



WEST IVY INSPECTIONS

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RESIDENTIAL INSPECTION

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MARCH 11, 2025



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Thank you for choosing **West Ivy Home Inspections**. 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 West Ivy Home Inspections!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**

Step 2: Call your inspector immediately at **619-796-9077**, 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 **West Ivy Home Inspections** 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 **West Ivy Home Inspections**. 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 **West Ivy Home Inspections** 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, **West Ivy Home Inspections**, 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.

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. **West Ivy Home Inspections** 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 619-796-9077 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: West Ivy Home Inspections 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.

- ⊖ 2.6.1 Kitchen Appliances - Built In - OVEN: Door Handle - Damaged/Loose or Missing
- ⊖ 2.9.1 Kitchen Appliances - Built In - WASHER/DRYER: Leak Pan - Not Visible
- ⊖ 3.2.1 Plumbing System - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM: Plumbing - Unsecured
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stops Corrosion
- ⊖ 3.3.2 Plumbing System - FIXTURES AND CONNECTED DEVICES: Toilet Loose
- ⚠ 3.3.3 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stop Handle Loose/ Damaged/Missing
- ⊖ 3.3.4 Plumbing System - FIXTURES AND CONNECTED DEVICES: Laundry Hose Bibs - Corrosion
- ⊖ 3.3.5 Plumbing System - FIXTURES AND CONNECTED DEVICES: Don't use
- ⊖ 3.5.1 Plumbing System - TUB/SHOWER FIXTURES: Tub Diverter - Not Functional/Defective
- ⊖ 3.5.2 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 3.7.1 Plumbing System - WATER HEATERS: Expansion Tank Not Installed
- ⊖ 3.7.2 Plumbing System - WATER HEATERS: Sediment Trap - Not Installed
- ⚠ 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Labels - None

- ⚠ 4.6.1 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Double Tap
- ⚠ 4.7.1 Electrical System - BRANCH CIRCUIT CONDUCTORS: Improper Termination
- ⊖ 4.7.2 Electrical System - BRANCH CIRCUIT CONDUCTORS: Wires - Unsecured
- ⊖ 4.8.1 Electrical System - 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): Light - Flickers/Blinks
- 🔧 4.9.1 Electrical System - EXTERIOR LIGHTING : Sensor Light Not Tested
- 🔧 4.9.2 Electrical System - EXTERIOR LIGHTING : Landscape Lighting
- ⚠ 4.10.1 Electrical System - POLARITY & GROUNDING OF RECEPTACLES: Receptacle - Ground Not Detected
- 🔧 4.11.1 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : GFCI Upgrade Recommended - (Bathroom, Exterior and Garage)
- ⊖ 4.11.2 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : More Than 1 GFCI on Circuit
- ⊖ 4.11.3 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : Lights/Appliance On GFCI Circuit
- ⊖ 4.12.1 Electrical System - AFCI - (ARC FAULT CIRCUIT INTERRUPTERS): AFCI's - Not Installed / Not Enough
- ⚠ 4.13.1 Electrical System - SMOKE DETECTORS: Not Installed in All required Areas
- ⊖ 6.4.1 Interiors - FLOOR COVERINGS: Tile - Cracked/Chipped
- ⊖ 6.4.2 Interiors - FLOOR COVERINGS: Wood - Flooring Gaps (laminated)
- ⚠ 6.5.1 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Balusters Spaced Too Far Apart
- ⊖ 6.6.1 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Cabinet Floor - Moisture Stains/Damage
- ⊖ 6.6.2 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Drawer - Damaged
- ⊖ 6.7.1 Interiors - TUB/SHOWER ENCLOSURES: Enclosure - Caulk Pipe Penetrations
- ⊖ 6.7.2 Interiors - TUB/SHOWER ENCLOSURES: Shower Door - Seal Not Installed
- ⊖ 6.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Screens - Damaged / Loose
- ⊖ 6.11.1 Interiors - ROOM ADDITIONS/MODIFICATIONS: Additions or Modifications
- 🔧 7.5.1 Garage - GARAGE FLOOR: Stains on Floor
- ⊖ 7.6.1 Garage - GARAGE DOOR OPERATORS : Battery Backup - Not Equipped
- 🔧 8.4.1 Roofing - ROOF COVERINGS: Non-Original Roof (Newer)
- ⊖ 8.5.1 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Exposed Nails
- ⊖ 8.6.1 Roofing - ROOF DRAINAGE SYSTEMS: Gutters and Downspouts Require Service
- ⊖ 9.2.1 Exterior - WALL CLADDING, TRIM AND FLASHING: Previous Repairs
- ⊖ 9.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Wood Destroying Organism
- ⊖ 9.6.1 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading - Negative Slope in Grading
- ⊖ 9.6.2 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Drainage - Standing Water



9.6.3 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Retaining Wall/ brick wall - Leaning



9.6.4 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Yard Wall - Leaning



10.5.1 Structural Components - FLOORS (Structural): Uneven Floors



11.2.1 Heating/Central A/C - HEATING - EQUIPMENT: Furnace Turned On - Heat Exchanger Not Visible



11.2.2 Heating/Central A/C - HEATING - EQUIPMENT: Sediment Trap - Not Installed



11.2.3 Heating/Central A/C - HEATING - EQUIPMENT: Furnace Replaced



11.6.1 Heating/Central A/C - COOLING - EQUIPMENT: Air Conditioner - Produced Cool Air



11.6.2 Heating/Central A/C - COOLING - EQUIPMENT: Foam Missing at Refrigerant Line



11.6.3 Heating/Central A/C - COOLING - EQUIPMENT: AC Replaced



11.8.1 Heating/Central A/C - THERMOSTAT: Thermostat - Worn



11.9.1 Heating/Central A/C - DUCTS / FILTERS (Distribution System): Filter - Dirty



11.10.1 Heating/Central A/C - FIREPLACES - FIRE BOX : Damper Clamp - Not Installed



11.10.2 Heating/Central A/C - FIREPLACES - FIRE BOX : Doors / Screen - Not Installed



11.11.1 Heating/Central A/C - FIREPLACE - CHIMNEY: Spark Arrestor/Rain Cap - Not Installed



11.12.1 Heating/Central A/C - FIREPLACE - STRUCTURE : Structure - Bricks/Mortar Deteriorating

1: INSPECTION DETAILS

Information

| | | |
|--|---|---|
| Property: Type Single Family Residence | Year: Built 1969 | Number of : Levels 1 |
| Occupied: Is the Home Lived in No | Parties : Present Home Inspector, Buyer's Agent, Buyer | Weather: Conditions Cloudy, Dry |
| Outside: Air Temperature 69 degree | | |

Home approx 40 Years Old or More

This home is approx older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. 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 on 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.

2: KITCHEN APPLIANCES - BUILT IN

Information

| | | |
|-----------------------------------|-----------------------------------|---|
| Dishwasher Samsung | Disposer In Sink Erator | Built-in Microwave Frigidaire |
| Range -Gas-, Frigidaire | Oven -Gas- | Exhaust/Range Hood -Re-Circulate-, Built into Microwave |

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, self-cleaning oven function or thermostats for calibration or automatic operation; 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.

DISHWASHER: Dishwasher Turned On - Inspection Limited

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and any possible damages that may result from a leak.



DISHWASHER: Dishwasher Test - Limited Review

We test the dishwasher to introduce 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.

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.

GARBAGE DISPOSER: Efficiency - Not Inspected

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

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.

**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.



OVEN: Thermal Image Showing Oven Working

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

**REFRIGERATOR: Refrigerator - Not Inspected**

Refrigerators are not inspected as they are outside the scope of a standard home inspection.



