Inspection Report

provided by:

JDA Home Inspection

Inspector: Kevin Baldonado

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(805)766-5034

Property Address:

36 Copeland Circle
Ventura CA 93003



Report Information

Report

Report Number	K031826COPE

Client Information

Client Name	Carol Flagg

Property Information

Approximate Year Built	1972
Approximate Square Footage	1200
Number of Bedroom	2
Number of Bath	2
Direction Structure Faces	East
Number of Units	1
Structure Type	Manufactured

Inspection Information

Inspection Date	3/18/2026
Inspection Time	9:00 AM
Weather Conditions	Sunny / Dry
Outside Temperature	88 F
Price for Inspection	$450.00

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

• The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See NACHI® Standards of Practice for a detailed description of the scope of inspection. (www.nachi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

• Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

• The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The

inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

• Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report**.

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item is broken or not functioning properly and is in need of repair. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

MC = Monitor Condition: The item may need attention in the near future.

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MC = Monitor Condition

1 Grounds

Grading

Grading Slope Near Level

1) Grading Conditions MC Monitor condition - Soils at against structure planter boxes appear to slope towards the structure. Recommend verifying water does not pool against the structure in these locations during wet conditions. If water does pool against the structure, recommend regrading soils in these locations as needed.



Driveways

Driveway Material(s) Asphalt, Metal Carport

2) Driveway Conditions AS Appeared serviceable at the time of inspection.

Walks - Steps

Walks - Steps Material (s) Concrete, Flagstone

3) Walks - Steps Conditions AS Appeared serviceable at the time of inspection.

Hose Bibs

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4) Hose Bib Condition AS Appeared serviceable at the time of inspection.

Vegetation

5) Vegetation Conditions MC Monitor condition - Shed(s) noted at the time of inspection. Inspection of sheds and outbuildings is beyond the scope of this home inspection.

2 Exterior

Front - Back Entrance

Front Entrance Type Hinged Door

6) Doorbell Condition AS Appeared serviceable at the time of inspection.

Back Entrance Type Hinged door(s)

7) Exterior Entrance Conditions AS Appeared serviceable at the time of inspection.

Deck - Stairs

Deck Material Metal, Wood

8) Deck Condition R 1) Deck - Railing / handrail loose. Recommend firmly securing the handrail / railing to the deck by a qualified professional to prevent failure and possible injury.
2) Deck - No railing installed at the deck landing that was more than 30 inches above finished grade and therefore a railing installation is required. Recommend installation of a railing at the landing location by a qualified tradesman for safety.
3) Deck - Deflection/sinking of deck steps when stepped on noted. Recommend re-securing as needed by a qualified professional.
4) Deck - Possible termite damage noted at the deck location at the time of inspection. Recommend further evaluation and repairs as needed by a qualified professional.
5) Deck support is held buy nails instead of support from below. Recommend further evaluation and repairs as needed by a qualified professional.
7) Monitor condition - Deck - Poor earth to wood clearance at the deck location noted at the time of inspection. Wood

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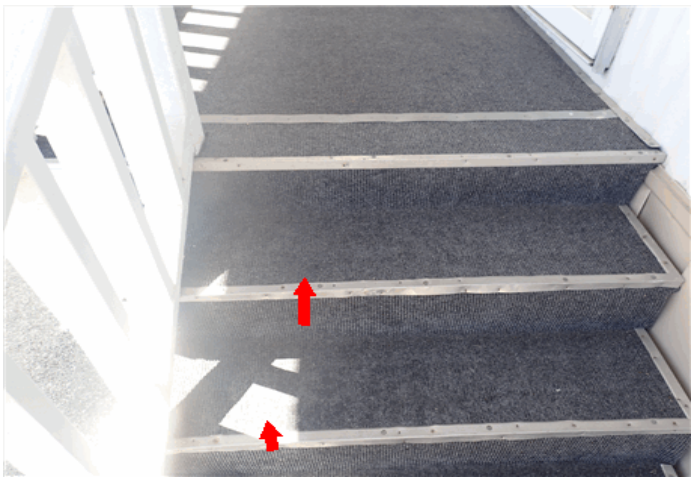
members of the deck should not contact the soils as this can lead to early deterioration of the deck materials. Future removal of soils from against wood decking materials is recommended.
6) Monitor condition - Deck Railing - Baluster and spindle opening unsafe to today's standards. Spacing between baluster and spindle openings should not exceed 4 inches. Although at the time of construction this spacing between balusters and spindles was acceptable, new standard dictate that spacing should not exceed 4 inches for safety.









9) Deck Condition Cont.

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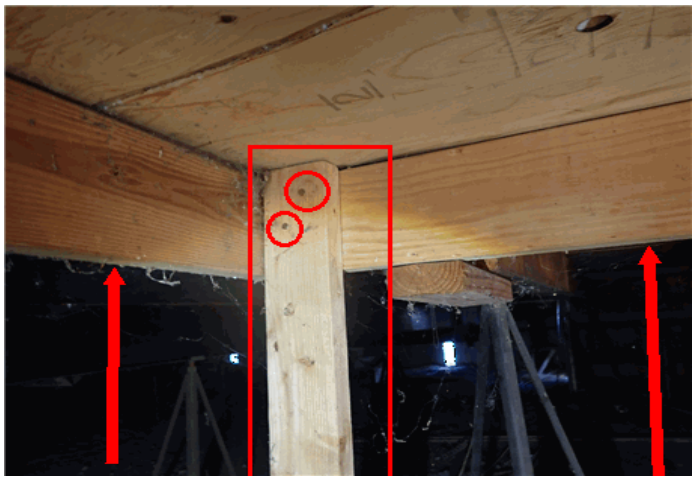



Exterior Walls

Exterior Wall Covering	Wood Metal
Trim Material	Wood, Vinyl
10) Exterior Wall and Trim Conditions	R 1) Exterior walls - Holes/damage in siding/skirting noted at the time of inspection. Recommend repairs as needed by a qualified professional. 2) Monitor condition - Exterior Walls & Trim - Deteriorated sealant at the trim/wall covering connections and/or wall covering to window connections noted at the time of inspection. Resealing these locations to prevent potential water penetration issues is recommended. 3) Monitor condition - Gaps between siding and wall penetrations noted at the time of inspection. Sealing of these gaps to prevent water and pests from entering the wall cavity

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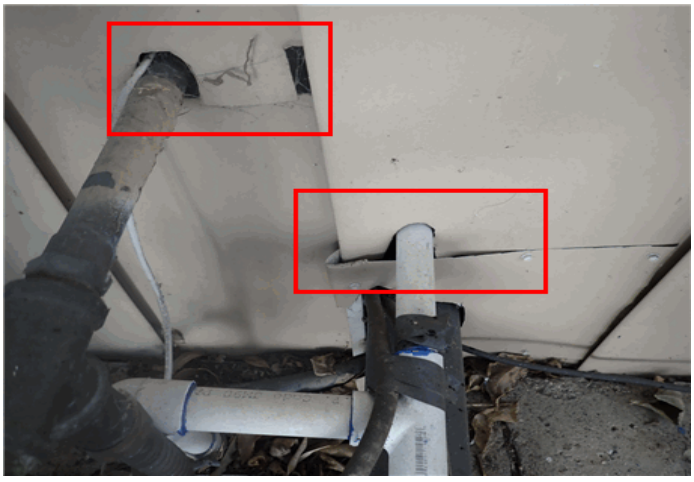
of the structure is recommended.









