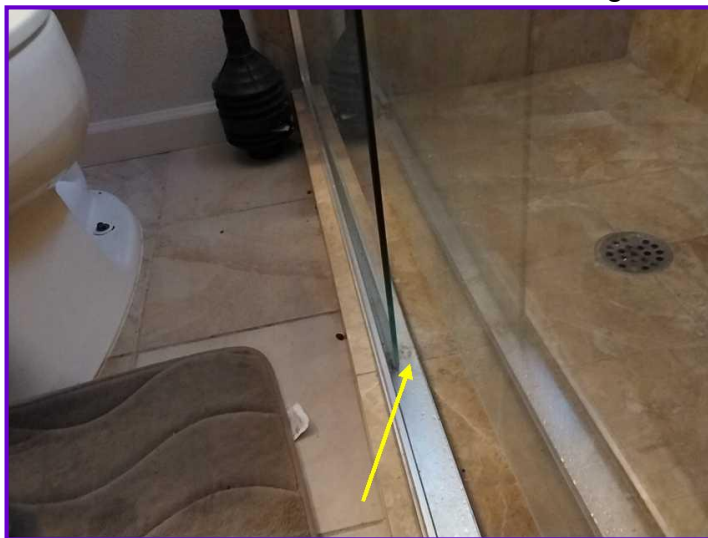
Plumbing Fixtures (continued)



Plumbing Fixtures Stall Showers



Plumbing Fixtures Stall Showers



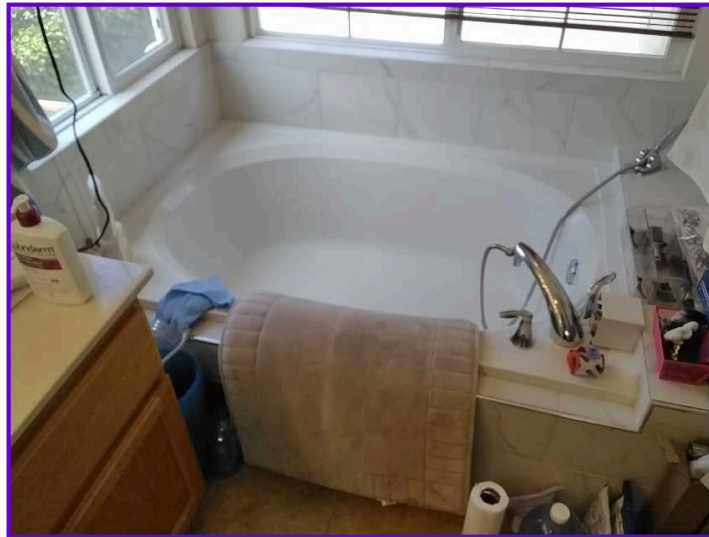
Plumbing Fixtures Stall Showers

4. Tubs

Observations:

- COMMENTS: The tub in the primary bathroom is functional.

Plumbing Fixtures (continued)



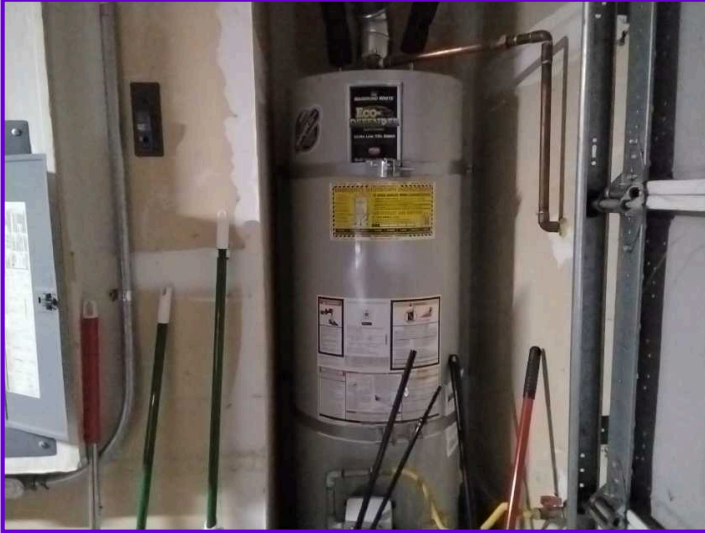
Plumbing Fixtures Tubs

Water Heater

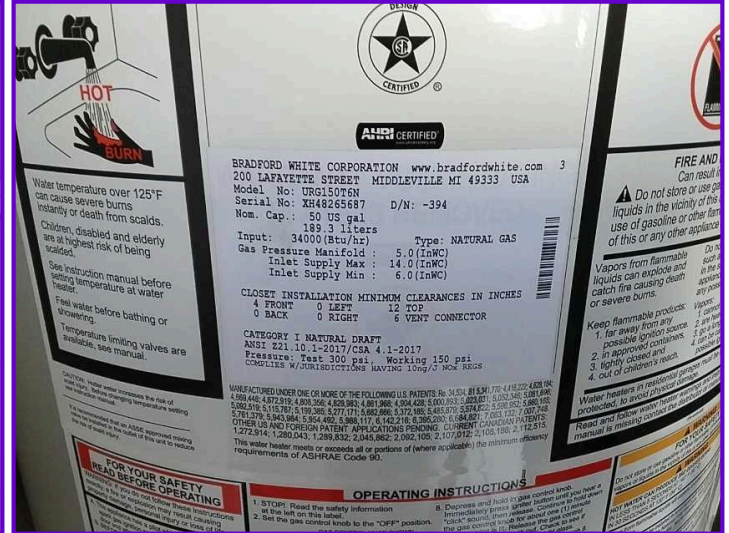
1. Water Heater

Observations:

- **COMMENTS:** The water heater was functioning satisfactorily. At the time of the inspection, no evidence of prior or active leakage was observed.
- **COMMENTS:** There is a 4- years old, 50-gallon, natural gas water heater located in the garage.