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.



WASHER/DRYER: Laundry Equipment - Not Inspected

The clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.



Limitations

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 building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or 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.

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.

Findings

2.6.1 OVEN

This has been addressed



Attention Items

DOOR HANDLE - DAMAGED/LOOSE OR MISSING

Door handle noted damaged, loose or missing. Recommend repair or replacement as necessary at this time by a qualified appliance repair professional.

Recommendation

Contact a qualified appliance repair professional.



2.9.1 WASHER/DRYER

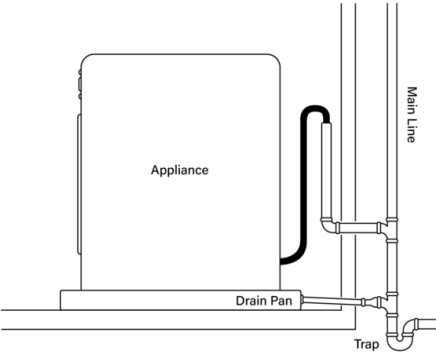


Attention Items

LEAK PAN - NOT VISIBLE


Leak pan or drain was not visible at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation
Contact a qualified professional.



3: PLUMBING SYSTEM

Information

| | | |
|---|---|--|
| Water Source Public | Plumbing Supply Copper | Plumbing Distribution Copper |
| Water Pressure 75-80 psi | Washer Drain Size 2 Inches | Water Heater Fuel Source Natural Gas |
|  | | |
| Plumbing Waste ABS | Water Heater Flue Pipe Material Single Wall Metal, Transite | Manufacturer Rheem |
| Capacity 40 Gallons | Year Water Heater Was Made 2015 | Water Filters None |
| Gas Distribution Piping Rigid Iron Pipe | | |

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Sewer Cleanout Location

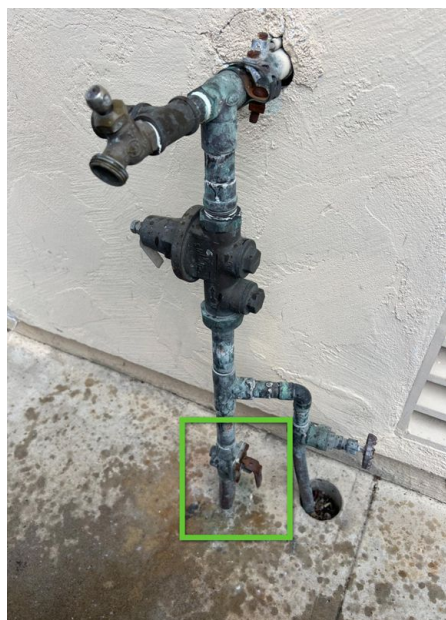
The main sewer cleanout location was noted. This is for your information.

**WATER HEATERS: Picture of Water Heater**

Picture of water heater(s).

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

Right Side of the Building

**PRESSURE REGULATOR: Pressure Regulator**

right of the home

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

Left side of building



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, inasmuch as 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, and 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. **West Ivy Home Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

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 working 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.

FIXTURES AND CONNECTED DEVICES: Low Flow at Fixtures - Not Determined

Please be advised that determining if a plumbing fixtures flow is low/adequate 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: 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: Thermal Image of Hot Water

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



GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior 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.

WATER FILTER/SOFTENER: Water Filter Not Inspected.

We do not inspect water filtration units. Recommend contacting the installer for information on life expectancy and/or condition.



Limitations

PLUMBING WATER SUPPLY AND DISTRUBUTION 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.

Findings

3.2.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM



PLUMBING - UNSECURED

Unsecured plumbing noted. Recommend a licensed plumbing contractor to properly secure or repair as necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified plumbing contractor.



Example Rear of building



Example Rear of building

This has been addressed

3.3.1 FIXTURES AND CONNECTED DEVICES



ANGLE STOPS CORROSION

Some of the angle stops, shut off valves and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

Recommendation

Contact a qualified plumbing contractor.



Master bathroom

This has been addressed

3.3.2 FIXTURES AND CONNECTED DEVICES

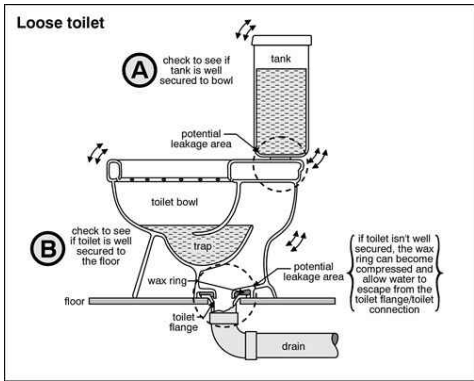
Attention Items

TOILET LOOSE

The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak. Left unchecked, leaking wax rings may cause other problems, to include, but not limited to: Damaging the flooring and adjacent wall materials, organic growth, and can even cause damage to the wood sub-floor or slab. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Master bathroom

This has been addressed

3.3.3 FIXTURES AND CONNECTED DEVICES

ANGLE STOP HANDLE LOOSE/ DAMAGED/MISSING

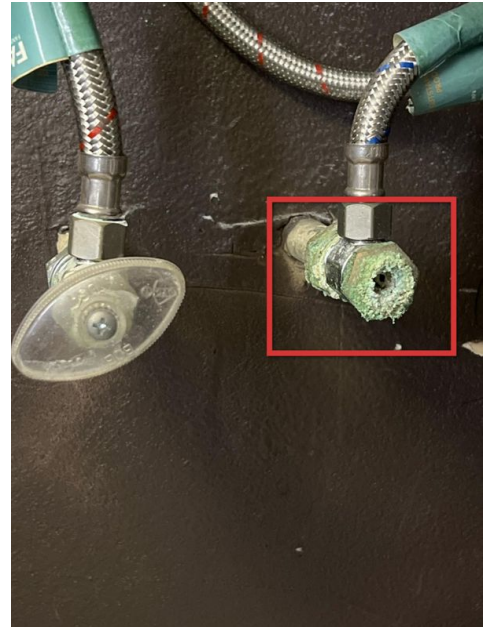


Safety Concerns

One or more angle stop valve handle(s) appeared to be loose, missing or damaged. This condition can prevent the water from being turned off when necessary. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Master bathroom

This has been addressed

3.3.4 FIXTURES AND CONNECTED DEVICES

LAUNDRY HOSE BIBS - CORROSION

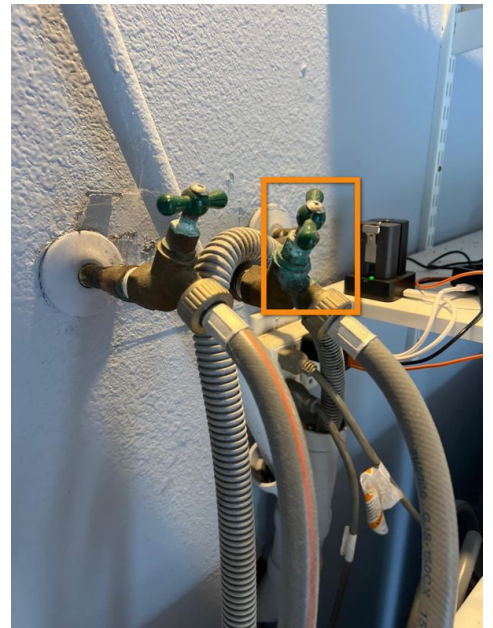


Attention Items

The hot and/or cold water hose bibs at the laundry appear to be corroding, have mineral deposits and/or are rusted. This may be indicative of previous leak(s) that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent possible leaks.