Exterior Windows

Window Material	Vinyl, Metal
Window Type	Duel Pane, Single Pane
11) Window Conditions	R Right of structure - Fogged window(s) noted. Fogged panes of glass inside of the thermal barrier is a sign of failure to the window thermal barrier. Recommend further evaluation by a qualified window professional.

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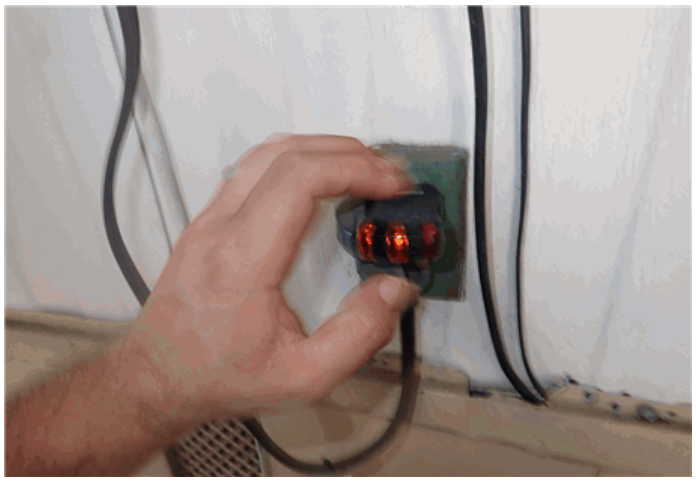
Exterior Electrical

Exterior Electrical Components	Lights, Receptacles
12) Exterior Electrical Conditions	MC 1) Monitor condition - Front of structure - Exterior lights - Burnt-out light bulb(s) noted. Recommend replacing light bulbs in these locations. If this does not correct the deficiency, recommend evaluation by a qualified electrician. 2) Monitor condition - Electrical - Non-GFCI protected electrical receptacles noted at the exterior of the structure at the time of inspection. Although not required at the time of construction, GFCI (Ground Fault Circuit Interrupter) receptacles (a safety device for outlets near water) are recommended at all exterior locations. Installation of GFCI protected electrical receptacles is recommended.





3 Foundation - Structure

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Foundation

Foundation Type Manufactured / Modular Foundation

Foundation Material Soils, Metal

Flooring Support

Flooring Support Type Wood

13) Flooring Support Conditions R

1) Flooring support - Soils contacting jack stands under the structure noted at the time of inspection. This can allow jack stand material to deteriorate more rapidly. Recommend removing soils away from the jack stands in these locations to promote longevity of the metal construction materials.
2) Monitor condition - Squeaking sub-flooring noted at the time of inspection. Firmly securing the sub-floor to the floor joists in these locations when floor coverings are replaced is recommended.
3) Monitor condition - Sloping of interior floors noted at the time of inspection. This could potentially be due to a possible foundation/settlement issue. Further evaluation is recommended.
4) Monitor condition - Crawl Space - Stains noted on wood members at the time of the inspection. The moisture content in these locations was normal indicating a possible previous issue. Recommend monitoring these areas and if moisture levels increase, recommend further evaluation by a qualified professional.





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14) Flooring Support Conditions Cont.





Under Floor

Under Floor Access Location	No Designated Access
Under Floor Access	Physical Entry
15) Under Floor Access Condition	MC Partial inspection of the underside of the structure due to size restrictions noted at the time of inspection. 1) Monitor Condition - Underfloor - Damaged bottom wrap noted at the time of inspection. Recommend repairs to the bottom wrap as needed by a qualified tradesman.

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Under Floor Ventilation Type	Vents
16) Under Floor Ventilation Conditions	AS Appeared serviceable at the time of inspection.
Anchoring - Bracing	Earthquake Bracing
17) Anchoring - Bracing Condition	AS Appeared serviceable at the time of inspection.



Structure Type

Structure Construction	Wood
18) Structure Construction Condition	AS Appeared serviceable at the time of inspection.

4 Roofing and Attic

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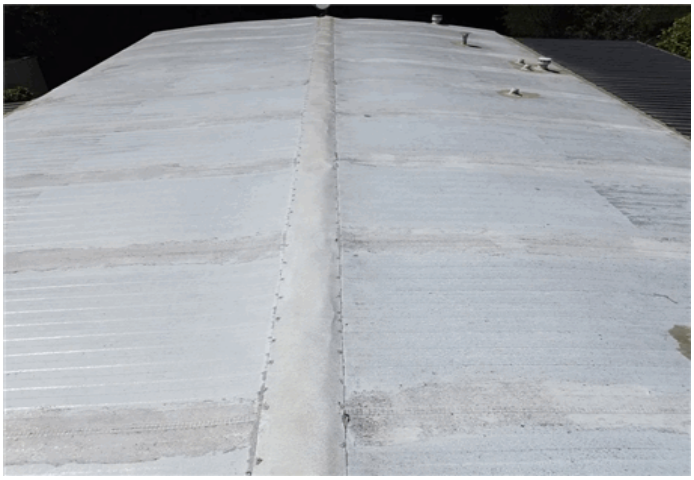
Roof Covering

Method of Inspection	Mounted and walked roof
Roof Style	Gable
Roof Slope	Conventional roof - pitch 4/12 and over
Roof Covering Material	Metal
Number of Layers	1

19) Roof Covering Condition — MC

Leaks not always detectable.
Partial inspection of the roofing structure due to height and viewing limitations noted at the time of inspection.
1) Monitor Condition - Roof Covering - Deteriorating sealant over nail(s) / screw(s) heads observed in the roof covering material. Uncovered nails and screws have a tendency of backing out of their holes and creating a void space where water can potentially penetrate the roof covering material. Recommend removal/sealing of these areas and further evaluation by a qualified tradesman.





