



# JOHN ROBINSON'S INSPECTION GROUP

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## RESIDENTIAL INSPECTION

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Gerald Burnette

APRIL 7, 2023



Inspector

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Thank you for choosing John Robinson's Inspection Group. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

**\*\*\*\*Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and John Robinson's Inspection Group!\*\*\*\***

### **Very Important Next Steps:**

**Step 1:** [Read the entire inspection report!](#)

**Step 2:** Call your inspector immediately at **619-684-1444**, if you have any questions, concerns, or need changes made to the inspection report.

**Step 3:** Make a list of all Discovery Items marked [Observation Items](#), [Attention Items](#), and [Safety Concerns](#) identified in this report as needing repair or further evaluation.

**Step 4:** Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked [Observation Items](#), [Attention Items](#), and [Safety Concerns](#) further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD.**

### **PLEASE BE ADVISED:**

This inspection report is the exclusive and sole property of **John Robinson's Inspection Group** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

**Unauthorized reproduction and/or distribution of this report is strictly prohibited.**

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with John Robinson's Inspection Group. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION.** Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for John Robinson's Inspection Group inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection

agreement and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

**\*\*\*\*\* VERY IMPORTANT\*\*\*\*\***

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items, Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items, Attention Items, or Safety Concern** in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

**Definitions that may help you understand the above statement better:**

**System** = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

**Component** = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

## SCOPE OF WORK

You have contracted for us, John Robinson's Inspection Group, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting [nachi.org](http://nachi.org).

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be.**

**The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.**

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and it appeared to be functioning as intended.

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

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

**Discovery (D)** = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

### Discovery Items Defined

**Observation Items** = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

**Attention Items** = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

**Safety Concern** = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

**Note:** Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. **This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

**We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.**

**Mold:**

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. John Robinson's Inspection Group performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-684-1444 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

**Environmental Hazards:**

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

**Pest:**

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

**Pictures:**

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be **Observation**, **Attention** and **Safety Concern** items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

**Please Note: John Robinson's Inspection Group hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.**

## SUMMARY



ITEMS INSPECTED



OBSERVATION ITEMS



ATTENTION ITEMS



SAFETY CONCERNS

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional repairs and/or upgrades that could affect your evaluation of the property.

- ⊖ 2.4.1 Built-In Kitchen Appliances - BUILT-IN MICROWAVE: Microwave - Installed Too Low
- ⊖ 2.9.1 Built-In Kitchen Appliances - WASHER/DRYER: Leak Pan - Missing
- 🔧 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Toilet - Caulked At Base (Limited Inspection)
- 🔧 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow (FYI)
- 🔧 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Line Scope Recommended
- ⚠️ 3.7.1 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Temperature Too High
- ⊖ 3.7.2 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Expansion Tank - Missing
- 🔧 3.7.3 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Water Heater - Replaced
- ⊖ 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Screws - Missing
- ⚠️ 4.11.1 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES : Washer/Dryer Receptacles Not GFCI Protected
- ⊖ 4.12.1 Electrical System - OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS): None or Not Enough AFCI's
- ⊖ 5.2.1 Interiors - CEILINGS: Possible Settlement Cracks
- ⚠️ 5.10.1 Interiors - TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass - Not Verified



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- 🔧 6.2.1 Attic, Insulation & Ventilation - ATTICS: Attic Access - Not Insulated
  - ⊖ 8.2.1 Garage - OCCUPANT DOOR FROM GARAGE TO INSIDE HOME: Door Stop
  - ⚠️ 8.2.2 Garage - OCCUPANT DOOR FROM GARAGE TO INSIDE HOME: Door - Not Fire-Rated
  - 🔧 8.5.1 Garage - GARAGE FLOOR: Floor - Cracks (Typical)
  - ⚠️ 8.6.1 Garage - GARAGE DOOR OPERATORS : Trip Sensors - Height
  - ⚠️ 8.6.2 Garage - GARAGE DOOR OPERATORS : Opener - Force Resistance Feature Inoperable
  - ⊖ 8.7.1 Garage - GARAGE VEHICLE DOOR: Door - Vehicle Door Sagging
  - ⊖ 9.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Moisture Damaged Wood
  - ⊖ 9.11.1 Exterior - PATIO COVERS & OVERHANGS (ATTACHED): Hardware - Missing Lag Bolts
  - 🔧 11.2.1 HVAC - HEATING EQUIPMENT: Sediment Trap - Missing
  - ⊖ 11.2.2 HVAC - HEATING EQUIPMENT: Furnace - Aging
  - 🔧 11.7.1 HVAC - DISTRIBUTION SYSTEMS: Ductwork - Limited Inspection (Leaks)
  - 🔧 11.8.1 HVAC - COOLING AND AIR HANDLER EQUIPMENT: AC - Replaced
  - 🔧 11.8.2 HVAC - COOLING AND AIR HANDLER EQUIPMENT: AC - 10 Years Old or More
  - ⊖ 11.8.3 HVAC - COOLING AND AIR HANDLER EQUIPMENT: AC - No Drip Pan

# 1: INSPECTION DETAILS

## Information

**Property: Type**

Single Family Residence

**Year: Built**

2000

**Number of Levels: Levels**

2

**Occupied: Is the Home Lived in**

Yes

**Parties Present: Present**

Home Inspector(s), Buyer(s)

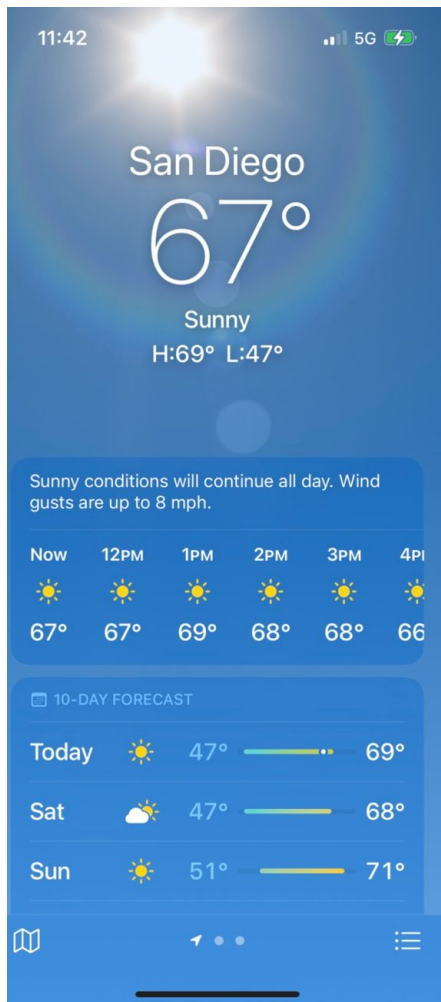
**Weather: Conditions**

Clear

**Outside Temperature: Air**

**Temperature**

67°F



**Home 20 Years Old or More**

This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with the current codes. This is not a new home, and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or it may still need further attention and repair. Determining this can be difficult in an older home. Sometimes in older homes, there are signs of damage to wood from wood-eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Occupied Property**

Due to personal items including, but not limited to clothing, furniture, window coverings, towels, hygiene and/or cleaning products, a full evaluation of the cabinets, closets, and walls could not be made. We recommend you carefully inspect these areas prior to the removal of contingencies.