Recommendation

Contact a qualified plumbing contractor.



3.3.5 FIXTURES AND CONNECTED DEVICES

DON'T USE



Attention Items

A sign label don't use was noted at the downstairs showerhead control. Recommend for the evaluation as needed.

Recommendation

Contact a qualified professional.



3.5.1 TUB/SHOWER FIXTURES

TUB DIVERTER - NOT FUNCTIONAL/DEFECTIVE

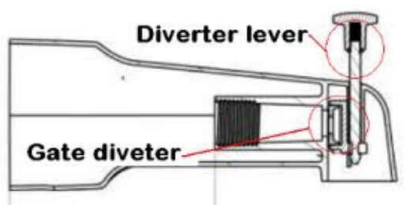


Attention Items

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and/or hard water build-up. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Master bathroom

3.5.2 TUB/SHOWER FIXTURES

DRAIN OVERFLOW - INFORMATION

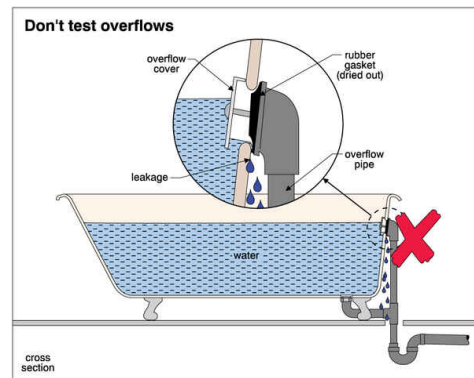


Attention Items

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 plumbing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINES - SCOPE RECOMMENDED

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. 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.



Attention Items

This has been addressed

3.7.1 WATER HEATERS

EXPANSION TANK NOT INSTALLED

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 this home. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's standards.

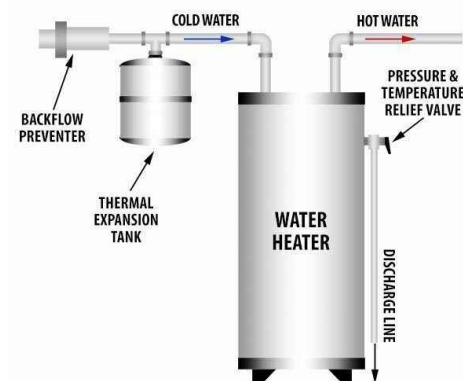
Recommendation

Contact a qualified plumbing contractor.



Attention Items

TYPICAL RESIDENTIAL INSTALLATION



Example



This has been addressed

3.7.2 WATER HEATERS

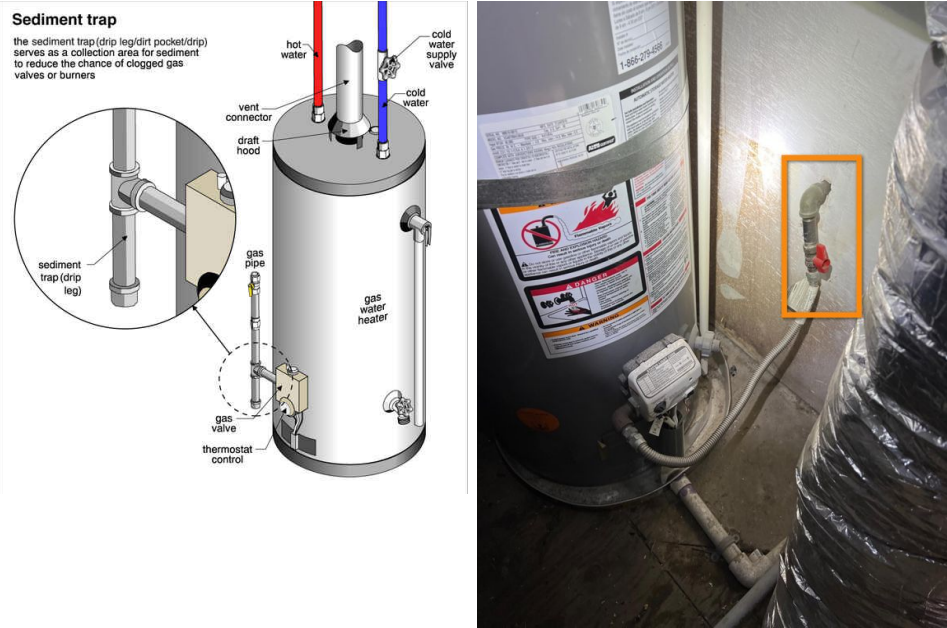
Attention Items

SEDIMENT TRAP - NOT INSTALLED

A sediment trap was not installed at the gas line for the water heater. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with todays plumbing standards.


Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEM

Information

| | | |
|--|---|---|
| Panel Manufacturer EATON | Panel Type Circuit Breakers | Panel Capacity 100 AMP |
| Service Conductors Overhead Service | Branch Wire 15 and 20 Amp Copper | Wiring Methods Romex |
| Exterior Lighting Control Standard Switched | MAIN AND DISTRIBUTION PANELS: Panel Type Main Panel | LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location Left Side of the Building |
|  | | |
| LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location None | | |

ELECTRICAL GENERAL: Electrical General

The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

ELECTRICAL GENERAL: GFCI & Circuit Breakers - Not Tested For Load

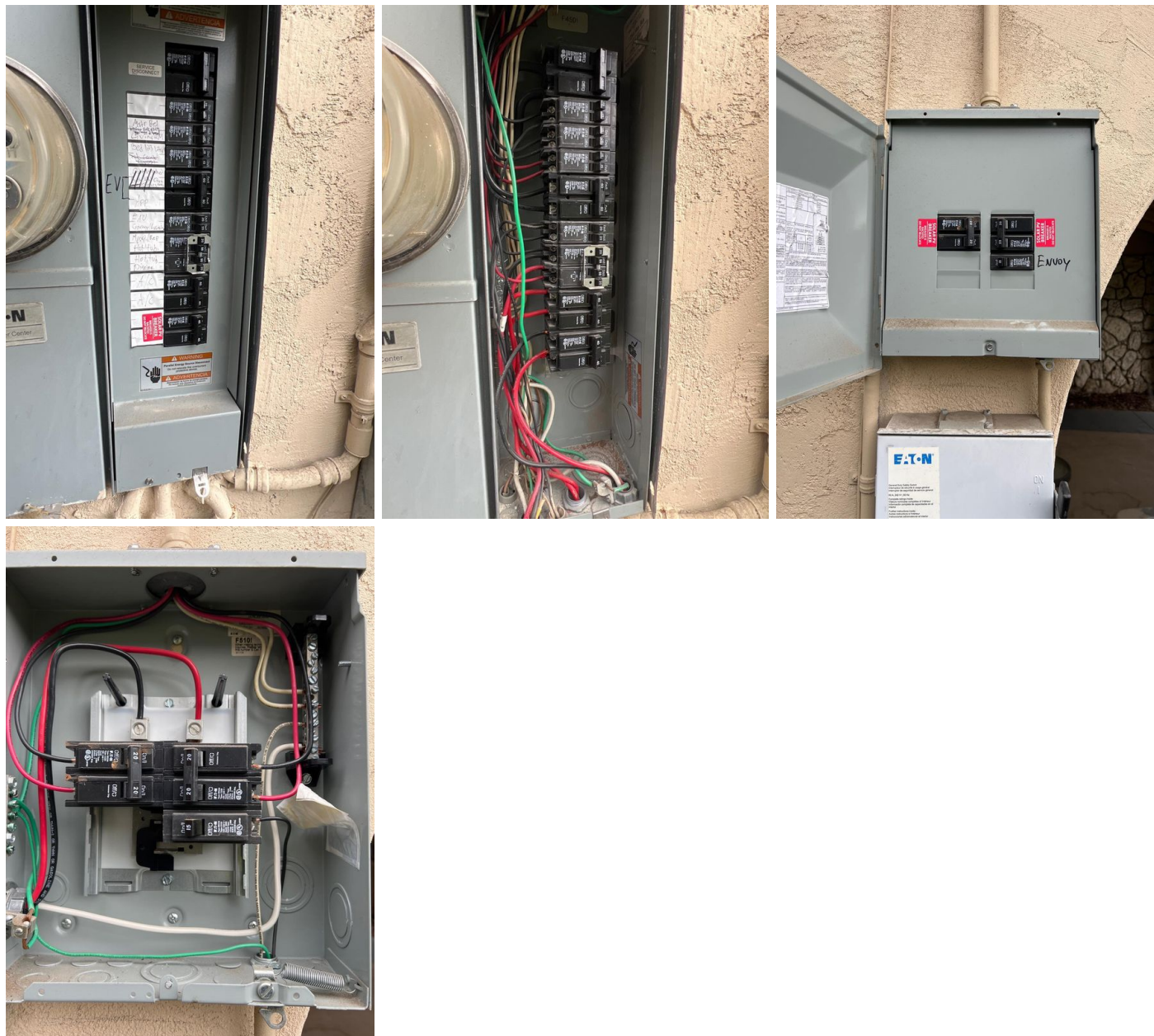
Upon conducting a thorough inspection of the property, it's important to note that our assessment does not encompass the inspection of electrical circuit breakers and Ground Fault Circuit Interrupters (GFCIs) for load. Our inspection focuses primarily on identifying visible defects, safety hazards, and functionality of these components at the time of inspection.