Water Heater Water Heater

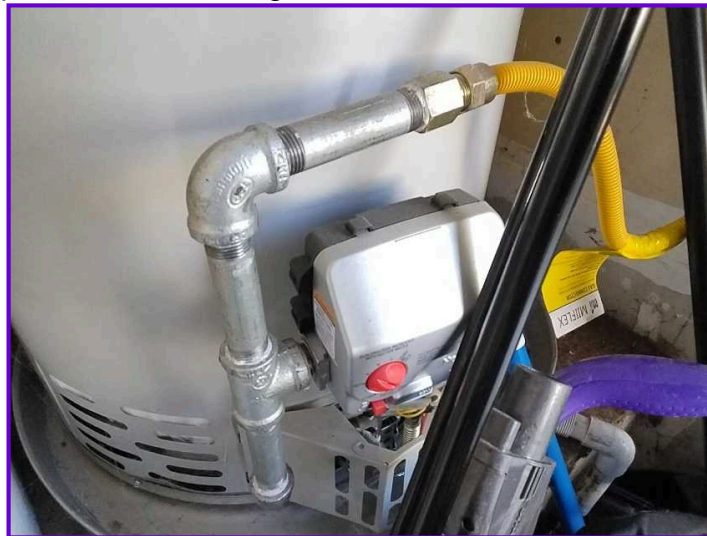


Water Heater Water Heater

2. Controls

Observations:

- **COMMENTS:** The temperature and setting controls were functional.



Water Heater Controls

3. Combustion Chamber

Observations:

- **COMMENTS:** The combustion chamber is free of leakage and excessive rust or corrosion.

4. Combustion Air

Observations:

- **COMMENTS:** The water heater appears to have an adequate combustion-air supply.

Water Heater (continued)

5. Water Line Connectors

Observations:

- COMMENTS: The water supply lines and connectors appeared to be in satisfactory condition.
- COMMENTS: The supply lines at the water heater are properly bonded. The bonding wire can redirect a small electrical current that passes through the copper piping to the steel fittings of the water heater. This process is thought to prevent electrolysis and corrosion, which can extend the service life of the water heater and prevent leaking.



Water Heater Water Line Connectors



Water Heater Water Line Connectors

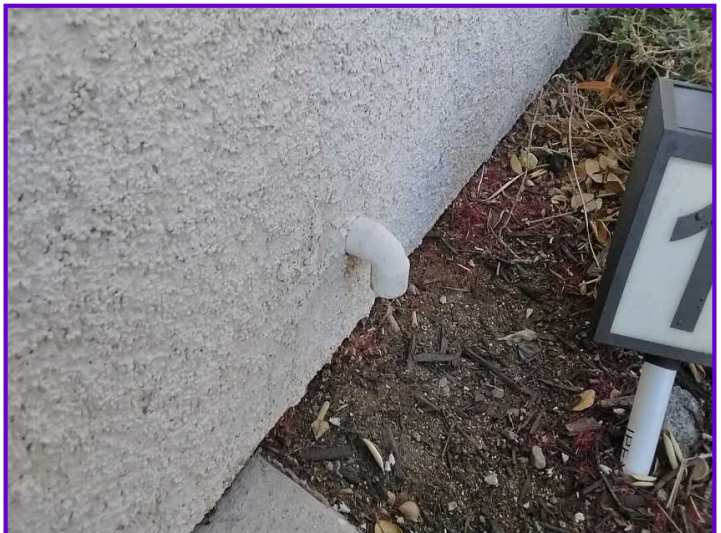
6. TPR Valve

Observations:

- COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The TPR valve includes a discharge pipe that discharges to within six inches of the ground at a visible and accessible exterior location as needed.



Water Heater TPR Valve



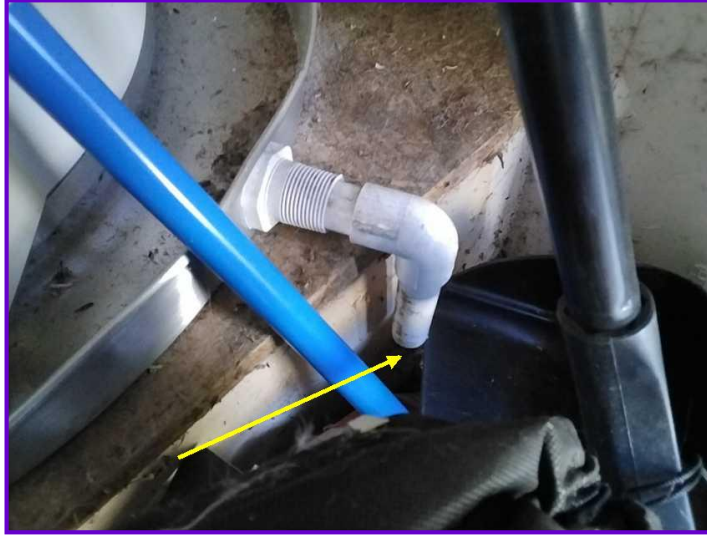
Water Heater TPR Valve

Water Heater (continued)

7. Drip Pan

Observations:

- **PREVENTIVE:** There is a drip pan and drain line installed but the drain line is not routed to a visible exterior location, which is needed to prevent interior water damage should the water heater ever leak, and we recommend that the overflow pipe be routed to the exterior.