## 2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER	X			
2.3	GARBAGE DISPOSER	X			
2.4	BUILT-IN MICROWAVE				X
2.5	RANGES AND COOKTOPS	X			
2.6	OVEN	X			
2.7	EXHAUST FAN/RANGE HOOD/DOWNDRAFT	X			
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER				X
2.10	TRASH COMPACTOR			X	
2.11	CENTRAL VACUUM			X	
2.12	INSTANT HOT WATER DISPENSER			X	
2.13	WINE COOLER			X	
2.14	ICE MAKER		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Dishwasher

Bosch

#### Range

-Gas-, Frigidaire

#### Trash Compactor

None

#### Wine Cooler

None

#### Disposer

In Sink Erator

#### Oven

-Gas-, Built into Range

#### Central Vacuum

None

#### Ice Maker

Not Inspected

#### Built-in Microwave

Frigidaire

#### Exhaust/Range Hood

-Vented-, Built into Microwave

#### Instant Hot Water Dispenser

None

#### DISHWASHER: Photo/Video Confirming Dishwasher Run



#### RANGES AND COOKTOPS: Range

Light Functional

**OVEN: Oven Light(s) Functional**

Example Noted at Kitchen

**EXHAUST FAN/RANGE****HOOD/DOWNDRAFT: Vent Fan & Light Functional****GENERAL INFORMATION: Built-in Appliance Overview**

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood, and permanently installed microwave oven. The home inspector is not required to observe clocks, timers, the self-cleaning oven function, thermostats for calibration or automatic operation, or non-built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

**BUILT-IN MICROWAVE: Picture Showing Microwave Working**

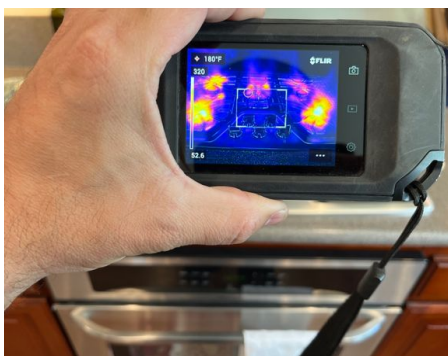
The operation of the microwave was tested using a microwave tester. This unit appeared to be functional at the time of the inspection.



Example Noted at Kitchen

**RANGES AND COOKTOPS: Thermal Image Showing Range Working**

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.



Example Noted at Kitchen

## OVEN: Thermal Image Showing Oven Working

Infrared picture of the oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.



Example Noted at Kitchen

## Limitations

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### GENERAL INFORMATION

#### **APPLIANCES - NOT MOVED**

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

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### GENERAL INFORMATION

#### **BUILT-IN APPLIANCE INSPECTION LIMITATIONS**

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection:

- Refrigerators
- Washers and dryers
- Trash compactors
- Central vacuums
- Instant hot water dispensers
- Wine coolers
- Icemakers

If you have any concerns about the operation and condition of the above-mentioned items, we recommend that you have them further evaluated by a qualified professional before the removal of contingencies to determine if any latent defects exist.

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## DISHWASHER

**DISHWASHER TEST - LIMITED REVIEW**

We test the dishwasher by introducing a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

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## DISHWASHER

**HEATING ELEMENT - NOT INSPECTED**

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

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## GARBAGE DISPOSER

**EFFICIENCY - NOT INSPECTED**

Our inspection of the garbage disposer is to determine that it turns on when power is applied to it, that it is installed properly, and that the unit is not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. We recommend asking the sellers to demonstrate these capabilities or have them further explored by a qualified appliance repair professional.

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## REFRIGERATOR

**REFRIGERATORS - NOT INSPECTED**

Refrigerators are not inspected as they are outside the scope of a standard home inspection. An inspection does not include items not permanently installed.

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## REFRIGERATOR

**REFRIGERATORS - NOT MOVED**

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

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## WASHER/DRYER

**LAUNDRY EQUIPMENT - NOT INSPECTED**

Clothing washers and dryers are not tested nor inspected, as these units are outside the scope of a standard home inspection. Home inspections do not include items not permanently installed.

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## WASHER/DRYER

**FLOOR DRAINS - NOT TESTED**

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

## ICE MAKER

**ICE MAKER - NOT INSPECTED**

One or more ice makers were noted during the time of inspection. We do not inspect or evaluate this equipment as part of this home inspection. We advise consulting a qualified professional for further evaluation to determine if latent defects exist.

## Findings

## 2.4.1 BUILT-IN MICROWAVE

**MICROWAVE - INSTALLED TOO LOW**

The microwave appeared to have been installed at a non-standard height, allowing the bottom of the microwave to be placed too close to the burners. This condition can cause damage to the microwave over time. The microwave may have been installed below a cabinet that originally did not have a microwave under it. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.



Example Noted at Kitchen

## Recommendation

Contact a qualified appliance repair professional.

## 2.9.1 WASHER/DRYER

**LEAK PAN - MISSING**

A leak pan was noted as missing in the laundry area. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.



Example Noted at Laundry Room

## Recommendation

Contact a qualified appliance repair professional.



## 3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING	X			
3.10	RECIRCULATING PUMPS			X	
3.11	MAIN WATER SHUT-OFF DEVICE (Describe Location)	X			
3.12	PRESSURE REGULATOR	X			
3.13	GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)			X	
3.14	MAIN GAS SHUT OFF VALVE (Describe Location)	X			
3.15	WATER FILTER/SOFTENER			X	
3.16	FIRE SPRINKLERS/CONTROLS			X	
3.17	SOLAR WATER HEATER			X	
3.18	SEWER EJECTOR PUMP			X	
3.19	SUMP PUMP			X	
3.20	STEAM SHOWER			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Water Source

Public

#### Plumbing Supply

Partially Visible, Copper

#### Plumbing Distribution

Partially Visible, Copper

#### Water Pressure

Adequate, 70-75 psi

#### Washer Drain Size

1 1/2 Inches, Partially Visible

#### Plumbing Waste

Partially Visible, ABS

#### Number of Water Heaters

One

#### Water Heater Fuel Source

Natural Gas

#### Water Heater Flue Pipe Material

Double Wall Metal

#### Manufacturer

Rheem

#### Capacity

50 Gallons

#### Year Water Heater Was Made

2018

#### Gas Distribution Piping

Partially Visible, Rigid Iron Pipe

#### Water Filter/Softner

None

#### Fire Sprinklers

None

#### Solar Water Heater

None

#### Sewer Ejection Pump

None

#### Sump Pump

None

#### Steam Shower

None

**MAIN WATER SHUT-OFF DEVICE****(Describe Location): Main Water Shut-Off Location**

In the Garage



Example Noted at Garage

**GAS STORAGE AND DISTRIBUTION****SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks): Fuel Storage System Location**

None Found

**PLUMBING GENERAL: Plumbing Overview**

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, since most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

**PLUMBING GENERAL: Completed House - Plumbing Concealed**

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space, and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

**PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes**

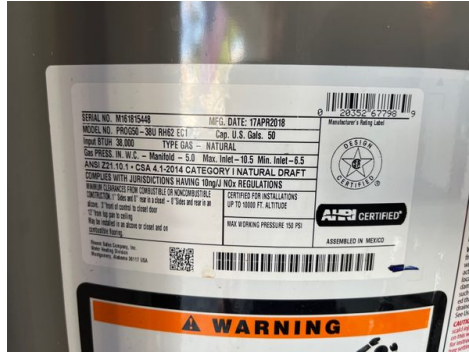
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### WATER HEATERS, CONTROLS, FLUES AND VENTS: Picture of Water Heater(s)

Picture of water heater(s).