20) Eaves Condition — AS — Appeared serviceable at the time of inspection.

Flashing Material — Metal

21) Flashing Conditions — AS — Appeared serviceable at the time of inspection.

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22) Condition of Roof Penetrations — AS — Appeared serviceable at the time of inspection.

Gutter - Downspout Material — Metal

23) Gutter - Downspout Conditions — MC — Monitor condition - Gutters / Downspouts contained debris/sediment noted at the time of inspection. Cleaning out debris/sediment from the rain gutter system for proper water shedding function is recommended.





5 Interiors

Walls - Ceilings - Floors

24) Interior General Conditions — MC — 1) Homes built before 1978 may contain lead paint and asbestos in multiple construction materials including but not limited to: spray acoustic texture, acoustic panels, vinyl floor tiles, transite vent pipes, HVAC duct work, etc.
2) Partial inspection of the interior components, e.g., walls, floors, electrical system, plumbing, counter-tops, etc. noted due to occupant belongings at the time of inspection. Recommend full evaluation of these locations when occupant belongings are removed.

Wall Material — Drywall

25) Wall Conditions — MC — Monitor condition - Walls - Typical cracks noted. Future resealing of cracks may be desired.

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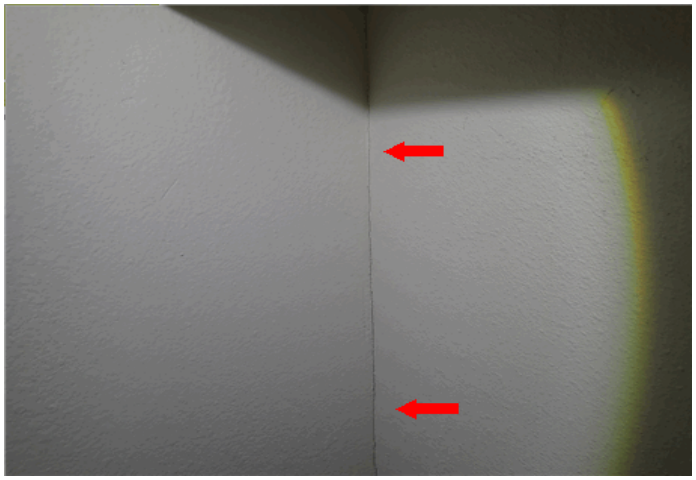

Ceiling Material

Drywall,

26) Ceiling Conditions

MC

Monitor condition - Ceilings - Common cracks were observed at the time of the inspection. Future resealing of cracks may be desired.



Floor Material

Laminate Wood/Vinyl

27) Floor Conditions

R

Floors - Separation of laminate wood joints noted at the time of inspection. Recommend further evaluation and repair/resealing joints in these locations.

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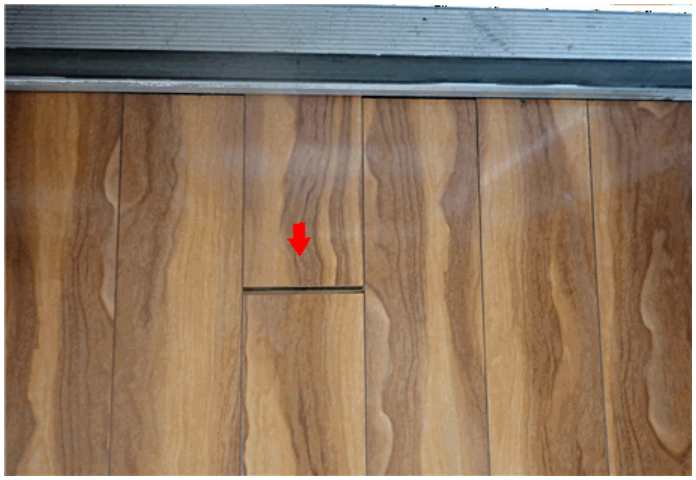

Closet Door Material	Wood	
28) Closet Conditions	AS	Appeared serviceable at the time of inspection.

Windows - Doors

29) Interior Window and Screen Conditions	R	Multiple locations - Window frame pulled away from the window pane when the window was open noted at the time of inspection. Recommend repairs to the window as needed by a qualified window professional. 3) Primary bedroom - Missing/broken window latching hardware noted at the time of inspection. Recommend installation of latching hardware at the window location as needed.





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30) Interior Window and Screen Conditions Cont.





31) Interior Door Conditions

R

Primary bedroom and common bathroom - Door rubs the door jamb when closed noted at the time of inspection. Recommend adjustments to the door in this location so that it does not rub the jamb.

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Cabinets

Cabinet Material	Wood
32) Cabinet Condition	AS Appeared serviceable at the time of inspection.

Electrical Conditions

Electrical	Outlets / Switches / Fixtures
33) Electrical Conditions	AS Appeared serviceable at the time of inspection.
Lighting Type	Ceiling and wall-mounted light fixtures, Recessed Lighting
34) Lighting Conditions	AS Appeared serviceable at the time of inspection.
35) Ceiling Fan Conditions	R Ceiling fan not installed at a minimum of 7 feet. This is a safety hazard. Recommend elevating the ceiling fan installation by a qualified professional.

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Smoke Detector Locations	Bedrooms, Hallway
Carbon Monoxide Detector Locations	No carbon monoxide detectors noted
36) Smoke - CO Detector - Fire Sprinkler Conditions	S — Smoke detectors/ Carbon Monoxide detectors checked with test button only. Monthly test recommended. 1) No carbon monoxide detectors found inside the structure noted. Carbon Monoxide detectors are required to be installed at each level of the structure and outside of all sleeping quarters. Although distance requirements to sleeping areas are not specified, distances should be in the vicinity as to alert occupants of hazards outside of their sleeping quarters. Recommend installation of Carbon Monoxide detectors in these areas.

6 Kitchen

Walls - Ceilings - Floors

37) Wall Conditions	AS — Appeared serviceable at the time of inspection.
38) Ceiling Conditions	AS — Appeared serviceable at the time of inspection.
39) Floor Conditions	AS — Appeared serviceable at the time of inspection.

Electrical Conditions

AS = Appears Serviceable **R = Repair** **S = Safety** **NI = Not Inspected**
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40) Electrical Conditions AS Appeared serviceable at the time of inspection.

41) Lighting Conditions AS Appeared serviceable at the time of inspection.