Water Heater Drip Pan

8. Venting Provisions

Observations:

- **COMMENTS:** The vent pipe and cap on the gas water heater appeared to be functional.



Water Heater Venting Provisions

9. Gas Shut-Off Valve

Observations:

- **COMMENTS:** The gas control valve and connector appeared to be functional.

Water Heater (continued)



Water Heater Gas Shut-Off Valve

10. Seismic Bracing

Observations:

- COMMENTS: The water heater is properly strapped. The straps on the water heater help prevent falling or moving during an earthquake.



Water Heater Seismic Bracing

11. Drain Valve

Observations:

- COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

Water Heater (continued)



Water Heater Drain Valve

12. Water Shut-Off Valve

Observations:

- COMMENTS: The shut-off valve and water line connectors on the water heater appeared functional. To avoid possible leakage, our evaluation does not include turning or testing of the shut-off valve.



Water Heater Water Shut-Off Valve

Heat Pump

1. General Comments

Observations:

• **COMMENTS:** Heating and cooling in this home is provided by a heat pump. A heat pump is essentially a reversible air conditioner, but contains additional equipment not found in normal air conditioning systems. The outdoor unit contains an accumulator and a reversing valve, and the indoor component (referred to as the air handler) is often accompanied by 'emergency' electric strip heaters. The reversing valve is the key component that determines the mode of operation (heating or cooling). In the heating mode, heat is extracted from the outdoor environment to heat the interior, and in the cooling mode, heat is extracted from the indoor environment and transferred to the exterior.



Heat Pump General Comments



Heat Pump General Comments

FIELD GUIDE

HEAT PUMP

Efficient Comfort • Year-Round Performance

A visual inspection guide to electric heat pump systems for heating and cooling.

OUTDOOR UNIT

Inspect cabinet, fan, and coil for damage, rust, or debris.

CLEARANCE

Maintain at least 24" clearance on all sides and 60" above for proper airflow.

ELEVATION

Unit should be level and elevated on a pad or stand to prevent water intrusion.

ELECTRICAL

Verify disconnect with right of unit, properly labeled, and in good condition.

REFRIGERANT LINES

Check insulation on lines for damage or gaps. Ensure lines are secured and free from kinks.

CONDENSATE DRAIN

Ensure drain line is clear, slopes downward, and discharges properly.

WHY IT MATTERS

High efficiency reduces energy costs and environmental impact.

Provides both heating and cooling for year-round comfort.

Proper installation and maintenance protects system reliability.

Improves indoor comfort and maintains consistent temperatures.

HOW IT WORKS

1. Thermostat calls for heating or cooling.

2. Heat pump moves heat instead of generating it.

3. Indoor air is conditioned and distributed.

4. Comfort is maintained efficiently.

WHAT WE LOOK FOR

Unit is level, secure, and in good condition.

Adequate clearance for airflow and service access.

Electrical disconnect is accessible and properly labeled.

Refrigerant lines are insulated and undamaged.

Condensate drain is clear and draining properly.

Coil is clean and free of excessive debris.

No unusual noise, vibration, or operational issues.

System responds correctly to thermostat.

Documentation and maintenance history when available.

COMMON ISSUES

BLOCKED AIRFLOW

Obstructions restrict airflow and reduce efficiency.

DIRTY COIL

Dirty coils reduce efficiency and can cause system strain.

DAMAGED INSULATION

Damaged insulation reduces efficiency and can cause moisture issues.

DRAIN ISSUE

Clogged or improperly sloped drain can cause water damage.

LOOSE CONNECTIONS

Loose electrical connections can cause failure or hazards.

FIELD NOTES

Heat pumps are visually inspected only. We do not perform refrigerant pressure testing or system diagnostics.

Performance can be affected by extreme outdoor temperatures and maintenance history.

Repairs are recommended if damage, wear, or improper installation is observed.

Regular maintenance extends system life and improves efficiency.

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Better Understanding Creates Better Deals.

Heat Pump General Comments

Heat Pump (continued)

2. Heat and AC

Observations:

- COMMENTS: All secondary system components appeared to be functional and in satisfactory condition. The system includes the controls, evaporator coil, condensate drain lines, drip pan, refrigerant lines and electrical disconnect.
- COMMENTS: The heat pump responded to normal users controls on the heating and cooling mode.
- COMMENTS: The differential temperature split between the air entering the system return and that coming out of the registers is satisfactory. The average differential temperature split is approximately between 10 and 15 degree Fahrenheit, indicating efficient heating and cooling system performance. Regular maintenance is recommended to ensure continued effectiveness.



Heat Pump Heat and AC



Heat Pump Heat and AC



Heat Pump Heat and AC



Heat Pump Heat and AC

Heat Pump (continued)



Heat Pump Heat and AC



Heat Pump Heat and AC



Heat Pump Heat and AC

3. Air Filter

Observations:

- **PREVENTIVE:** Depending on filter type, it is important to replace or clean the filter every two or three months. If filters are not changed or cleaned regularly, the ducts can become contaminated which can be expensive to clean or replace.