Example Noted at Water Heater



MFD 2018

### WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

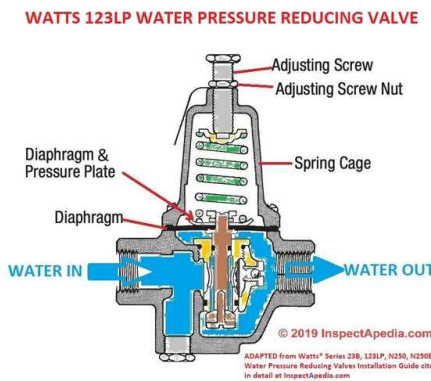
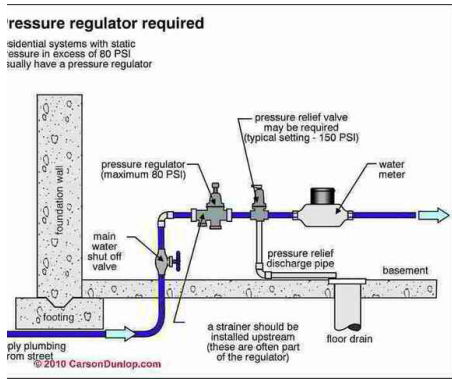
Infrared image(s) showing the water heater(s) producing hot water at the time of the inspection.



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### PRESSURE REGULATOR: Picture of Pressure Regulator

Picture of the water pressure regulator. Adjustments to your water pressure can be made here. Recommend water pressure for residential properties is 40-80 PSI.



Example Noted at Garage

## PRESSURE REGULATOR: Picture of Water Pressure

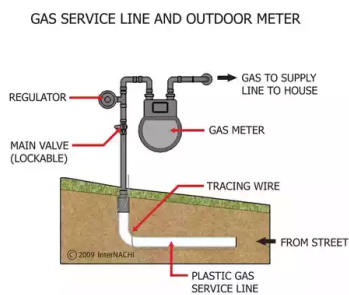
Picture of water pressure taken at the time of inspection. Recommend water pressure for residential properties is 40-80 PSI. Water pressure is tested at an exterior hose bib and may not always be reflective of the internal water pressure due to the placement of the water pressure regulator, especially if the home is on a well.



70 psi

## MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location

Right side of building



Example Noted at Right Side

## Limitations

### PLUMBING GENERAL

## PLUMBING INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: private wells; septic systems; determining if a home is on public or a private sewer system; water filter/softeners; bidets; determining if fixtures are low-flow, or have been converted for use with propane; hot water recirculating pumps; solar water heaters; sump and sewer ejection pumps; steam showers; back-flow prevention valves. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

## PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

**GENERAL PLUMBING LIMITATIONS**

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines, or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

## FIXTURES AND CONNECTED DEVICES

**LOW FLOW AT FIXTURES - NOT DETERMINED**

Please be advised that determining if a plumbing fixtures flow is low/inadequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

## PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**PUBLIC OR PRIVATE SEWER**

Determining if a home is on a public or a private sewer system is outside the scope of this inspection. Recommend asking the sellers, checking city/county records, and/or having this further evaluated by a licensed plumbing contractor.

## PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**SEPTIC - NOT INSPECTED**

This inspection does not access or inspect any septic tanks, or determine their location. For a detailed inspection, you should contact a septic pumping company or a licensed plumbing contractor and have the tank inspected.

## GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)

**GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS**

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines, and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

## Findings

## 3.3.1 FIXTURES AND CONNECTED DEVICES

**TOILET - CAULKED AT BASE (LIMITED INSPECTION)**

Observation Items



One or more toilets were noted fully caulked or grouted to the floor. This is standard, however, this condition prevents early detection of failed wax rings and leaks at the base. Caulking the base of the toilet is cosmetic only and prevents the inspector from observing any leaks associated with the wax ring at the time of inspection. While no active leaks were observed, and no evidence of prior leaks could be found at the time of inspection, we cannot make any determination for the condition concealed beneath the toilet. We recommend that you continue to monitor this area for any evidence of leaks, and if you have any concerns, we recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.



Example Noted at Master Bathroom

Recommendation

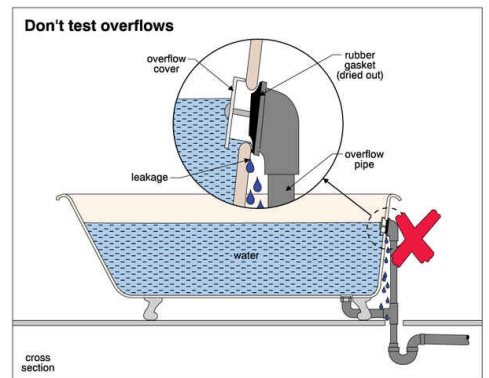
Contact a qualified plumbing contractor.

3.4.1 TUB/SHOWER FIXTURES

**DRAIN OVERFLOW (FYI)**

 Observation Items

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumber before the end of your contingency period to determine if latent defects exist.



Recommendation

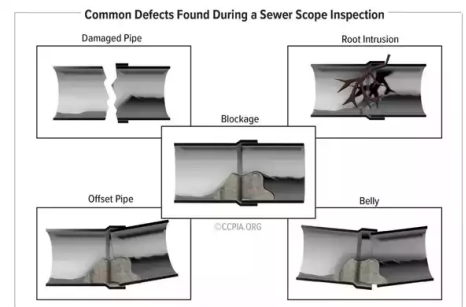
Contact a qualified plumbing contractor.

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**DRAIN LINE SCOPE RECOMMENDED**

 Observation Items

Our inspection of the drain waste lines is limited to running water down each sink, tub, and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. New construction homes are not exempt from drain line issues, latent defects and construction debris may be present and undetectable at the time of inspection. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.



Recommendation

Contact a qualified plumbing contractor.