Kitchen Sink - Counter tops - Cabinets

42) Counter Conditions MC Monitor condition - Kitchen Counters - Gaps were observed at the counter to back splash connection. Future sealing of these gaps with grout or caulking to prevent potential water damage to the adjacent walls and cabinets is recommended. Appeared serviceable at the time of inspection.



43) Closet - Drawer - Cabinet Conditions R Kitchen - Cabinetry - Off-track drawers noted at the time of inspection. Recommend adjustment/repairs as needed for proper drawer function.



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44) Sink Plumbing Conditions

MC

Monitor condition - Corrosion of plumbing pipes noted under the sink at the time of inspection. No current leaks in these locations were noted. This is evidence of a previous water leak. Recommend monitoring these locations and if a leak occurs, recommend repairs by qualified tradesman.



45) Garbage Disposal Condition

AS

Appeared serviceable at the time of inspection.

Appliances

Stove - Range - Oven Type

Gas

46) Stove - Range - Oven Condition

R

Ovens and ranges should be installed per manufacturer specifications.
1) Stove / Range - Center burner did not properly ignite with normal operating controls at the time of inspection. Recommend further evaluation and repairs by a qualified appliance professional.
2) Monitor condition - No anti-tip device installed on the standalone oven/range noted. Since 1991 ovens/ranges are required to withstand a 250 pound force downwards on the oven door without tipping over or installation of a anti-tip bracket for occupant safety. A anti-tip bracket is recommended in this location. Recommend consulting manufacturer specifications and installation of a anti-tip bracket as needed.

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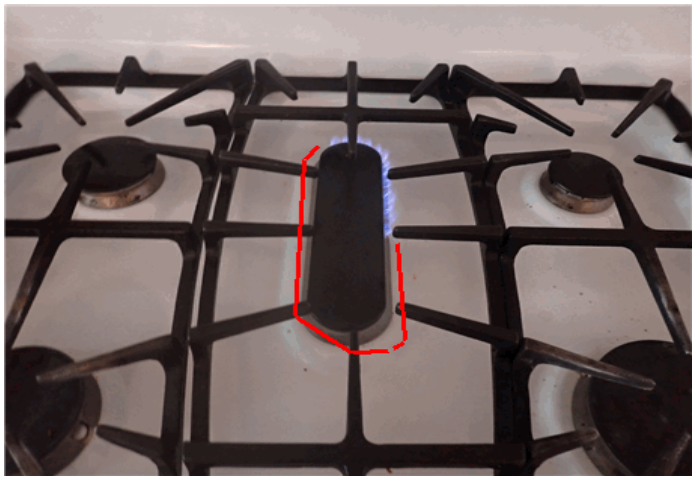

47) Hood Fan Conditions	AS	Appeared serviceable at the time of inspection.
48) Dishwasher Conditions	AS	Appeared serviceable at the time of inspection.
49) Microwave Oven Condition	AS	Appeared serviceable at the time of inspection.

7 Bath(s)

Walls - Ceilings - Floors

50) Wall Conditions	AS	Appeared serviceable at the time of inspection.
51) Ceiling Conditions	AS	Appeared serviceable at the time of inspection.
52) Floor Conditions	AS	Appeared serviceable at the time of inspection.

Electrical Conditions

53) Electrical Conditions	AS	Appeared serviceable at the time of inspection.
54) Lighting Conditions	AS	Appeared serviceable at the time of inspection.
55) Vent Fan Conditions	AS	Appeared serviceable at the time of inspection.

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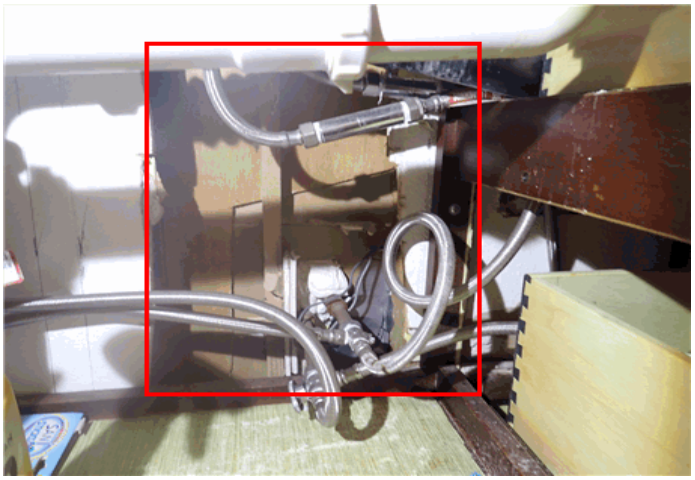
Bathroom Sink

56) Counter - Cabinet - Drawer Conditions

R

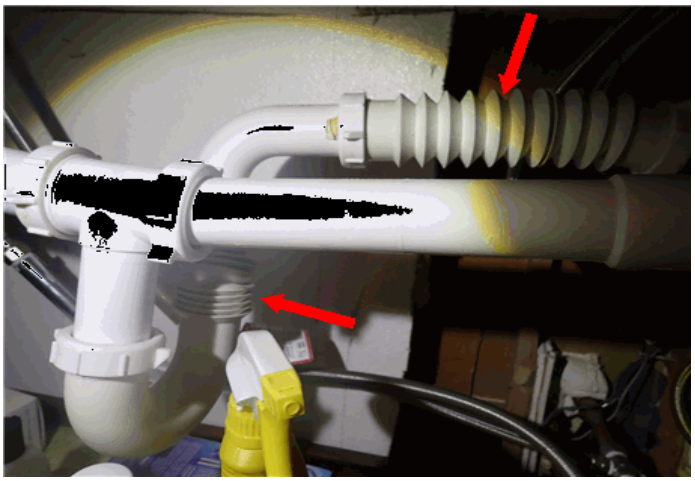
Primary bathroom - Holes in cabinetry walls noted. Recommend repairs to holes in these locations.