4. Distribution System

Observations:

- **COMMENTS:** Where visible and accessible, the supply and distribution ducts were in satisfactory condition.

Heat Pump (continued)



Heat Pump Distribution System



Heat Pump Distribution System

5. Condensate Drainage

Observations:

- COMMENTS: The primary and secondary condensate discharge pipes appear to be functional.



Heat Pump Condensate Drainage

6. Refrigerant Lines

Observations:

- COMMENTS: Where visible, the refrigerant lines appear to be in satisfactory condition.

Heat Pump (continued)



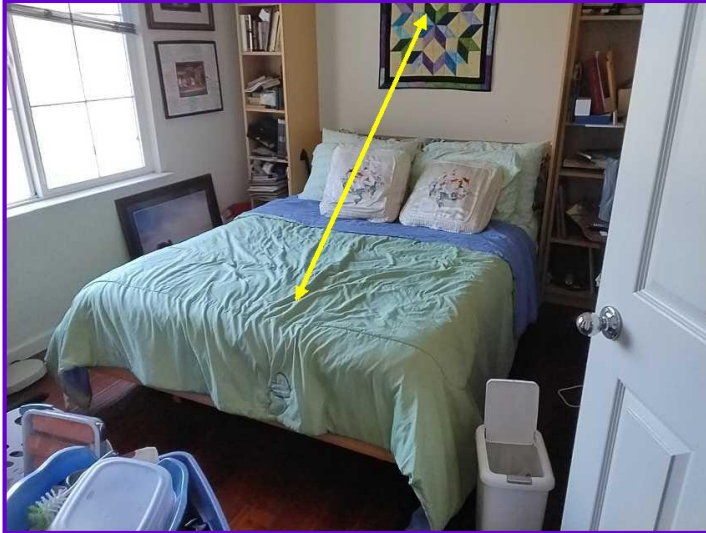
Heat Pump Refrigerant Lines

Interior Observations

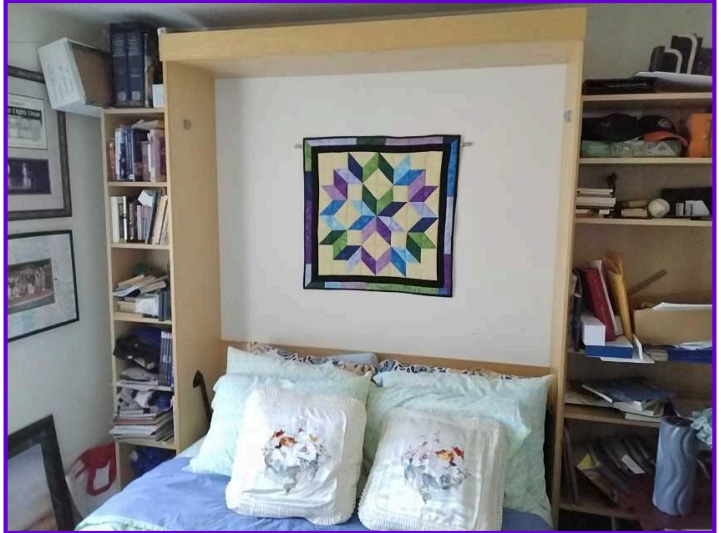
1. Important Observations

Observations:

- **CAUTION:** Caution should be exercised when using the pull-down Murphy bed in the upper hall bedroom. Pull-down beds may present an increased risk of injury if not operated carefully, and proper operation should be verified before use.



Interior Observations Important Observations



Interior Observations Important Observations

Floors

1. Floor Coverings

Observations:

- COMMENTS: The floor coverings are functional.
- COMMENTS: The floor coverings may exhibit some wear. However, where visible and accessible, the floors appeared to show normal wear consistent with their age, and no significant damage or safety concerns were observed during the inspection. Regular monitoring and upkeep are recommended to maintain their condition.



Floors Floor Coverings

Walls and Ceilings

1. Walls

Observations:

- COMMENTS: The wall coverings are functional.
- COMMENTS: The wall coverings may have some minor cosmetic damage. However, where visible and accessible, the wall coverings appeared to show normal wear consistent with their age, and no significant damage or safety concerns were observed during the inspection. Regular monitoring and upkeep are recommended to maintain their condition.

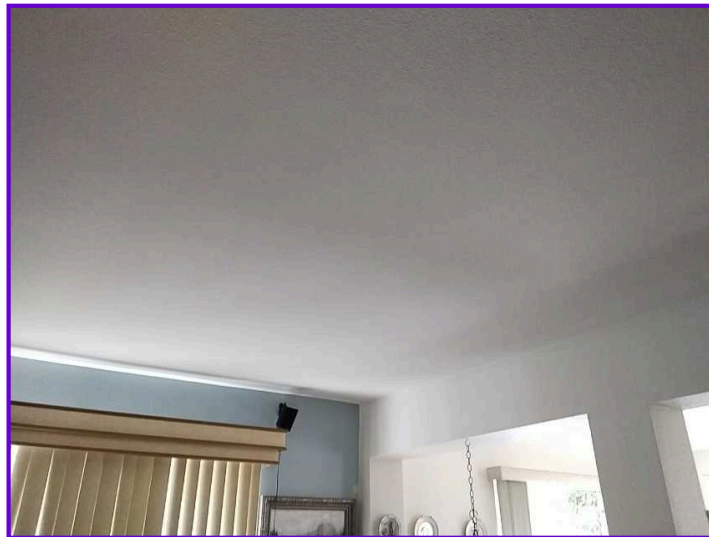


Walls and Ceilings Walls

2. Ceilings

Observations:

- COMMENTS: The ceiling coverings are functional.
- COMMENTS: The ceiling coverings may have some minor cosmetic damage. However, the ceiling coverings appeared to show normal wear consistent with their age, and no significant damage or safety concerns were observed during the inspection. Regular monitoring and upkeep are recommended to maintain their condition.