Electrical circuit breakers and GFCIs are designed to protect against electrical hazards by interrupting power in the event of an overload, short circuit, or ground fault. However, evaluating these components for their specific load capacities and internal conditions requires specialized testing and knowledge beyond the scope of a standard home inspection.

It is recommended that a qualified electrician be consulted for a comprehensive evaluation of electrical circuit breakers and GFCIs, particularly if concerns regarding load capacities or operational integrity arise. This ensures that these critical safety devices are functioning as intended and can provide adequate protection to the property and its occupants.

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

Pictures of electrical panel(s).



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 itself 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 : 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 evaluated by a qualified professional, if necessary at this time, to ensure proper function.

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home. 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. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

CARBON MONOXIDE DETECTORS : Multi-Story - CO Detectors Present

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



CABLE AND TELEPHONE ENTRANCE: Internet/Audio/Television Equipment Not Inspected

The internet, audio and television equipment was not inspected at the time of the inspection. These items are considered outside the scope of a standard home inspection. Recommend a qualified professional to further evaluate.

SOLAR: Solar / Generator System - Not Inspected

Home equipped with solar panels, batteries and/or generators are outside the scope of a standard home inspection. We do not inspect the above items. We advise inquiry with sellers about these systems, 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.



Limitations

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. A load is not placed on each receptacle. Please be aware that the inspector has your best interest in mind. Faulty breakers are outside the scope of this inspection. 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.

Findings

4.3.1 MAIN AND DISTRIBUTION PANELS

LABELS - NONE

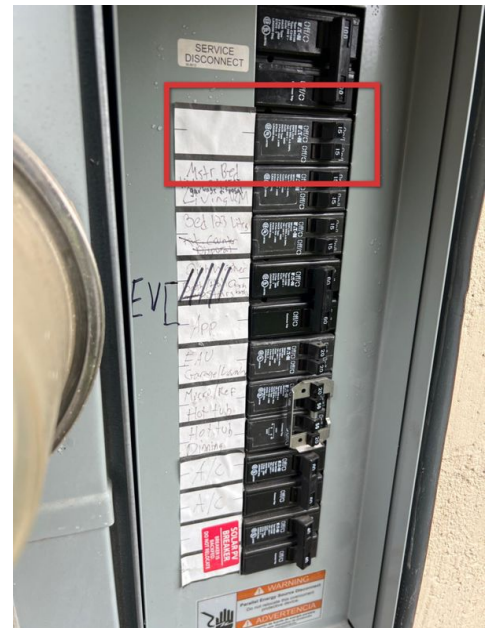
The panel is not fully labeled. Recommend correction by a licensed electrical contractor or qualified professional for safety.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



4.6.1 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

DOUBLE TAP

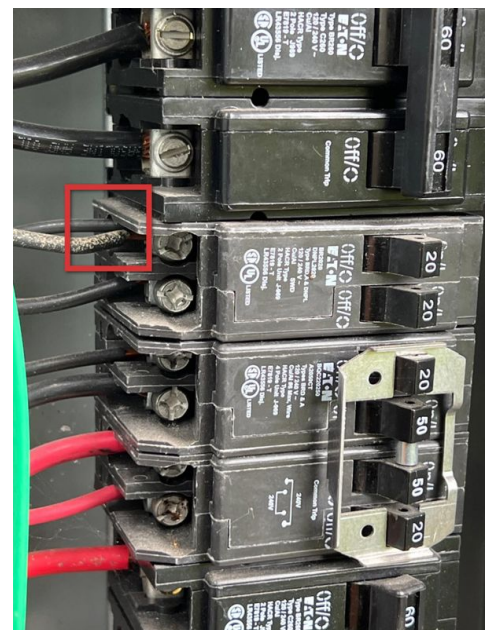
Double tapping noted at one or more breakers. This is a practice of connecting two wires to one circuit breaker, which is typically not allowed. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



4.7.1 BRANCH CIRCUIT CONDUCTORS

IMPROPER TERMINATION



Safety Concerns

Improperly terminated Romex wire(s) noted. This is a shock and fire hazard. All electrical conductors must be properly terminated inside of a closed junction box. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



4.7.2 BRANCH CIRCUIT CONDUCTORS

WIRES - UNSECURED

Sections of the electrical wiring was noted unsecured. This is not in keeping with good electrical safety standards. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs possible at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Garage

4.8.1 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)

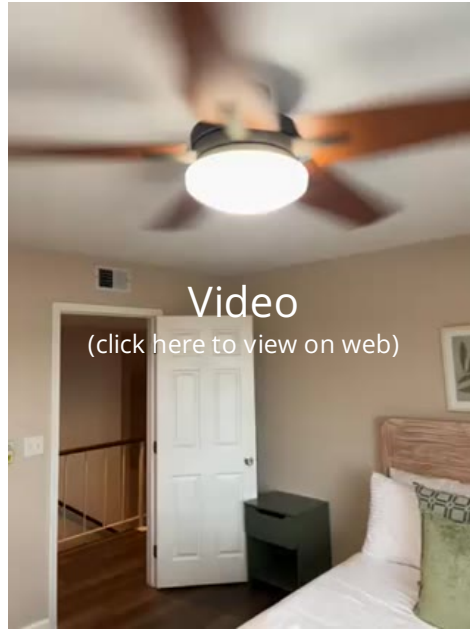
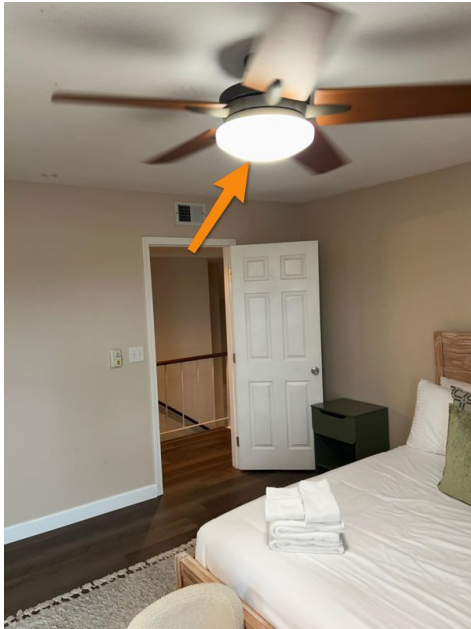
LIGHT - FLICKERS/BLINKS

One or more lights appear to flicker at the time of the inspection. This may be a result of a worn/ aged light bulb or fixture or a loose connection. However the exact cause is unknown. Recommend a licensed electrician to further evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.