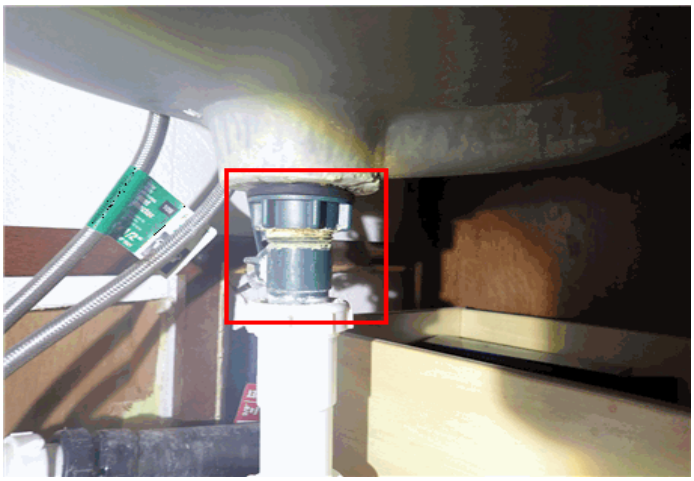


57) Sink Plumbing Conditions

R

1) Primary bathroom - Sink(s) - Flexible drainage plumbing pipe installations were noted at the time of inspection. Although functional, flexible drain pipes are not a accepted installation. Drainage pipe installations should have a smooth walled interior and not contained ridges which could potentially hinder water flow. Recommend repair/replacement of these flexible drain pipe installations by a qualified tradesman.
2) Monitor condition - Corrosion of plumbing pipes noted under the sink at the time of inspection. No current leaks in these locations were noted. This is evidence of a possible previous water leak. Recommend monitoring these locations and if a leak occurs, recommend repairs by a qualified tradesman.





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58) Sink Faucet Condition

AS

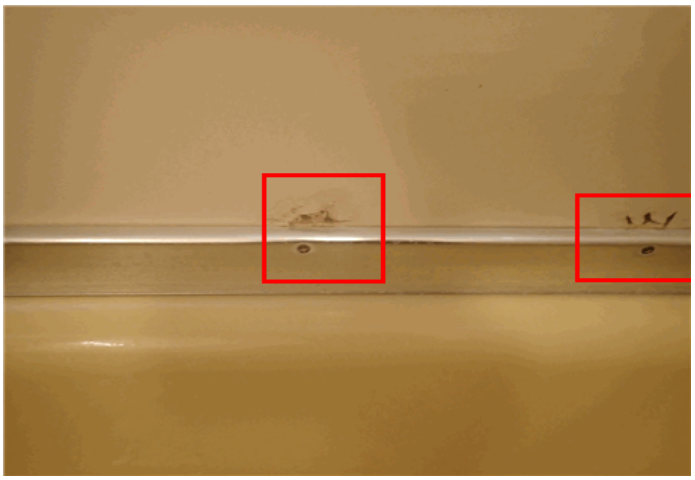
Appeared serviceable at the time of inspection.

Shower - Tub - Toilet

59) Shower - Tub Conditions

R

Common bathroom - Shower / Tub - Chipped finish noted. Recommend repairing/refinishing the shower/tub by a qualified professional.



60) Toilet Conditions

R

1) Primary bathroom - Deterioration of the flooring/possible sub-floor around the toilet noted at the time of inspection. Elevated moisture content in this location was noted indicating a possible leak at the toilet location may exist. Recommend further evaluation and repairs as needed by a qualified plumber.
2) Primary bathroom - Toilet was loose at the base at the time of inspection. This can potentially lead to a water leak in this location. Recommend firmly securing the toilet base as needed by a qualified professional.

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8 Plumbing

Water Supply - Sewage

Water Supply Public

Sewage Service Public

Water Pressure

Water Pressure in PSI

50 PSI

61) Water Pressure Condition AS Appeared serviceable at the time of inspection.

Water Meter

Water Meter Location Right of structure

62) Water Meter Condition AS Appeared serviceable at the time of inspection.

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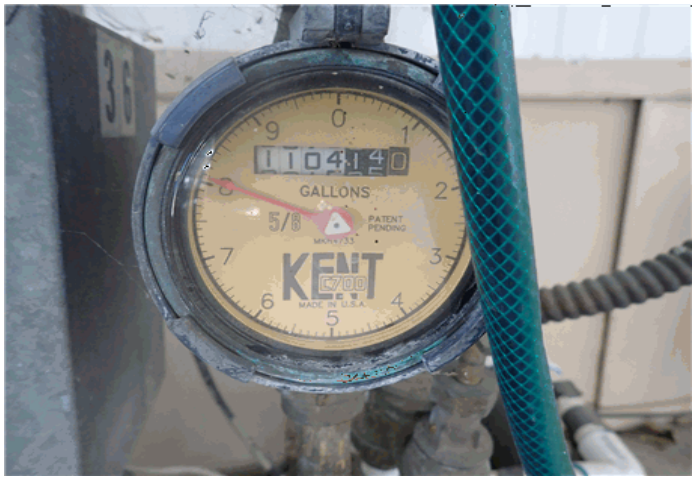

Water Main Line

Main Shutoff Location	At the meter
Main Line Material	Copper
63) Main Line & Valve Conditions	AS Appeared serviceable at the time of inspection.

Water Supply Lines

Supply Line Material	Copper
64) Supply Line Conditions	AS Evaluation of plumbing fixture flow rates is beyond the scope of this home inspection. Appeared serviceable at the time of inspection.

Drain - Waste Lines

Drain Line Material	ABS
65) Drain Line Conditions	AS Appeared serviceable at the time of inspection.

Plumbing Vent System

Plumbing Vent Material	ABS
66) Plumbing Vent Conditions	AS Appeared serviceable at the time of inspection.

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Water Heater(s)

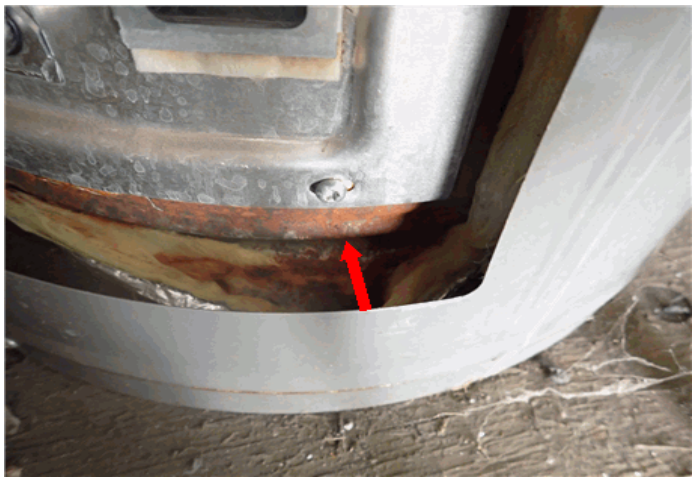
Water Heater Type	Gas
Water Heater Location	Exterior Closet
Brand	Rheem
Water Heater Age (Approximate)	2021

67) Water Heater Conditions R

Recommend draining the water heater annually to reduce sediment build up.
Water Heater - Rust and corrosion found at time of inspection. This could be a indication that the water heater is nearing the end of its useful service life. Recommend further evaluation by a qualified professional.