3.7.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

**TEMPERATURE TOO HIGH**

 Safety Concerns

The water temperature appeared to be too high. Having the temperature set above 120 degrees is considered a scalding hazard. This is typically easily adjusted at the water heater. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



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### 3.7.2 WATER HEATERS, CONTROLS, FLUES AND VENTS

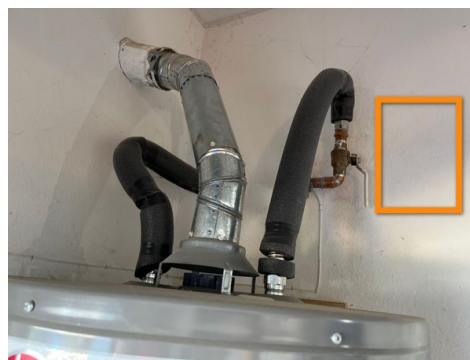
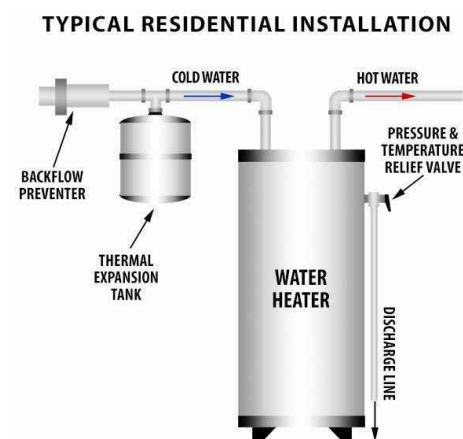


#### EXPANSION TANK - MISSING

An expansion tank is not installed at the water heater. Most water heater manufacturers recommend an expansion tank be installed whenever the water system is a "closed" system, such as in this home. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Water Heater

### 3.7.3 WATER HEATERS, CONTROLS, FLUES AND VENTS



#### WATER HEATER - REPLACED

One or more water heaters installed in this home do not appear to be original. Recommend asking the seller for documentation showing that this unit was installed by a licensed plumbing contractor per the manufacturer's installation requirements. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

## 4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL	X			
4.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS	X			
4.3	MAIN AND DISTRIBUTION PANELS				X
4.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
4.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
4.7	BRANCH CIRCUIT CONDUCTORS	X			
4.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
4.9	EXTERIOR LIGHTING	X			
4.10	POLARITY AND GROUNDING OF RECEPTACLES	X			
4.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES				X
4.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)				X
4.13	SMOKE DETECTORS	X			
4.14	CARBON MONOXIDE DETECTORS (Describe number and location)	X			
4.15	CABLE AND TELEPHONE ENTRANCE		X		
4.16	SOLAR		X		
4.17	GENERATORS			X	
4.18	SECURITY SYSTEMS		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Number of Electrical Panels

One

#### Panel Type

Main Panel

#### Panel Manufacturer

CHALLENGER

#### Overcurrent Protection Type

Circuit Breakers

#### Panel Capacity

200 AMP

#### Service Conductors

Partially Visible, Below Ground, Copper

#### Branch Wire 15 and 20 Amp

Partially Visible, Copper

#### Wiring Methods

Partially Visible, Romex

#### Exterior Lighting Control

Standard Switched

#### Solar

Not Inspected

#### Generator

None

#### Security System

Not Inspected



**LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location**

Right Side of the Building



Example Noted at Main Panel

**LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location**

None

**MAIN AND DISTRIBUTION PANELS: Pictures of Electrical Panel(s)**

Pictures of electrical panel(s).



Example Noted at Main Panel



Example Noted at Main Panel

**MAIN AND DISTRIBUTION PANELS: Thermal Image Of Electrical Panels**

Provided is an infrared image of your electrical panels. Infrared technology can be useful for identifying certain defects such as loose connections on electrical circuits.



Example Noted at Main Panel

## BRANCH CIRCUIT CONDUCTORS: Wiring Types

Throughout the electrical portion of your report, various labels/types of wiring will be discussed. For your convenience, we have attached a table with common definitions to give you a visual aid to better understand.



## SMOKE DETECTORS: Multi-Story - Smoke Detectors Present

Smoke detectors were noted on each floor and in each bedroom; units appeared functional at the time of the inspection.



Example Noted at Master Bedroom

## SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home if necessary. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of the bedrooms.

## CARBON MONOXIDE DETECTORS (Describe number and location): Multi-Story - CO Detectors Present

CO detectors are installed on each level of the home as required. The units appeared to be functional at the time of the inspection.



Example Noted at Hallway

## Limitations

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## ELECTRICAL GENERAL

### **ELECTRICAL INSPECTION LIMITATIONS**

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: solar panels and ancillary equipment; intercoms; security systems; generators and backup power systems; cable, television, and data systems; buried/not visible service entry wires; sensor lights; inaccessible systems and components; determining the age of equipment; code compliance. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

---

## OVERHEAD SERVICE ENTRANCE CONDUCTORS

### **BURIED SERVICE ENTRANCE WIRES**

The service entrance wires are buried underground and/or within the building (common for condos) and are not visible. This prevented our company from inspecting the condition of these wires. You may wish to have this further explored by a licensed electrical contractor.

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## BRANCH CIRCUIT CONDUCTORS

### **ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS**

**Please note:** Due to wall coverings, insulation, HVAC ductwork, or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

---

## EXTERIOR LIGHTING

### **DAYLIGHT - LIMITED VISIBILITY**

Due to sunlight and the position of one or more lights, we were unable to determine their operation. We recommend asking the sellers to demonstrate that the lights are functional. If you have concerns we recommend that you have the exterior lights evaluated by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

---

## EXTERIOR LIGHTING

### **SENSOR LIGHTS - NOT TESTED**

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluation by a qualified professional, if necessary at this time, to ensure proper function.

## EXTERIOR LIGHTING

**LANDSCAPE LIGHTING - NOT TESTED**

Testing landscape lights is beyond the scope of this standard home inspection. We recommend asking the sellers to demonstrate that all exterior landscape lighting is functional. If any part is not functional, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## CABLE AND TELEPHONE ENTRANCE

**CABLE TELEVISION DATA WIRES - NOT INSPECTED**

We do not inspect or evaluate cable, television, or data wires as part of this home inspection. We advise consulting a qualified professional for further evaluation to determine if latent defects exist.

## SOLAR

**SOLAR PV SYSTEM - NOT INSPECTED**

This home is equipped with solar panels. Inspecting solar systems is outside the scope of a standard home inspection. We recommend that you inquire with sellers about this system, including but not limited to: If leased/owned, manufacturer/installer warranties, etc. **Please note:** Solar equipment is known to promote moisture intrusion issues when mounted on the roof structure. Unable to verify the condition of the solar mounts or the roofing below the solar panel areas. You may wish to have this portion of the roof further evaluated by a licensed roofing contractor to determine if latent defects exist.

## SECURITY SYSTEMS

**SECURITY SYSTEM - NOT INSPECTED**

One or more security systems were noted during the time of inspection. We do not inspect or evaluate this equipment as part of this home inspection. We advise consulting a qualified professional for further evaluation to determine if latent defects exist.

**Findings**

## 4.3.1 MAIN AND DISTRIBUTION PANELS

**SCREWS - MISSING**

Panel screw(s) noted missing at the electric panel. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## Recommendation

Contact a qualified electrical contractor.



Example Noted at Main Panel

## 4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES

**WASHER/DRYER RECEPTACLES NOT GFCI PROTECTED**

One or more washer/dryer receptacles do not appear to be GFCI protected. This may have been acceptable when the home was built, however, this is a possible safety concern. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Laundry Room

#### 4.12.1 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Attention Items

### **NONE OR NOT ENOUGH AFCI'S**

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. An AFCI is a breaker, usually installed in the electrical panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.