4.9.1 EXTERIOR LIGHTING

SENSOR LIGHT NOT TESTED



Observation Items

Sensor lights are not tested. Recommend asking the seller to demonstrate that all exterior lighting is functional prior to the removal of contingencies and/or have further evaluated by a licensed electrical contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified electrical contractor.

4.9.2 EXTERIOR LIGHTING

LANDSCAPE LIGHTING



Observation Items

Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Recommendation

Contact a qualified professional.

4.10.1 POLARITY & GROUNDING OF RECEPTACLES



Safety Concerns

RECEPTACLE - GROUND NOT DETECTED

The 3-pronged receptacle(s) appeared to have been wired without a ground or has a loose ground wire. This condition can prove to be a shock/safety hazard. Recommend further evaluation of all grounding by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



4.11.1 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)



Observation Items

GFCI UPGRADE RECOMMENDED - (BATHROOM, EXTERIOR AND GARAGE)

This home was built prior to the requirement for the installation of GFCI receptacles in certain locations in the home. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, laundry, all kitchen counter top outlets, and at exterior, to GFCI protected receptacles. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [GFCI Requirements](#)

Recommendation

Contact a qualified electrical contractor.



Example Garage

4.11.2 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)



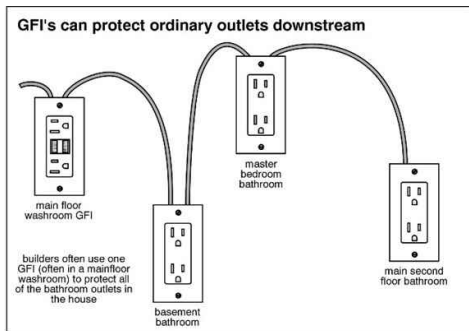
Attention Items

MORE THAN 1 GFCI ON CIRCUIT

There appeared to be more than one GFCI receptacle installed on the circuit. Only one GFCI is required to protect all of the receptacles past the GFCI. Having too many GFCI receptacles on one circuit is not a hazard, but can cause confusion to re-set if one trips. Recommend having a licensed electrician identify proper installation and correct as necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Upstairs Hall Bath



Master bathroom

4.11.3 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)

LIGHTS/APPLIANCE ON GFCI CIRCUIT



Attention Items

One or more lighting(s) or appliance circuit(s) was noted GFCI protected. It is atypical to have lights or appliances connected to a GFCI. Recommend further evaluation by a licensed electrical contractor to determine if corrections are necessary at this time to comply with today's electrical standards.

Recommendation

Contact a qualified professional.



Example Master bathroom



Example Upstairs Hall Bath

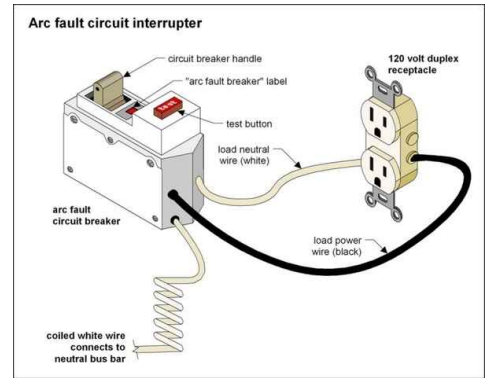
4.12.1 AFCI - (ARC FAULT CIRCUIT INTERRUPTERS)



Attention Items

AFCI'S - NOT INSTALLED / NOT ENOUGH

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. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.



Recommendation

Contact a qualified electrical contractor.

4.13.1 SMOKE DETECTORS



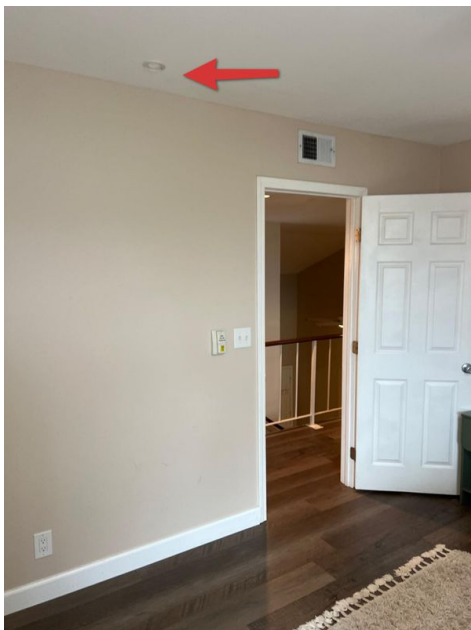
Safety Concerns

NOT INSTALLED IN ALL REQUIRED AREAS

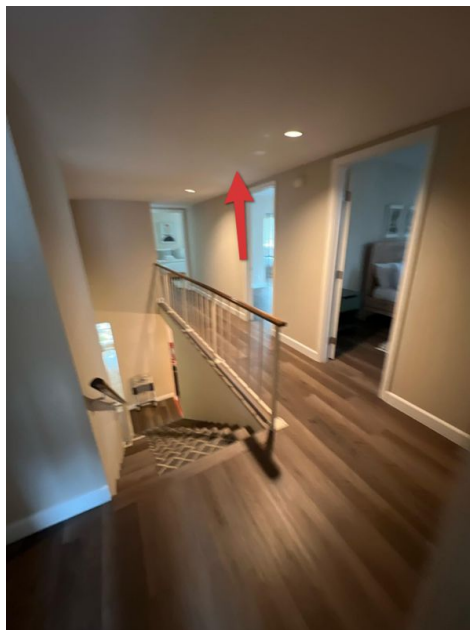
Smoke detectors are not installed in all required areas. Recommend installing smoke detectors as necessary to comply with today's [fire safety standards](#) prior to occupying the home.

Recommendation

Contact a qualified professional.



Example Master bedroom



2nd Floor

5: INSULATION / VENTILATION

Information

| | | |
|--------------------------------|---|----------------------------------|
| Attic Insulation N/A | Floor System Insulation Unknown/Not Visible | Ventilation Roof Vents |
| Exhaust Fans Fan | Dryer Power Source Gas Connection | Dryer Vent Metal |

Insulation and Ventilation General Information

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

WALL INSULATION: Wall Covering- Not Visible

Most of the walls are covered and the insulation was not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Limitations

STYLES AND MATERIALS

INSULATION AND VENTILATION INSPECTION LIMITATIONS

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

6: INTERIORS

Information

| | | |
|---------------------------------------|---|---|
| Ceiling Materials Sheetrock | Wall Materials Sheetrock | Floor Coverings Tile, Laminated T&G |
| Interior Doors Wood | Cabinetry Wood | Kitchen Countertop Granite |
| Windows Double Pane | ATTICS: No Attic Access An attic access was not installed. This is for your information. | |

INTERIOR GENERAL: Interior General Information

The home inspector shall observe the visually accessible areas of the: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Limitations

INTERIOR GENERAL

GENERAL 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.