Walls and Ceilings Ceilings

Windows

1. Windows

Observations:

- COMMENTS: All tested windows were found to be functional at the time of the inspection.
- COMMENTS: The windows in this property are dual-glazed windows with insulated glass panes.



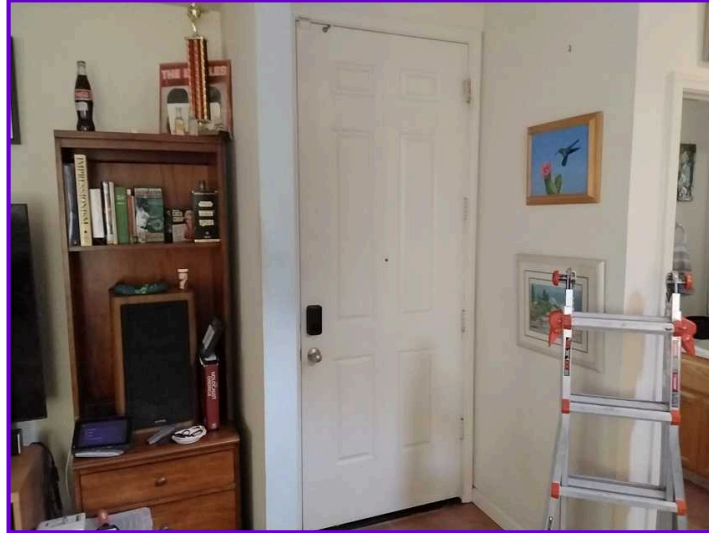
Windows Windows

Doors

1. Main Entry

Observations:

- COMMENTS: The main entry door appeared satisfactory and in functional condition. The inspection of the main entry door includes latching and locking hardware and the threshold sill.



Doors Main Entry

2. Exterior

Observations:

- COMMENTS: The exterior doors appeared satisfactory and in functional condition. The inspection of the exterior doors includes latching and locking hardware and the threshold sill.



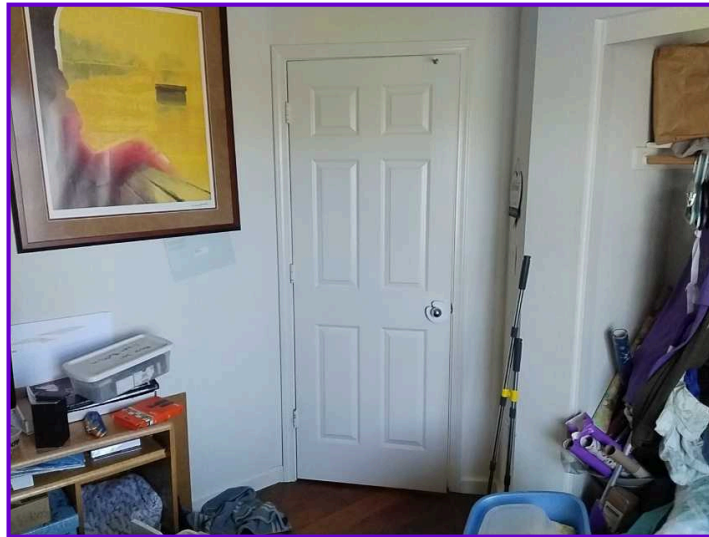
Doors Exterior

3. Interior

Observations:

- COMMENTS: The interior doors appeared satisfactory and in functional condition. The inspection of the interior doors includes latching and locking hardware.

Doors (continued)



Doors Interior

4. Closets

Observations:

- **COMMENTS:** The closet doors appeared satisfactory and in functional condition. The inspection of the closet doors includes guides and operating hardware.

Cabinet and Pantry

1. Cabinetry

Observations:

- COMMENTS: The cabinetry is functional. The cabinetry may have minor wear. This condition is normal in older property and is commensurate with its age.



Cabinet and Pantry Cabinetry

Counters and Islands

1. Counters

Observations:

- COMMENTS: The kitchen counter tops are functional. The counter may have minor wear. This condition is normal in older property and is commensurate with its age.
- COMMENTS: The bathroom vanity tops are functional. The vanity top may have minor wear. This condition is normal in older property and is commensurate with its age.



Counters and Islands Counters



Counters and Islands Counters

Built-In Appliances

1. Dishwasher

Observations:

- **COMMENTS:** The dishwasher responded to normal user controls. The dishwasher was tested through all of its cycles in the 'normal' mode.



Built-In Appliances Dishwasher

2. Garbage Disposal

Observations:

- **MONITOR:** The garbage disposal is functional but noisy and may have a limited service life. Concerned parties may want to consider replacing it for a quieter one.