## 5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS				X
5.3	WALLS	X			
5.4	FLOOR COVERINGS	X			
5.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
5.7	TUB/SHOWER ENCLOSURES	X			
5.8	DOORS (REPRESENTATIVE NUMBER)	X			
5.9	WINDOWS (REPRESENTATIVE NUMBER)	X			
5.10	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS				X
5.11	FIREWALLS	X			
5.12	ELEVATORS			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Ceiling Materials

Sheetrock

#### Wall Materials

Sheetrock

#### Floor Coverings

Tile, Laminated T&G

#### Interior Doors

Wood

#### Cabinetry

Wood

#### Kitchen Countertop

Granite

#### Windows

Vinyl, - Double Pane -

#### Elevator

None

### TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass Info

Tempered or toughened glass is a type of safety glass processed by controlled heat or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the interior into tension. Such stresses cause the glass, when broken, to shatter into small granular chunks instead of splintering into jagged shards as ordinary annealed glass does. The granular chunks are less likely to cause injury.

According to the IRC, all glass panels in fixed, sliding, swinging, operable, or bifold doors should have tempered glass or laminated glass installed. Any glass that is within 24 inches of a doorway must be made of tempered glass if the bottom edge of the glass is 60 inches or less above the walking surface. The rule does not apply if the glass is decorative or if the glass opening is smaller than 3 inches.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.

Any glass in walls adjacent to stairs, landings, and ramps should be made of tempered glass if the glass is within 5 feet of the top or bottom of the stairs and the bottom edge of the glass is 60 inches or less above the walking surface. Glass stair rails and baluster panels must be made of tempered glass.

Any fixed or movable window that is bigger than 9 square feet should be made of tempered glass. This applies if the bottom edge of the glass is less than 18 inches above the floor and the top edge is over 36 inches from the floor.

### Limitations



## INTERIOR GENERAL

**FRESHLY OR RECENTLY PAINTED HOME**

The interior of this home appeared to have been recently painted. This condition can hide or may be hiding, defects that would have been visible had this home remained unpainted.

## INTERIOR GENERAL

**RENOVATIONS, REMODELING, ADDITIONS, AND MODIFICATIONS.**

Evidence of renovation, remodeling, additions, or modifications noted to the original structure. **Please note:** It is beyond the scope of a standard home inspection to verify the existence of permits. We recommend inquiring with the sellers and checking city records to verify the existence of permits before the removal of contingencies.

## INTERIOR GENERAL

**INTERIOR INSPECTION LIMITATIONS**

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

**Please note:** Determining if damage, the presence of organic growths, moisture, or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: elevators; chair lifts. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

## WINDOWS (REPRESENTATIVE NUMBER)

**WINDOW COVERING NOT INSPECTED**

Window coverings are not inspected. This is outside the scope of this home inspection. If you have concerns or strong feelings about the window coverings we recommend you seek out a qualified professional to further evaluate.

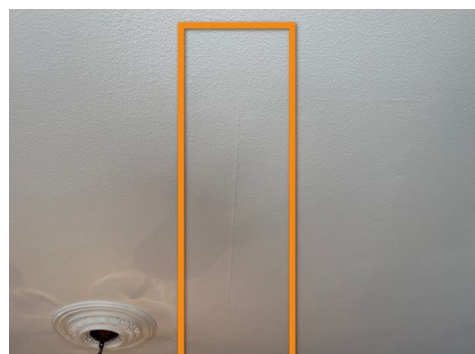
**Findings**

## 5.2.1 CEILINGS

**POSSIBLE SETTLEMENT CRACKS**

Attention Items

The ceilings appear to have cracks in one or more areas. The cause can vary from typical to major structural settlement, impact damage, and possibly water intrusion. Determining if this is a recent or past settlement crack is not part of this standard inspection. We recommend further evaluation by a licensed drywall contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.



Recommendation

Example Noted at Family Room

Contact a qualified drywall contractor.

5.10.1 TEMPERED GLASS PRESENT AT DOORS AND WINDOWS



**TEMPERED GLASS - NOT VERIFIED**

The glass at one or more doors or required windows does not appear to have safety tempered glass. Unable to locate any stamps or markings on the glass which would confirm this safety feature. Having standard plate glass could cause serious injury if the glass breaks. Recommend further evaluation by a licensed window contractor and upgrading for safety as necessary at this time.



Example Noted at Kitchen

Recommendation

Contact a qualified window repair/installation contractor.



## 6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
6.1	ATTIC, INSULATION & VENTILATION GENERAL	X			
6.2	ATTICS				X
6.3	INSULATION IN ATTIC	X			
6.4	INSULATION UNDER FLOOR SYSTEM	X			
6.5	WALL INSULATION	X			
6.6	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)	X			
6.7	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
6.8	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)	X			
6.9	VENTILATION FANS AND THERMOSTATIC CONTROLS	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Attic Info

Light in Attic, Scuttle Hole

#### Method Used to Observe Attic

Walked

#### Attic Insulation

Fiberglass, Batt

#### Approximate Depth of Attic Insulation

11-12 inches

#### Wall Insulation

Unknown/Not Visible

#### Floor System Insulation

Unknown/Not Visible

#### Ventilation

Gable Vents, Soffit Vents,  
Thermostatically Controlled Fan

#### Exhaust Fans

Fan

#### Dryer Power Source

110 v Electric, Gas Connection

#### Dryer Vent

Foil Vent

### Limitations

#### ATTIC, INSULATION & VENTILATION GENERAL

#### INSULATION AND VENTILATION INSPECTION LIMITATIONS

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

#### ATTICS

#### ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation, and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected. We cannot report on systems and components within this space.

## Findings

### 6.2.1 ATTICS

#### ATTIC ACCESS - NOT INSULATED

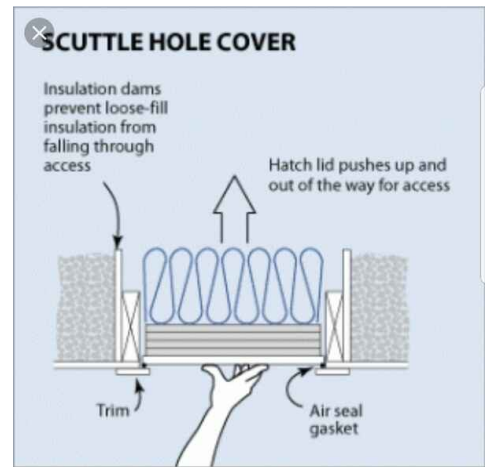
Missing insulation was noted at one or more attic access panels at the time of the inspection. This condition will lead to heat/cooling loss and wasted energy. We recommend further evaluation by a handyman/DIY before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

#### Recommendation

Contact a handyman or DIY project



#### Observation Items



# 7: ROOFING

		IN	NI	NP	D
7.1	ROOF GENERAL	X			
7.2	ROOF COVERINGS	X			
7.3	ROOFTOP DECK			X	
7.4	ROOF SHEATHING (As Observable From Attic)	X			
7.5	FLASHINGS & ROOF PENETRATIONS	X			
7.6	SKYLIGHTS			X	
7.7	ROOF DRAINAGE SYSTEMS	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### Roof Covering Material

Asphalt/Fiberglass Composition Shingle

### Roof Sheathing Material

OSB

### Roof Flashing Material

Metal

### Roof Gutter Material

Metal

### Skylight Types

None

### Roof Covering Observed From

Drone

## Limitations

### STYLES AND MATERIALS

#### ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

### ROOF GENERAL

#### ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leakproof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### ROOFTOP DECK

#### FLOOR DRAINS NOT TESTED

---

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

---

ROOF SHEATHING (As Observable From Attic)