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68) Water Heater Elevation Condition

AS

Appeared serviceable at the time of inspection.

69) Water Heater Earthquake Straps Condition

R

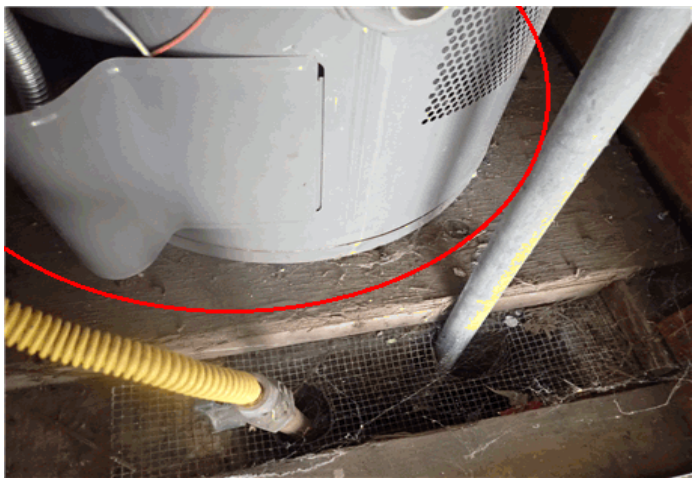
Earthquake straps should be located within the upper and lower third of the water heater and at least 6 inches above the hardware at the bottom. Recommend installing / adjusting straps.



70) Water Heater Pan - Drain Condition

R

Water heater - Missing drain pan installation under the water heater noted at the time of inspection. A drain pan installation is required under water heaters installed after 2007 so that in the event of water release, water will flow into the drain pan and not into surrounding areas. Recommend installation of drain pan by a qualified tradesman.



71) Water Heater TPR Valve Condition

R

Water heater - Temperature pressure relief valve pipe terminated under the structure at the time of inspection. Recommend terminating the temperature pressure relief valve pipe to the exterior of the structure by a qualified

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plumber so that potential water leaks can be visible from the exterior of the structure.



72) Water Heater Fuel Supply Condition

MC

Monitor condition - No sediment trap/drip leg installed on the gas fuel supply at the water heater location noted. Sediment traps prevents debris from entering the water heater controls and causing a blockage. Typically water heater manufacturers require a sediment trap/drip leg installation. Recommend verifying with the water heater manufacturer if a sediment trap/drip leg on the gas fuel supply is required. If a sediment trap/drip leg is required recommend installation of a sediment trap on the water heater fuel supply by a qualified professional.

73) Water Heater Venting Condition

R

Water heater - Vent pipe not properly installed on the water heater. There should be at least three screws per vent pipe sections connection. Recommend installing a minimum of three screws per vent pipe connection by a qualified tradesman.



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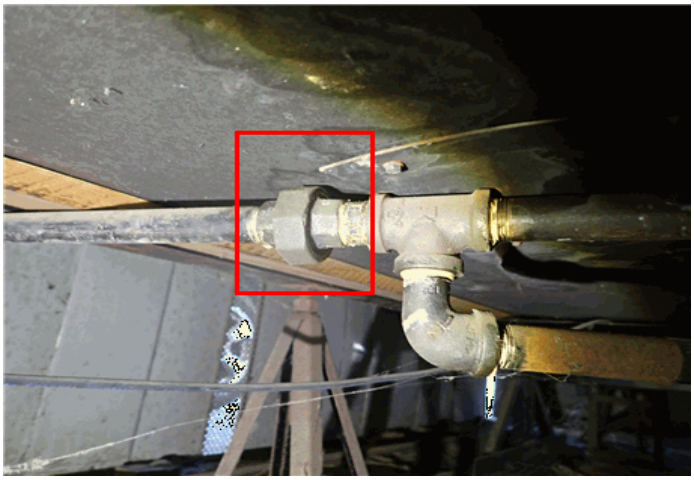
74) Water Heater Combustion Air Condition	AS	Appeared serviceable at the time of inspection.
75) Water Heater Closet Conditions	AS	Appeared serviceable at the time of inspection.

Gas Meter - Line

Gas Meter Location	Right of structure
Main Gas Shut-Off Valve Location	At the meter
Gas Line Material	Metal

76) Gas Meter - Line Condition	R	Gas line - Underfloor - Dielectric union noted in hidden location at the time inspection. These unions tend to leak over time, and should be installed in an exposed area. Recommend further evaluation and repairs as needed to this installation by qualified professional.





Sprinkler System

Sprinkler System	Inspection or evaluation of this system is not within the scope of practice of this home inspection. Recommend inspection by a qualified professional.

9 Electrical

Service Entrance

Electrical Service Type	Underground

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Electrical Service Material Undetermined

77) Electrical Service Conditions AS Appeared serviceable at the time of inspection.

Main Electrical Panel

Main Disconnect Location Main disconnect is at the Park Service

Electric Panel Location Bathroom

Main Panel Manufacturer Square D

Panel Amperage Rating 20 Amp

Circuit Protection Type Breakers

Wiring Methods Copper, Aluminum

78) Electrical Panel Conditions MC Monitor condition - Electrical panel found inside of a bathroom noted at the time of inspection. At the time of construction installation of electrical panels in closets may have been acceptable. However, new standards contra-indicate installation of electrical panels in Bathroom.



79) Grounding Conditions MC Monitor condition - No visible ground noted at the time of inspection.

Branch Wiring

Branch Wiring Type Branch wiring is copper

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80) Branch Wiring Conditions AS Appeared serviceable at the time of inspection.

10 Heating - Air

Heating

Location of Unit Hallway Closet

Heating Type Central

Energy Source Gas

Manufacturer Goodman

Approximate Age 2007

81) Unit Conditions MC Monitor condition - Heating furnace gas line installation did not contained a sediment trap (drip leg) installation. A sediment trap installation may be required on the gas line installation to prevent sediment from entering the heating furnace. Recommend verifying with the heating unit manufacturer whether or not a is required on this unit.





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Distribution Type	Ductwork	
82) Distribution Conditions	R	Damaged, cut, detached, and missing ductwork not always visible and/or located during a home inspection. 1) Ductwork found contacting the ground under the structure at the time of inspection. Ductwork should be secured to the underside of the structure and not contact the ground. Recommend repairs as needed by a qualified HVAC professional.