Built-In Appliances Garbage Disposal

Built-In Appliances (continued)

3. Gas Range

Observations:

- **COMMENTS:** The gas range responded to normal user controls. This includes the stove burners, oven components, and primary controls. It appeared to be operating correctly at the time of inspection. Regular testing and maintenance are recommended to ensure continued safe and proper functioning.
- **SAFETY:** The gas range is currently lacking an anti-tip device. This is an important safety feature designed to prevent potential tipping hazards, especially in households with young children. This simple yet effective solution will provide added security and peace of mind for users, ensuring a safer kitchen environment. Steps to enhance safety and mitigate the risk of the range tipping over if a child attempts to climb on it or steps on the open door should be taken. It is strongly recommended that an anti-tip bracket be installed.



Built-In Appliances Gas Range



Built-In Appliances Gas Range

4. Vent Hood

Observations:

- **COMMENTS:** The built-in vent hood responded to normal user controls.



Built-In Appliances Vent Hood

Laundry Provisions

1. Laundry Provisions

Observations:

- COMMENTS: The laundry provisions are located in the garage.



Laundry Provisions Laundry Provisions

2. Washer Water Supply

Observations:

- COMMENTS: The washer water supply valves were free of leakage. The valves were not turned or tested at the time of inspection.



Laundry Provisions Washer Water Supply

3. Washer Drainage

Observations:

- COMMENTS: There is a washer drain line present.

Laundry Provisions (continued)



Laundry Provisions Washer Drainage

4. Washer Drain Pan

Observations:

- **PREVENTIVE:** There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.



Laundry Provisions Washer Drain Pan

5. Dryer Venting

Observations:

- **PREVENTIVE:** The flexible dryer duct connector extends more than six feet in length and therefore should be replaced or supplemented with a smooth-walled metal type for safety.
- **DEFICIENT:** The back-draft damper is damaged and needs to be repaired or replaced

Laundry Provisions (continued)



Laundry Provisions Dryer Venting



Laundry Provisions Dryer Venting



Laundry Provisions Dryer Venting

6. Gas Supply

Observations:

- **DEFERRED:** The gas line and connector for the dryer were not visible or accessible for evaluation.

7. Electrical Supply

Observations:

- **COMMENTS:** A 220-volt outlet was provided.

Laundry Provisions (continued)



Laundry Provisions Electrical Supply

Smoke Alarms

1. Placement

Observations:

- COMMENTS: There are smoke detectors in the bedrooms. As required by current building and safety codes smoke detectors should be placed in every bedroom.
- COMMENTS: There is a smoke detector in the bedroom hallway. As required by current building and safety codes smoke detectors should be placed in every bedroom hallways.



Smoke Alarms Placement



Smoke Alarms Placement

Carbon Monoxide Detectors

1. Placement

Observations:

- **SAFETY:** There is not a carbon monoxide detector at the top of the stairs as required by current building and safety codes.
- **SAFETY:** There is not a carbon monoxide detector in the bedroom hallway as required by current building and safety codes.
- **RESIDENTIAL CO DETECTOR REQUIREMENTS:** Carbon monoxide detectors are required to be installed on every level, in all bedroom hallways and at the top of any stairway within the property.

RESIDENTIAL CARBON MONOXIDE ALARM SYSTEM – CA REQUIREMENTS
SILENT KILLER • INVISIBLE GAS • EARLY DETECTION SAVES LIVES
 Building System Specialists™
 TincherCorp Educational Series™

California law requires CO alarms in specific locations.
 Proper placement and maintenance save lives.

KEY COMPONENTS

- CO ALARM**
Detects carbon monoxide (CO), gas and sounds an alarm.
- NUMERICAL DISPLAY (ON LEVEL)**
Displays CO levels in parts per million (ppm).
- TEST / SILENCE BUTTON**
Tests alarm operation and temporarily silences alarm.
- SEALED BATTERY (10-YEAR)**
Provides power for the life of the alarm.
- END OF LIFE INDICATOR**
Alerts when alarm needs to be replaced.

CO ALARM LOCATIONS PER CALIFORNIA BUILDING CODE (CBC R315.2)

CALIFORNIA REQUIREMENTS

- ✓ Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- ✓ On every level of the dwelling, including the basement.
- ✓ Alarms must be listed and in good working order.
- ✓ CO alarms are not required inside bedrooms.
- ✓ 10-year sealed battery or hardwired with battery backup.
- ✓ Replacement required at end of service life (7 years for CO alarms).

Reference: California Residential Code (CBC) Section R315.2 and California Health & Safety Code Section 131138.

SYSTEM OVERVIEW

CO alarms detect carbon monoxide gas using electrochemical sensors. When CO is detected at dangerous levels, a loud alarm sounds. Proper placement outside sleeping areas ensures early warning and time to get to fresh air and seek help.

CA LAW: CO alarms are required outside each separate sleeping area in the immediate vicinity of the bedrooms and on every level of the home, including the basement. Not required inside bedrooms or in garages unless the garage contains a fuel-burning appliance.