Findings

6.4.1 FLOOR COVERINGS

 Attention Items

TILE - CRACKED/CHIPPED

Cracked and/or chipped tile(s) noted. Recommend further evaluation by a licensed tile contractor to determine any repairs necessary at this time.

Recommendation
Contact a qualified tile contractor



Master bathroom

This has been addressed

6.4.2 FLOOR COVERINGS

WOOD - FLOORING GAPS (LAMINATE)

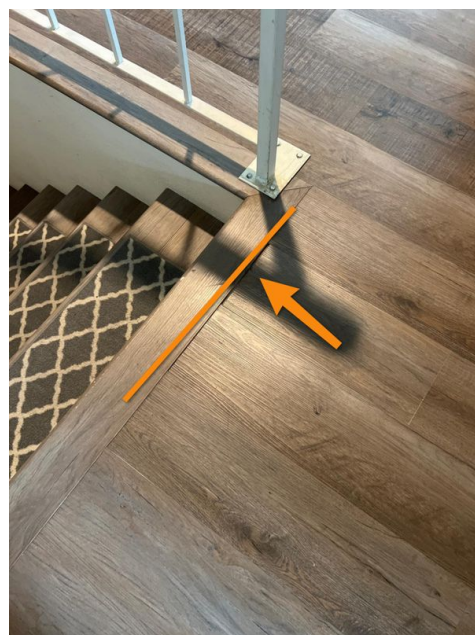


Attention Items

Gaps noted at laminate wood flooring. Recommend a licensed flooring contractor to further evaluate and repair as needed.

Recommendation

Contact a qualified flooring contractor



Example 2nd Floor

6.5.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

BALUSTERS SPACED TOO FAR APART

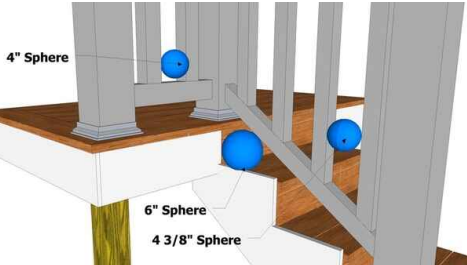


Safety Concerns

The balusters at the railing are spaced too far apart for today's safety standards. Balusters should not have no more than a 4-inch gap between them. This relatively tight amount of spacing still allows for visibility between spindles, but also stands as a safety measure to prevent small children from becoming stuck between spindles or from slipping through the balusters. You are not required to retrofit older homes with current standards. However, recommend a qualified professional to further evaluate as needed.

Recommendation

Contact a qualified general contractor.



Example



6.6.1 COUNTERS, CABINETS, DRAWERS, CLOSET

CABINET FLOOR - MOISTURE STAINS/DAMAGE

Attention Items

Moisture stain(s)/Damage noted at the floor of the cabinet below the sink(s). This appeared to be indicative of a previous leak. The area appeared to be dry at the time of the inspection. Recommend further evaluation by a licensed plumbing contractor to determine any repairs necessary at this time.

Recommendation
Contact a qualified plumbing contractor.



Close Up Photo Kitchen



6.6.2 COUNTERS, CABINETS, DRAWERS, CLOSET

DRAWER - DAMAGED

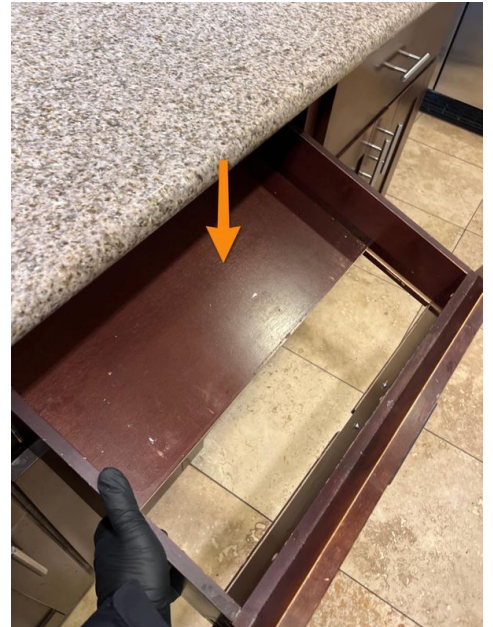
Attention Items

Damage noted at the drawer(s). Recommend further evaluation by a licensed cabinet contractor and repair as necessary at this time to ensure proper function.

This has been addressed

Recommendation

Contact a qualified professional.



Example Kitchen

6.7.1 TUB/SHOWER ENCLOSURES

ENCLOSURE - CAULK PIPE PENETRATIONS

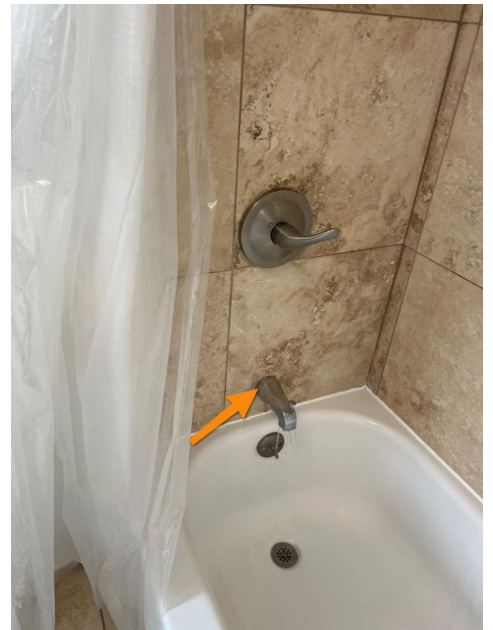
Recommend a qualified professional caulk the tub spout(s), control valve(s), and shower pipe penetrations to the shower enclosure walls as necessary at this time to prevent moisture intrusion. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Attention Items



Example Master bathroom

6.7.2 TUB/SHOWER ENCLOSURES

SHOWER DOOR - SEAL NOT INSTALLED

Portions of the seal at the shower door(s) appeared to be not installed at the time of the inspection. This may allow water to escape the enclosure. Recommend correction as necessary at this time by a qualified professional to prevent moisture from escaping the enclosure.

Recommendation

Contact a qualified professional.



Attention Items



Downstairs hall bath

6.9.1 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - DAMAGED / LOOSE

Screen(s) noted loose, bent or damaged. Recommend repair or replacement as necessary at this time.

Recommendation

Contact a qualified professional.



Attention Items



Example Bedroom 4

6.11.1 ROOM ADDITIONS/MODIFICATIONS

ADDITIONS OR MODIFICATIONS

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

Recommendation

Contact a qualified professional.



Attention Items

7: GARAGE

Information

| Garage Door Type | Garage Door Material | Auto-Opener Manufacturer |
|------------------------------|----------------------|--------------------------|
| One automatic, Two automatic | Metal | Guardian |

Findings

7.5.1 GARAGE FLOOR

 Observation Items

STAINS ON FLOOR

Staining noted on the garage floor in areas. Unable to determine the exact cause. You may wish to view this for yourself and/or have further evaluated by a licensed concrete contractor or restoration contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified concrete contractor.



7.6.1 GARAGE DOOR OPERATORS

 Attention Items

BATTERY BACKUP - NOT EQUIPPED

This home's garage door opener does not appear to be equipped with a battery backup that will allow the door to function during electrical outages. This can prove to be a safety hazard and may not be in compliance with today's building/safety standards. Recommend further evaluation by a licensed garage door contractor to determine if corrections or upgrades are necessary at this time. To learn more about this recent change please click [HERE](#).