### **ATTIC NOT FULLY ACCESSIBLE**

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure, and other components. It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

---

FLASHINGS & ROOF PENETRATIONS

### **WATER TEST NOT PERFORMED**

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard home inspection. The inspector inspects the roof in accordance with the Standards of Practice set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

# 8: GARAGE

		IN	NI	NP	D
8.1	GARAGE GENERAL	X			
8.2	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				X
8.3	GARAGE CEILINGS/ROOF FRAMING	X			
8.4	GARAGE WALLS (Including Firewall Separation)	X			
8.5	GARAGE FLOOR				X
8.6	GARAGE DOOR OPERATORS				X
8.7	GARAGE VEHICLE DOOR				X
8.8	GARAGE VENTS				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### Number Of Garage Doors

One

### Garage Door Type

One automatic

### Garage Door Material

Metal

### Auto-Opener Manufacturer

LIFT-MASTER

## Limitations

GARAGE WALLS (Including Firewall Separation)

### WALLS NOT FULLY VISIBLE

Due to occupants personal items/property, not all areas were visible. We were unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

## Findings

8.2.1 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME



### DOOR STOP

The fire door, from the garage to inside the home, should not be equipped with devices that allow the door to remain open (door-stoppers), such devices should be removed for safety. Propping the door open can allow unconditioned air, and possibly dangerous carbon monoxide gases into the home. We recommend further evaluation by a licensed door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.



Example Noted at Garage

### Recommendation

Contact a qualified door repair/installation contractor.

## 8.2.2 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

**DOOR - NOT FIRE-RATED**

The occupant door does not appear to be a fire-rated door. This condition can prove to be a fire safety concern. We recommend further evaluation by a licensed door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## Recommendation

Contact a qualified door repair/installation contractor.



Example Noted at Garage

## 8.5.1 GARAGE FLOOR

**FLOOR - CRACKS (TYPICAL)**

Hairline cracks are noted in the garage floor in one or more areas. These are typical. These cracks typically result from shrinkage and uniform movement and are structural in that respect, but the vast majority of them have only a cosmetic significance. You should monitor these cracks and repair/upgrade as needed over time. We recommend further evaluation by a licensed concrete contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## Recommendation

Contact a qualified concrete contractor.



Example Noted at Garage

## 8.6.1 GARAGE DOOR OPERATORS

**TRIP SENSORS - HEIGHT**

One or more garage door trip sensors appear to be installed at a non-standard height. This is not in keeping with today's standards and may prevent proper function and pose a potential safety concern. We recommend further evaluation by a licensed garage door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## Recommendation

Contact a qualified garage door contractor.



Example Noted at Garage

8.6.2 GARAGE DOOR OPERATORS

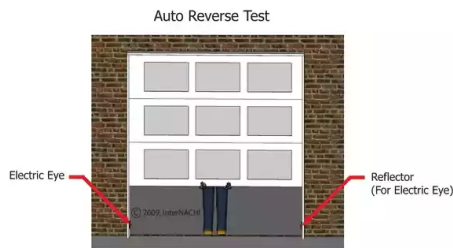
 Safety Concerns

**OPENER - FORCE RESISTANCE FEATURE INOPERABLE**

The garage vehicle door opener will not reverse when the door is met with resistance. This is a safety concern. We recommend further evaluation by a licensed garage door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified garage door contractor.



Example Noted at Garage

8.7.1 GARAGE VEHICLE DOOR

 Attention Items

**DOOR - VEHICLE DOOR SAGGING**

The garage vehicle door appeared to be sagging when in the fully open position. This could be due to physical damage or moisture damage components. We recommend further evaluation by a licensed garage door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified garage door contractor.



Example Noted at Garage

# 9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING, TRIM AND FLASHING	X			
9.3	DOORS (Exterior)	X			
9.4	WINDOWS (Exterior)	X			
9.5	EAVES, SOFFITS AND FASCIAS				X
9.6	VEGETATION	X			
9.7	DRAINAGE	X			
9.8	HARDSCAPE, WALKWAYS & GRADING	X			
9.9	RETAINING WALLS	X			
9.10	DECKS & BALCONIES (ATTACHED)	X			
9.11	PATIO COVERS & OVERHANGS (ATTACHED)				X
9.12	FENCING AND GATES	X			
9.13	IRRIGATION SYSTEMS		X		
9.14	ADDITIONAL DETACHED STRUCTURES ON PROPERTY			X	
9.15	PONDS, WATERFALLS, FOUNTAINS		X		
9.16	OUTDOOR KITCHEN, BBQ & FIREPLACES		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### SIDING MATERIAL

Wood Panels T1-11, Stucco

### EXTERIOR ENTRY DOORS

WOOD

### APPURTENANCE

BALCONY

### DRIVEWAY

PAVERS

### Irrigation Systems

Not Inspected, - Automatic -

### Additional Detached Structures On Property

None

### Ponds, Waterfalls & Fountains

None

### Outdoor Kitchens, BBQ & Fireplace

None

## Limitations

EXTERIOR GENERAL INFORMATION

### EXTERIOR LIMITATIONS



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

We do not inspect any additional or detached structures and/or buildings or sheds as part of this inspection. We only inspect the main structure/dwelling. Deficiencies may exist with these structures and/or building(s). Our company makes no representation of the condition of these structures or building(s).

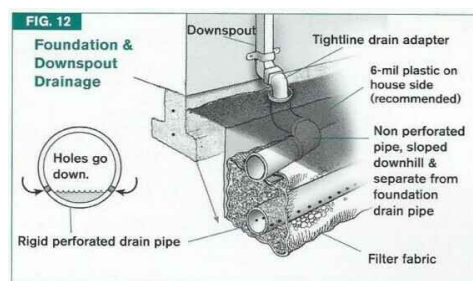
We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as a boundary, a structure(s) in the rear and/or side yard appears to encroach on what would be the standard 15-foot setback. Therefore we recommend verifying permits and the certificate of occupancy for this home. We do not endorse or approve any structure built without a permit.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: outdoor kitchens; barbeques; fireplaces; ponds; waterfalls; fountains; irrigations systems; detached structures; outbuildings; sheds. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

## DRAINAGE

### SUBSURFACE DRAINAGE

Subsurface drainage noted at the exterior in one or more locations. We are unable to determine the condition and drainage quality. This inspection is limited to the visible portions accessible at the time of inspection, we cannot view the inside of the pipe. We recommend further evaluation by a licensed landscape contractor to ensure these drains function properly.



Example Noted at Rear

## PONDS, WATERFALLS, FOUNTAINS

### WATER FEATURES - NOT INSPECTED

We do not evaluate or identify water features as part of this inspection. You may wish to have this equipment further evaluated by a qualified professional to determine if any action is necessary at this time.

## Findings

### 9.5.1 EAVES, SOFFITS AND FASCIAS

#### MOISTURE DAMAGED WOOD



Moisture damaged wood and/or evidence of wood destroying organism activity noted. Recommend further evaluation by a licensed termite inspector and roofing contractor before the removal of contingencies to determine corrections or repairs necessary at this time.

Recommendation

Contact a qualified pest control specialist.