WHAT TCIS INSPECTORS LOOK FOR

- ✓ Proper locations per CA requirements
- ✓ Outside each separate sleeping area
- ✓ On every level of the home
- ✓ Power source (sealed battery or hardwired w/ battery backup)
- ✓ Alarm age and replacement date
- ✓ Physical condition and mounting
- ✓ Test operation (press test button)

SIGNS OF POTENTIAL ISSUES

- ✗ Missing alarms in required locations
- ✗ Alarms installed inside bedrooms
- ✗ Alarms not functioning or no power
- ✗ End of life indicator illuminated
- ✗ Alarm over 7 years old
- ✗ Physical damage or discoloration
- ✗ Test button not functioning

MAINTENANCE / BEST PRACTICES

- ✓ Test alarms monthly
- ✓ Vacuum alarms annually
- ✓ Replace batteries if applicable
- ✓ Replace entire alarm at end of service life (7 years for CO alarms)
- ✓ Do not paint or cover alarms
- ✓ Keep alarms clean and unobstructed

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Carbon Monoxide Detectors Placement

Ventilation and Exhaust

1. Bathroom

Observations:

- COMMENTS: The bathroom exhaust fans are functional.



Ventilation and Exhaust Bathroom

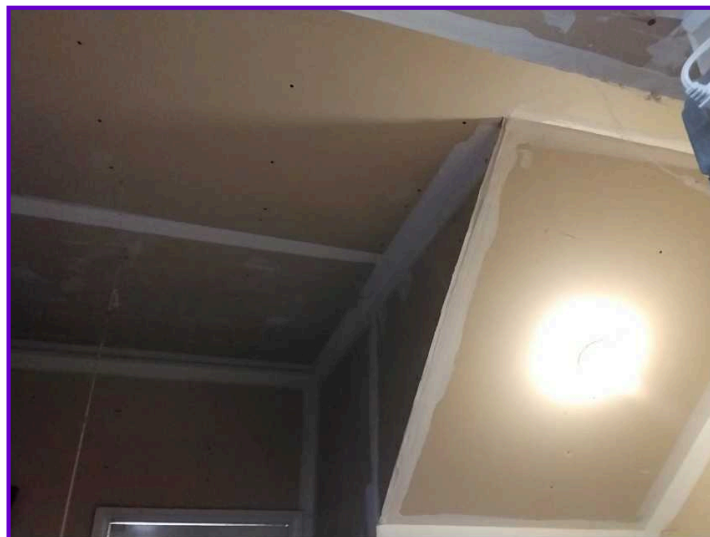


Ventilation and Exhaust Bathroom

2. Laundry

Observations:

- PREVENTIVE: There is no exhaust fan in the laundry area. To prevent mold and mildew growth, the window or door should be opened when doing laundry.



Ventilation and Exhaust Laundry

3. Kitchen

Observations:

- COMMENTS: The kitchen exhaust fan vents externally.

Ventilation and Exhaust (continued)



Ventilation and Exhaust Kitchen

Additional Components

1. Doorbells

Observations:

- COMMENTS: The doorbell responded audibly when the button was pushed.



Additional Components Doorbells

2. Security System

Observations:

- DEFERRED: The residence is equipped with a camera/security system. You may wish to employ the services of a residential security system specialist to evaluate the system for proper function and explain its strengths and weaknesses. Evaluation of security systems falls outside the scope of a home inspection.



Additional Components Security System

Vehicle Doors

1. Vehicle Doors

Observations:

- COMMENTS: The sectional garage vehicle door functioned satisfactorily when tested using the automatic opener.



Vehicle Doors Vehicle Doors

2. Automatic Opener

Observations:

- COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.



Vehicle Doors Automatic Opener

3. Safety Sensors

Observations:

- COMMENTS: The safety sensors at the garage vehicle door functioned satisfactorily.

Vehicle Doors (continued)



Vehicle Doors Safety Sensors

4. Springs and Torsion Bars

Observations:

- COMMENTS: The vehicle door spring and torsion bar are functional.



Vehicle Doors Springs and Torsion Bars

Garage Interior

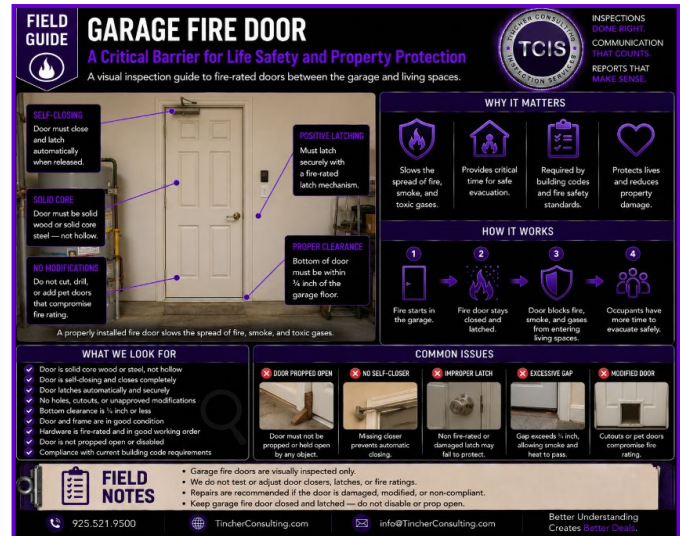
1. Fire Door

Observations:

- **SAFETY:** The entry door from the garage into the house is not self-closing or latched. To maintain the necessary firewall separation between the garage and living areas, this door should be equipped with a self-closing hinge to help ensure safety and compliance with fire separation requirements. Installing a self-closing hinge at the middle of the door is a simple remedy.