Recommendation

Contact a qualified garage door contractor.



8: ROOFING

Information

| | | |
|--|---|--|
| STYLES AND MATERIALS: Roof Covering Asphalt/Fiberglass Composition Shingle | STYLES AND MATERIALS: Roof Covering Observed From Walked roof | STYLES AND MATERIALS: Chimney (Exterior) Brick |
|--|---|--|

ROOF GENERAL: Roof Overview

The home inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including, but not limited to; solar systems, antennae, and lightning arrestors.

If this home is identified as having a tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and we cannot guarantee that all of the tiles are in good condition. We recommend that you have the roof inspected by a licensed roofing contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.



ROOF SHEATHING (As Observable From Attic): Flat Roof - No Attic

Homes with flat roofs are built with no attic access. This limits our inspection to only viewing the exterior roofing and the interior ceiling. If the sheathing is of concern we recommend contacting a licensed manufactured home contractor for more information.

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 leak proof 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.

FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

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.

Findings

8.4.1 ROOF COVERINGS



Observation Items

NON-ORIGINAL ROOF (NEWER)

The roof installed on this home does not appear to be original. Replacing a roof requires permits and must be done per manufacturers installation guidelines. We recommend asking the sellers for documentation showing the roof was permitted, and installed by a licensed roofing contractor per the manufacturers installation requirements. Many roof manufacturers will warranty a product for up to 30 years, however this is not a warranty or guarantee on the workmanship, which is typically the cause for issues/leaks and may not be covered by the manufacturer warranty. If documentation cannot be produced, you should contact the roof manufacturer for warranty details and have a licensed roofing contractor further evaluate the roof to determine if this installation meets the manufacturers installation requirements, before the removal of contingencies.

Recommendation

Contact a qualified roofing professional.

This has been addressed

8.5.1 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS



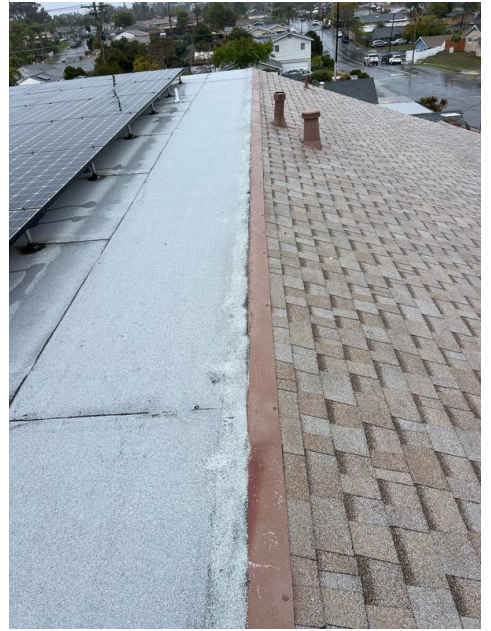
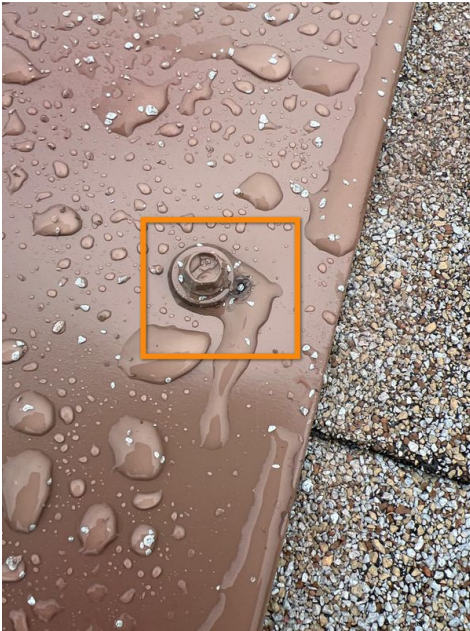
Attention Items

EXPOSED NAILS

Exposed nails/fasteners noted at the flashings and/or roof penetrations in various locations. We recommend further evaluation and repair by a licensed roofing contractor as necessary at this time to prevent possible moisture intrusion issues.

Recommendation

Contact a qualified roofing professional.



8.6.1 ROOF DRAINAGE SYSTEMS

GUTTERS AND DOWNSPOUTS REQUIRE SERVICE



The gutters and downspouts appeared to require service to be fully functional. Recommend further evaluation by a licensed gutter contractor to determine corrections necessary at this time to ensure proper function.

Recommendation

Contact a qualified gutter contractor



9: EXTERIOR

Information

| | | |
|----------------------------------|--|--------------------------------------|
| SIDING MATERIAL STUCCO | EXTERIOR ENTRY DOORS WOOD, GLASS | APPURTENANCE COVERED PATIO |
| DRIVEWAY CONCRETE | | |

EXTERIOR GENERAL INFORMATION: Exterior General Information

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

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.

Findings

9.2.1 WALL CLADDING, TRIM AND FLASHING



PREVIOUS REPAIRS

Evidence of previous repairs noted in one or more areas of the exterior siding. Recommend asking the sellers for a detailed explanation regarding these repairs. You may wish to view this for yourself and/or have further explored by a licensed siding contractor to determine if additional repairs are necessary at this time.

Recommendation

Contact a qualified siding specialist.



Example Right of building

9.5.1 EAVES, SOFFITS AND FASCIAS



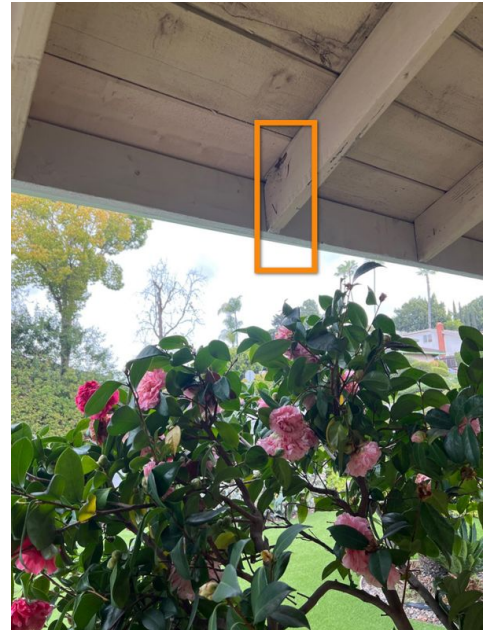
Attention Items

WOOD DESTROYING ORGANISM

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 Front of building

9.6.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



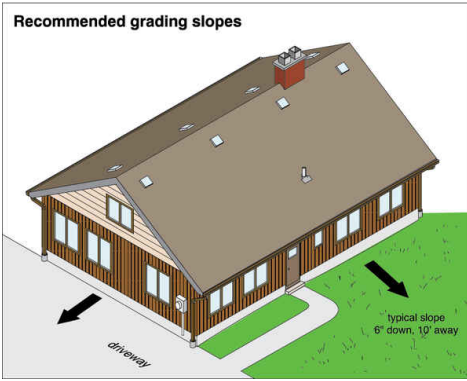
Attention Items

GRADING - NEGATIVE SLOPE IN GRADING

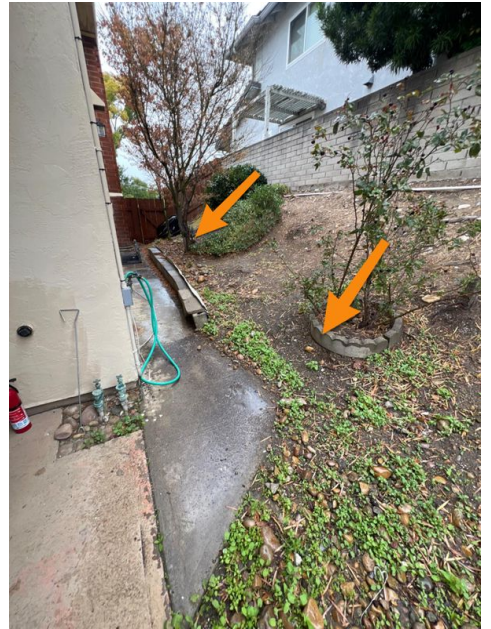
There is a negative slope at one or more areas. This condition can cause or contribute to water pooling and intrusion which can have a negative effect on the overall stability and longevity of this home, to include but not limited to, its foundation. Recommend further evaluation by a licensed grading and drainage contractor before the removal of contingencies to determine repairs possible at this time.