Example Noted at Front

9.11.1 PATIO COVERS & OVERHANGS (ATTACHED)



**HARDWARE - MISSING LAG BOLTS**

Missing lag bolts noted at the ledger for the patio cover(s). Recommend further evaluation by a licensed general contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified general contractor.



Example Noted at Rear

# 10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION	X			
10.2	WALLS (Structural)		X		
10.3	FOUNDATIONS, CRAWL SPACES AND BASEMENTS	X			
10.4	POSTS, PIERS AND COLUMNS		X		
10.5	FLOORS (Structural)		X		
10.6	CEILINGS (Structural)		X		
10.7	ROOF STRUCTURE AND ATTIC				
10.8	PRESENCE OF FOUNDATION BOLTS		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### Location of Crawl Space Entrance

None

### Method Used to Observe Crawl

Space

None

### Foundation

Partially Visible, Poured concrete

### Columns or Piers

Unknown/Not Visible

### Wall Structure

Unknown/Not Visible

### First Floor Structure

Partially Visible, Slab

### Subsequent Floor Structure

Unknown/Not Visible

### Ceiling Structure

2X4

### Roof Structure

2 x 4 Trusses, Engineered Wood Trusses

### Roof Type

Hip

## Limitations

### STRUCTURAL GENERAL INFORMATION

#### STRUCTURAL INSPECTION LIMITATIONS

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

### FOUNDATIONS, CRAWL SPACES AND BASEMENTS

#### LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS

Due to floor coverings, vegetation, stored personal items/property, siding and/or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

FOUNDATIONS, CRAWL SPACES AND BASEMENTS

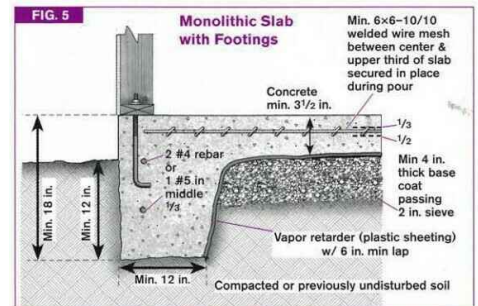
**LACK OF RAIN - MOISTURE INTRUSION UNKNOWN**

Due to the lack of heavy rain, we are unable to determine if water intrusion can or will occur.

FLOORS (Structural)

**FLOOR/FOUNDATION INSPECTION LIMITATIONS**

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.



CEILINGS (Structural)

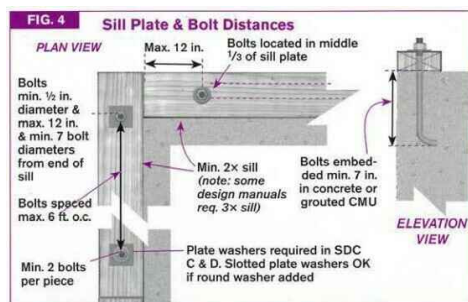
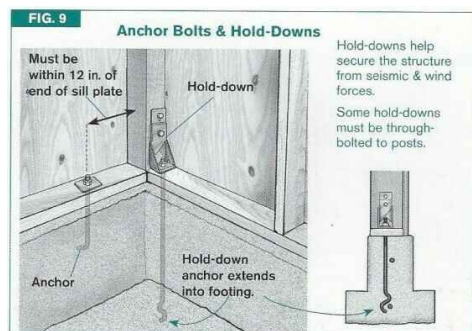
**CEILING INSPECTION LIMITATIONS**

Most of the walls and ceilings are covered and structural members are not visible. We are unable to see behind these coverings. No obvious problems discovered at the time of the inspection.

PRESENCE OF FOUNDATION BOLTS

**HOME LIKELY BOLTED - NOT VISIBLE**

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. We recommend further evaluation by a licensed foundation contractor to confirm the presence of foundation bolts.



# 11: HVAC

		IN	NI	NP	D
11.1	HVAC GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	AUTOMATIC SAFETY CONTROLS	X			
11.4	FLUES FOR HEATING EQUIPMENT	X			
11.5	NORMAL OPERATING CONTROLS	X			
11.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.7	DISTRIBUTION SYSTEMS				X
11.8	COOLING AND AIR HANDLER EQUIPMENT				X
11.9	NORMAL OPERATING CONTROLS	X			
11.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
11.11	SWAMP COOLER			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

**Number of Heating Systems (Excluding Wood)**

One

**Heating Equipment Type**

Forced Air

**Heating Equipment Manufacturer**

CARRIER

**Heating Equipment Energy Source**

Natural gas

**Filter Type**

Disposable

**Ductwork**

Partially Visible, Metal

**Number of Air Conditioning Systems**

One

**Cooling Equipment Type**

Air Conditioner Unit

**Cooling Equipment Manufacturer**

CARRIER

**Swamp Cooler**

None

**AUTOMATIC SAFETY CONTROLS: Type**

Safety Switch

**NORMAL OPERATING CONTROLS: Type**

Thermostat, Programmable

**NORMAL OPERATING CONTROLS: Number of Thermostats**

One

**NORMAL OPERATING CONTROLS: Thermostat Location(s)**

Downstairs Hallway

**PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type**

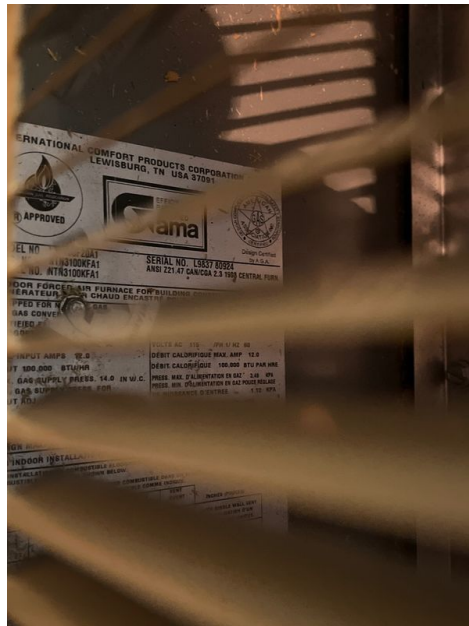
In Ceiling



**HEATING EQUIPMENT: Picture of Heater(s)**



Example Noted at Heater



MFD 1998

**HEATING EQUIPMENT: Thermal Image Showing Furnace Turned On**

Attached is an infrared picture confirming the furnace(s) turned on at the time of inspection. The unit(s) appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. If you have any concerns, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.



Example Noted at Master Bedroom

**COOLING AND AIR HANDLER EQUIPMENT: Picture of Condenser(s) & Air Handler(s)**



Example Noted at Condenser



MFD 2004

## COOLING AND AIR HANDLER EQUIPMENT: Thermal Image Showing AC Turned On

Attached is an infrared picture confirming the air conditioning unit(s) turned on at the time of inspection. During the test of this home's air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional. However, this is a limited review. If you have any concerns about the internal components or any latent defects, you should consider having the unit(s) further explored by a licensed HVAC contractor before the removal of contingencies.



Example Noted at Master Bedroom

## Limitations

### HVAC GENERAL

#### HVAC INSPECTION LIMITATIONS

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

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: window mounted or portable air conditioning units; swamp coolers. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

### HVAC GENERAL

#### HVAC DISTRIBUTION SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.



## FLUES FOR HEATING EQUIPMENT

**FLUE PIPES - NOT FULLY VISIBLE**

The entire length of the flue pipe(s) cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, and/or other obstructions. The interiors of these flue pipes cannot be fully viewed by our company.