Garage Interior Fire Door

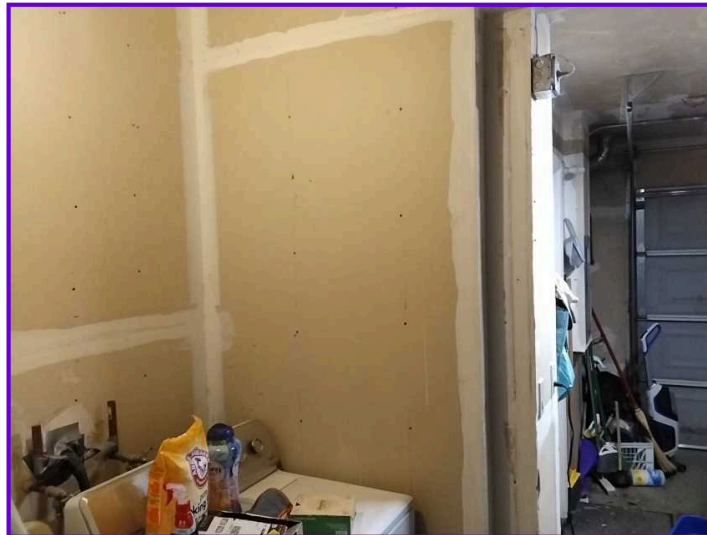


Garage Interior Fire Door

2. Firewall

Observations:

- **COMMENTS:** Where visible, the firewall in the garage appeared to be in satisfactory condition.



Garage Interior Firewall

3. Doors

Observations:

- **COMMENTS:** The garage side door is functional but may have minor wear and/or damage.

Garage Interior (continued)



Garage Interior Doors

4. Walls and Ceiling

Observations:

- COMMENTS: The wall covering is functional.
- COMMENTS: The wall coverings may have typical wear or cosmetic damage commensurate with their age.
- COMMENTS: The ceiling covering is functional.
- COMMENTS: The ceiling covering may have typical wear or cosmetic damage commensurate with its age.



Garage Interior Walls and Ceiling



Garage Interior Walls and Ceiling

5. Ventilation

Observations:

- CAUTION: There are limited ventilation provisions in the garage to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Garage Foundation

1. Concrete Slab

Observations:

- **DEFERRED:** Where visible, the garage concrete slab foundation appeared to be in satisfactory condition. However, the garage was filled with stored items, preventing a clear view of the slab and perimeter stem walls and for this reason we cannot fully endorse it. Concerned parties may wish to have the slab and perimeter stem walls reinspected once all stored items and belongings are removed.



Garage Foundation Concrete Slab



Garage Foundation Concrete Slab

- Home Inspection Scope -

This report is intended solely for the benefit of the named client and reflects observations made at the time of the inspection. If you did not engage the inspector directly, relying on this report may result in receiving incomplete or outdated information. Additional repairs, professional assessments, or inspection reports may influence the interpretation of this report. We recommend hiring a qualified inspector to meet your specific needs and obtain current information about this property.

Our inspection focuses on identifying safety issues, system deficiencies, and deferred maintenance items that could potentially escalate into safety concerns or additional deficiencies. We do not document cosmetic issues or recommend upgrades to functioning components unless they relate directly to safety or health enhancements. Our goal is to ensure that all significant aspects of the property that may affect the well-being and functionality are thoroughly evaluated and reported.

This property inspection report may include an inspection agreement, addenda, and information regarding the property's condition. Should any aspect of the report be unclear, please seek clarification from our office and you will be directed to the proper department. It is essential to thoroughly read all information upon receipt.

This inspection was conducted in accordance with state-recognized and InterNACHI standards for home inspections. The scope of the inspection is limited to components and conditions that were visible and accessible at the time of the inspection. While other systems or components may exist, only those specifically noted as inspected were evaluated. The inspector is not obligated to move furniture or stored items.

This report may mention code-related issues, but it is important to note that this inspection is not a code compliance evaluation and does not verify adherence to manufacturer installation instructions. The inspection does not guarantee the insurability or warrantability of the property or its components. While some safety concerns may be noted, this inspection is not a comprehensive safety or code inspection, and not all potential hazards will be identified.

This property inspection is not exhaustive and may not uncover all deficiencies. While it can help mitigate some risks associated with purchasing a home, it cannot eliminate all risks or predict future performance changes due to variations in use or occupancy. It is advisable to gather as much information as possible about this property, including seller disclosures, previous inspection reports, engineering evaluations, and records from municipal inspection departments, lenders, insurers, and appraisers. Additionally, you should verify whether any repairs, renovations, or modifications have been made to the property.

The identification of issues in this report does not obligate any party to undertake repairs or any additional actions. It is the client's responsibility to seek further evaluations and cost estimates from qualified professionals regarding any noted deficiencies, safety concerns, or maintenance needs. It is recommended that any follow-up actions are taken within the time limitations applicable, such as contingency periods.

The condition of property systems and components can change over time. Appliances and mechanical devices may fail unexpectedly, plumbing seals may degrade, and roof conditions can alter regardless of prior assessments. Repairs made post-inspection can render the information in this report outdated or inaccurate.

The liability of the inspector and the inspection company for any claims arising from the inspection or this report is limited to the total fee paid for the inspection. The inspector shall not be liable for any incidental, consequential, or punitive damages arising from the use of this report or any information contained herein.