Draft Control - Vent Material	Metal Pipe	
83) Draft Control - Vent Conditions	AS	Appeared serviceable at the time of inspection.
84) Filter Condition	AS	Appeared serviceable at the time of inspection.
Thermostat Location	Dinning room	

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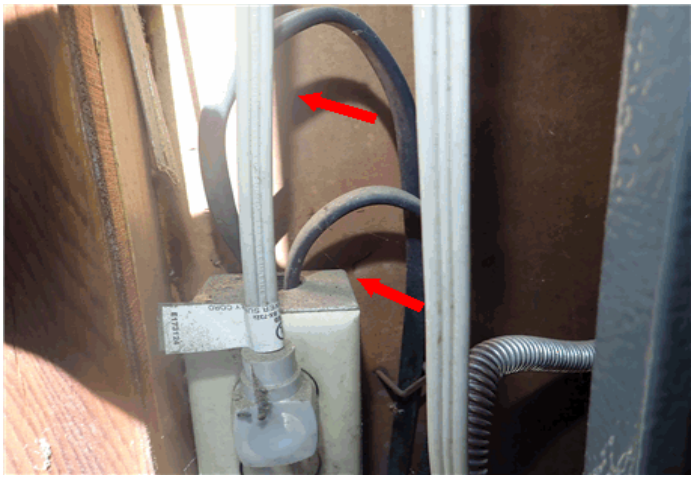
85) Thermostat Condition AS Appeared serviceable at the time of inspection.

86) Heating Furnace Closet Conditions R Heater closet - Exposed romex wiring noted at the time of inspection. Wiring installations should be installed in conduit. Recommend installing conduit in these locations by a qualified professional.



11 Laundry

Laundry Room

Laundry Room Location Interior

Dryer Hook Up Type Gas

87) Counters - Cabinets - Drawers - Shelves Conditions AS Appeared serviceable at the time of inspection.

88) Washer & Dryer Hook-Up Conditions R Though not leaking at the time of the inspection, laundry water supply shut off valves have a history of leaking after long periods of inactivity.
1) The washer drain did not contain a visible air-gap installation noted at the time of inspection. Washers should contain a void between the washer drain line and stand pipe to prevent the washer pump from causing pressure build up in the structure drainage plumbing system. Recommend repairs by a qualified plumber.
2) Monitor condition - Minor corrosion on service pipe installations at the laundry washing machine location noted. No current leaks in this location were noted. Recommend monitoring this location and if a leak occurs recommend

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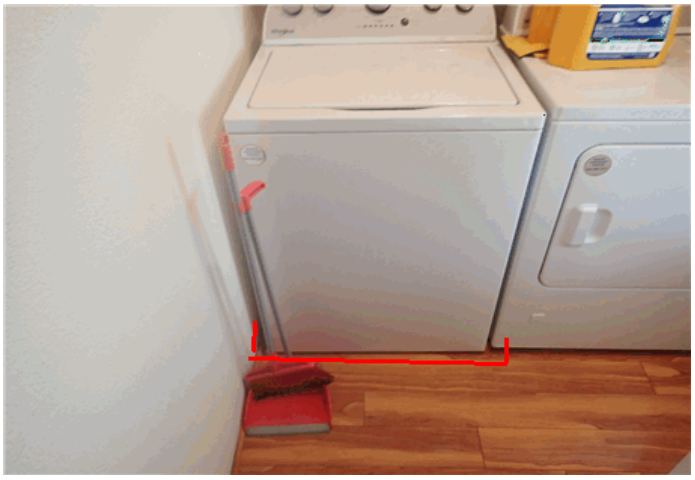
repairs by a qualified tradesman.
3) Monitor condition - Interior washer location noted at the time of inspection. It is recommended that a drain pan be installed under interior washers to prevent damage to adjacent construction materials and personal property in the event a washer leak occurs.







89) Traps - Drains - Supply Conditions

MC

Clothes dryers should be installed per manufacturer specifications.
Monitor condition - Dryer vent exterior termination was missing a louver noted at the time of inspection. A louver installation on dryer vent exterior terminations is recommended to prevent pests from entering the dryer vent pipe.

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90) Laundry Electrical Conditions	AS	Appeared serviceable at the time of inspection.
91) Wall Condition	AS	Laundry - Walls - Holes in the walls noted. Recommend repairs.



92) Ceiling Condition	AS	Appeared serviceable at the time of inspection.
93) Laundry Floor Conditions	AS	Appeared serviceable at the time of inspection.

summary

REPORT SUMMARY PAGE

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition #	Comment
Exterior	8	1) Deck - Railing / handrail loose. Recommend firmly securing the handrail / railing to the deck by a qualified professional to prevent failure and possible injury. 2) Deck - No railing installed at the deck landing that was more than 30 inches above finished grade and therefore a railing installation is required. Recommend installation of a railing at the landing location by a qualified tradesman for safety. 3) Deck - Deflection/sinking of deck steps when stepped on noted. Recommend re-securing as needed by a qualified professional. 4) Deck - Possible termite damage noted at the deck location at the time of inspection. Recommend further evaluation and repairs as needed by a qualified professional. 5) Deck support is held buy nails instead of support from below. Recommend further evaluation and repairs as needed by a qualified professional. 7) Monitor condition - Deck - Poor earth to wood clearance at the deck location noted at the time of inspection. Wood members of the deck should not contact the soils as this can lead to early deterioration of the deck materials. Future removal of soils from against wood decking materials is recommended. 6) Monitor condition - Deck Railing - Baluster and spindle opening unsafe to today's standards. Spacing between baluster and spindle openings should not exceed 4 inches. Although at the time of construction this spacing between balusters and spindles was acceptable, new standard dictate that spacing should not exceed 4 inches for safety.
Exterior	10	1) Exterior walls - Holes/damage in siding/skirting noted at the time of inspection. Recommend repairs as needed by a qualified professional. 2) Monitor condition - Exterior Walls & Trim - Deteriorated sealant at the trim/wall covering connections and/or wall covering to window connections noted at the time of inspection. Resealing these locations to prevent potential water penetration issues is recommended. 3) Monitor condition - Gaps between siding and wall penetrations noted at the time of inspection. Sealing of these gaps to prevent water and pests from entering the wall cavity of the structure is recommended.
Exterior	11	Right of structure - Fogged window(s) noted. Fogged panes of glass inside of the thermal barrier is a sign of failure to the window thermal barrier. Recommend further evaluation by a qualified window professional.
Foundation - Structure	13	1) Flooring support - Soils contacting jack stands under the structure noted at the time of inspection. This can allow jack stand material to