## DISTRIBUTION SYSTEMS

**GENERAL HVAC DUCTING LIMITATIONS**

**Please note:** Due to wall and/or floor coverings, insulation, roof framing and/or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the removal of contingencies to determine if any latent defects exist.

Heating and cooling ducts in an average California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: [www.energy.ca.gov/title24/changeout/](http://www.energy.ca.gov/title24/changeout/)

## COOLING AND AIR HANDLER EQUIPMENT

**WINDOW A/C UNITS NOT INSPECTED**

Window units are not tested or inspected as they are outside the scope of a standard home inspection. This is in accordance with the InterNACHI Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNACHI). We advise to ask the seller to demonstrate its operation to determine if any latent defects exist.

**Findings**

## 11.2.1 HEATING EQUIPMENT

**SEDIMENT TRAP - MISSING**

One or more furnace gas piping is not equipped with a sediment trap. Recommend installation by a licensed HVAC contractor or licensed plumbing contractor to comply with today's HVAC safety standards.

## Recommendation

Contact a qualified heating and cooling contractor

## 11.2.2 HEATING EQUIPMENT

**FURNACE - AGING**

The furnace(s) appeared to turn on and produce heat at time of inspection. However, the unit(s) appears to be approaching the end of its useful life. Determining the life remaining is beyond the scope of a home inspection. Due to the age of the unit, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

## Recommendation

Contact a qualified heating and cooling contractor

## 11.7.1 DISTRIBUTION SYSTEMS

**DUCTWORK - LIMITED INSPECTION (LEAKS)**

Testing for ductwork leaks is done on a visual basis only, we do not use special equipment to check that the system is balanced and sealed tight. We can only comment on what appears to be the conditions at the time of inspection. On average heating and cooling ducts in a California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: [www.energy.ca.gov/title24/changeout/](http://www.energy.ca.gov/title24/changeout/)

## Recommendation

Contact a qualified heating and cooling contractor

## 11.8.1 COOLING AND AIR HANDLER EQUIPMENT

**AC - REPLACED**

The air conditioner(s) installed in this home do not appear to be original. Recommend asking the sellers for documentation showing that the unit(s) was installed by a licensed HVAC contractor per the manufacturers installation requirements. If documentation cannot be produced, we recommend the unit(s) be further explored by a licensed HVAC contractor to determine if latent defects exist.

## Recommendation

Contact a qualified heating and cooling contractor

## 11.8.2 COOLING AND AIR HANDLER EQUIPMENT

**AC - 10 YEARS OLD OR MORE**

One or more air conditioner(s) installed in this home appear to be older (10+ years). The unit(s) appeared to turn on and produce cold air. However, we cannot determine how long the unit(s) will last before replacement is necessary. These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacturer, maintenance). It is not uncommon to see units last 20+ years in San Diego county due to the mild climate, however, this is in no way a guarantee that the unit(s) will last 20+ years. You may wish to have the unit(s) further evaluated by a licensed HVAC contractor to determine life remaining and potential cost of replacement.

## Recommendation

Contact a qualified heating and cooling contractor

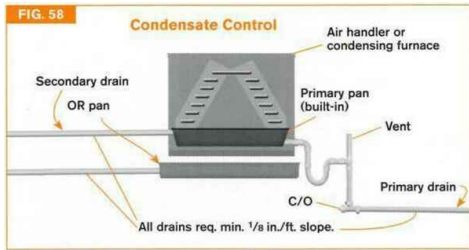
## 11.8.3 COOLING AND AIR HANDLER EQUIPMENT

**AC - NO DRIP PAN**

The evaporator coil section of the air conditioning system does not appear to be equipped with a drip pan. This condition can cause property damage should this unit develop a condensation leak. Recommend further evaluation by a licensed HVAC contractor to determine if repairs or upgrades are possible at this time.

## Recommendation

Contact a qualified heating and cooling contractor



Example Noted at Heater

# 12: FIREPLACES

		IN	NI	NP	D
12.1	FIREPLACE GENERAL	X			
12.2	GAS FIREPLACES	X			
12.3	CHIMNEYS & FLUES	X			
12.4	SOLID FUEL HEATING DEVICES	X			
12.5	WOOD STOVE			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### Number of Fireplaces

One

### Location of Fireplaces

Family Room

### Types of Fireplaces

Gas log

### Chimney (Exterior)

Stucco

### Number of Woodstoves

None

### FIREPLACE GENERAL: Photos of Fireplace(s)



Example Noted at Fireplace

## Limitations

### FIREPLACE GENERAL

#### FIREPLACE SYSTEM LIMITATIONS

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

### CHIMNEYS & FLUES

#### CHIMNEY LINER - NOT INSPECTED

The liner was not fully inspected inspected by our company. Also, black powder dust is expected and should be cleaned from the inner walls of the liner in order to properly inspect for cracks or loose sections. It is recommended to have a licensed chimney sweep clean and inspect for safety.

# 13: COMPLEMENTARY PICTURES

		IN	NI	NP	D
13.1	Interior	X			
13.2	Exterior	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

**Interior: Kitchen**



**Interior: Dining Room**



**Interior: Family Room**



**Interior: Living Room**



**Interior: Half Bathroom**



**Interior: Hall Bathroom**



**Interior: Master Bedroom**



**Interior: Master Bathroom**



**Interior: Bedroom #2**





**Interior: Bedroom #3**



**Interior: Bedroom #4**



**Interior: Laundry Room**



**Interior: Garage**



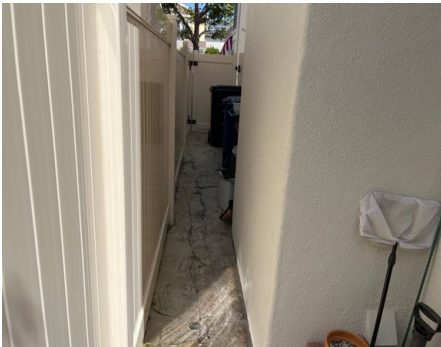
**Interior: Balcony**



**Exterior : Front**



**Exterior : Right Side**



**Exterior : Left Side**



**Exterior : Rear**



**Complimentary Photographs**

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.



# 14: CLOSE OUT CHECKLIST

		IN	NI	NP	D
14.1	Prior to Leaving Checklist	X			
14.2	Persons present when we left	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

## Information

### Prior to Leaving Checklist:

#### Checklist

Range/Stove turned off,  
 Dishwasher drained & turned off,  
 Faucets off/sinks drained,  
 Thermostat turned off, Lights  
 turned off, GFCI outlets reset,  
 Windows locked/blinds adjusted,  
 Rear and side doors locked, Attic  
 access closed, Fireplace turned  
 off, Verified Refrigerator Has  
 Power, Gates closed

### Persons present when we left:

#### Present

Buyer(s)

### Close Out Note

We realize that we are guests in your home and conducted ourselves with the utmost respect for your property. We also wear shoe covers when inspecting the interior, and make every effort to leave your property in the same condition we find it.

# STANDARDS OF PRACTICE

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