		deteriorate more rapidly. Recommend removing soils away from the jack stands in these locations to promote longevity of the metal construction materials. 2) Monitor condition - Squeaking sub-flooring noted at the time of inspection. Firmly securing the sub-floor to the floor joists in these locations when floor coverings are replaced is recommended. 3) Monitor condition - Sloping of interior floors noted at the time of inspection. This could potentially be due to a possible foundation/settlement issue. Further evaluation is recommended. 4) Monitor condition - Crawl Space - Stains noted on wood members at the time of the inspection. The moisture content in these locations was normal indicating a possible previous issue. Recommend monitoring these areas and if moisture levels increase, recommend further evaluation by a qualified professional.
Interiors	27	Floors - Separation of laminate wood joints noted at the time of inspection. Recommend further evaluation and repair/resealing joints in these locations.
Interiors	29	Multiple locations - Window frame pulled away from the window pane when the window was open noted at the time of inspection. Recommend repairs to the window as needed by a qualified window professional. 3) Primary bedroom - Missing/broken window latching hardware noted at the time of inspection. Recommend installation of latching hardware at the window location as needed.
Interiors	31	Primary bedroom and common bathroom - Door rubs the door jamb when closed noted at the time of inspection. Recommend adjustments to the door in this location so that it does not rub the jamb.
Interiors	35	Ceiling fan not installed at a minimum of 7 feet. This is a safety hazard. Recommend elevating the ceiling fan installation by a qualified professional.
Interiors	36	Smoke detectors/ Carbon Monoxide detectors checked with test button only. Monthly test recommended. 1) No carbon monoxide detectors found inside the structure noted. Carbon Monoxide detectors are required to be installed at each level of the structure and outside of all sleeping quarters. Although distance requirements to sleeping areas are not specified, distances should be in the vicinity as to alert occupants of hazards outside of their sleeping quarters. Recommend installation of Carbon Monoxide detectors in these areas.
Kitchen	43	Kitchen - Cabinetry - Off-track drawers noted at the time of inspection. Recommend adjustment/repairs as needed for proper drawer function.
Kitchen	46	Ovens and ranges should be installed per manufacturer specifications. 1) Stove / Range - Center burner did not properly ignite with normal operating controls at the time of inspection. Recommend further evaluation and repairs by a qualified appliance professional. 2) Monitor condition - No anti-tip device installed on the standalone oven/range noted. Since 1991 ovens/ranges are required to withstand a 250 pound force downwards on the oven door without tipping over or installation of a anti-tip bracket for occupant safety. A anti-tip bracket is recommended in this location. Recommend consulting manufacturer

		specifications and installation of a anti-tip bracket as needed.
Bath(s)	56	Primary bathroom - Holes in cabinetry walls noted. Recommend repairs to holes in these locations.
Bath(s)	57	1) Primary bathroom - Sink(s) - Flexible drainage plumbing pipe installations were noted at the time of inspection. Although functional, flexible drain pipes are not a accepted installation. Drainage pipe installations should have a smooth walled interior and not contained ridges which could potentially hinder water flow. Recommend repair/replacement of these flexible drain pipe installations by a qualified tradesman. 2) Monitor condition - Corrosion of plumbing pipes noted under the sink at the time of inspection. No current leaks in these locations were noted. This is evidence of a possible previous water leak. Recommend monitoring these locations and if a leak occurs, recommend repairs by a qualified tradesman.
Bath(s)	59	Common bathroom - Shower / Tub - Chipped finish noted. Recommend repairing/refinishing the shower/tub by a qualified professional.
Bath(s)	60	1) Primary bathroom - Deterioration of the flooring/possible sub-floor around the toilet noted at the time of inspection. Elevated moisture content in this location was noted indicating a possible leak at the toilet location may exist. Recommend further evaluation and repairs as needed by a qualified plumber. 2) Primary bathroom - Toilet was loose at the base at the time of inspection. This can potentially lead to a water leak in this location. Recommend firmly securing the toilet base as needed by a qualified professional.
Plumbing	67	Recommend draining the water heater annually to reduce sediment build up. Water Heater - Rust and corrosion found at time of inspection. This could be a indication that the water heater is nearing the end of its useful service life. Recommend further evaluation by a qualified professional.
Plumbing	69	Earthquake straps should be located within the upper and lower third of the water heater and at least 6 inches above the hardware at the bottom. Recommend installing / adjusting straps.
Plumbing	70	Water heater - Missing drain pan installation under the water heater noted at the time of inspection. A drain pan installation is required under water heaters installed after 2007 so that in the event of water release, water will flow into the drain pan and not into surrounding areas. Recommend installation of drain pan by a qualified tradesman.
Plumbing	71	Water heater - Temperature pressure relief valve pipe terminated under the structure at the time of inspection. Recommend terminating the temperature pressure relief valve pipe to the exterior of the structure by a qualified plumber so that potential water leaks can be visible from the exterior of the structure.
Plumbing	73	Water heater - Vent pipe not properly installed on the water heater. There should be at least three screws per vent pipe sections connection. Recommend installing a minimum of three screws per vent pipe connection by a qualified tradesman.

Plumbing	76	Gas line - Underfloor - Dielectric union noted in hidden location at the time inspection. These unions tend to leak over time, and should be installed in an exposed area. Recommend further evaluation and repairs as needed to this installation by qualified professional.
Heating - Air	82	Damaged, cut, detached, and missing ductwork not always visible and/or located during a home inspection. 1) Ductwork found contacting the ground under the structure at the time of inspection. Ductwork should be secured to the underside of the structure and not contact the ground. Recommend repairs as needed by a qualified HVAC professional.
Heating - Air	86	Heater closet - Exposed romex wiring noted at the time of inspection. Wiring installations should be installed in conduit. Recommend installing conduit in these locations by a qualified professional.
Laundry	88	Though not leaking at the time of the inspection, laundry water supply shut off valves have a history of leaking after long periods of inactivity. 1) The washer drain did not contain a visible air-gap installation noted at the time of inspection. Washers should contain a void between the washer drain line and stand pipe to prevent the washer pump from causing pressure build up in the structure drainage plumbing system. Recommend repairs by a qualified plumber. 2) Monitor condition - Minor corrosion on service pipe installations at the laundry washing machine location noted. No current leaks in this location were noted. Recommend monitoring this location and if a leak occurs recommend repairs by a qualified tradesman. 3) Monitor condition - Interior washer location noted at the time of inspection. It is recommended that a drain pan be installed under interior washers to prevent damage to adjacent construction materials and personal property in the event a washer leak occurs.