Recommendation

Contact a qualified grading contractor.



Example Left of building



9.6.2 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



Attention Items

DRAINAGE - STANDING WATER

The landscape require a trench or drainage due to water standing or puddling during or after heavy rain. Recommend further evaluation of the homes landscape by a licensed grading contractor to determine corrections necessary at this time to ensure proper drainage occurs.

Recommendation

Contact a qualified professional.



Example Left of building



Example Left of building



9.6.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

**Attention Items****RETAINING WALL/ BRICK WALL - LEANING**

Retaining wall(s) noted leaning and erosion signs appear to be present. This problem will continue to become worse and needs correcting. Recommend further evaluation by a licensed masonry contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified masonry professional.



Example Left of building

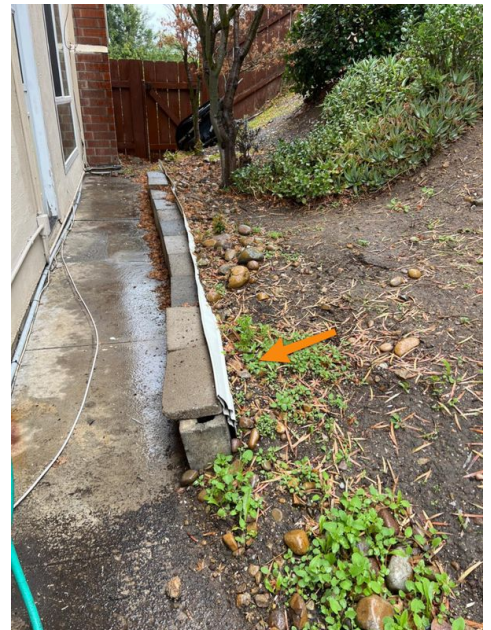
9.6.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

**Attention Items****YARD WALL - LEANING**

Yard wall(s) noted leaning and erosion signs appear to be present. This problem will continue to become worse and needs correcting. Recommend further evaluation by a qualified professional to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.



10: STRUCTURAL COMPONENTS

Information

| | | |
|---|--------------------------------------|---|
| Method Used to Observe Crawl Space No Crawl Space | Foundation Poured concrete | Columns or Piers None |
| Wall Structure Wood | Floor Structure Slab | Ceiling Structure Not visible |
| Roof Structure Not Visible | Roof Type Gable | Attic Info None Found |

Method Used to Observe Attic
None

No Attic Access

The attic space(s) was not accessible by our company. We cannot report on systems and components within this space.

STRUCTURAL GENERAL INFORMATION: Structural General Information

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

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 (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)

LIMITED INSPECTION -

Due to floor coverings, vegetation, siding, plumbing, inaccessible openings in the foundation walls, and/or slab foundation, 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.

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. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

ROOF STRUCTURE AND ATTIC

LIMITED ROOF STRUCTURE INSPECTION

Most of the roof and ceilings are covered and structural members are not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Findings

10.5.1 FLOORS (Structural)

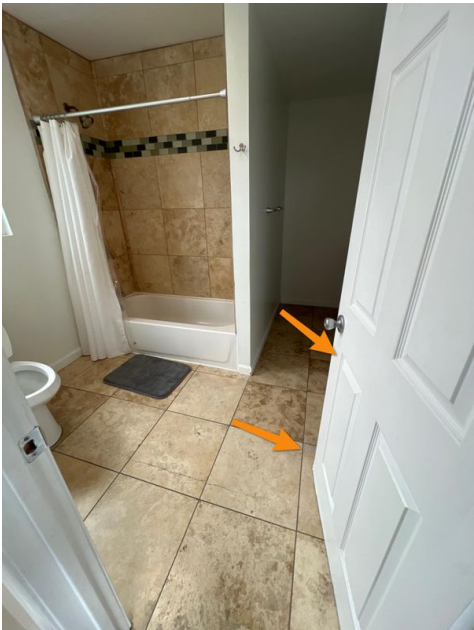
 Attention Items

UNEVEN FLOORS

The floor appears to be uneven at one or more locations. The exact evaluation is beyond the scope of our inspection. We recommend further evaluation by a licensed contractor or a licensed structural engineer before the removal of contingencies to determine if any corrections are necessary at this time.

Recommendation

Contact a foundation contractor.



Master bathroom

11: HEATING/CENTRAL A/C

Information

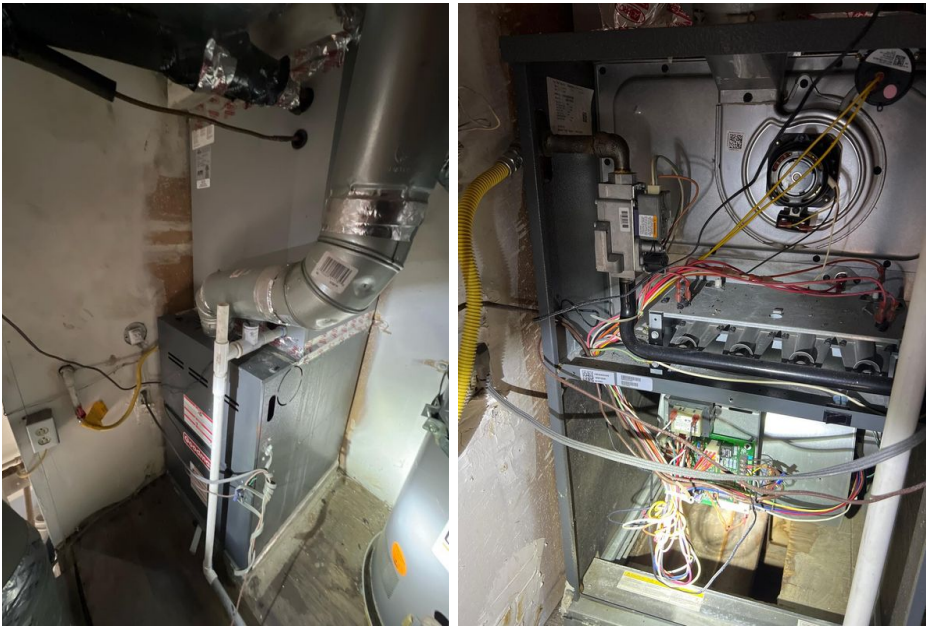
| | | |
|---|---|---|
| Number of Heating Systems (Excluding Wood) One | Heating Equipment Type Forced Air | Heating Equipment Manufacturer GOODMAN |
| Heating Equipment Energy Source Natural gas | Filter Type Disposable | Ductwork Insulated |
| Number of Air Conditioning Systems One | Cooling Equipment Type Air Conditioner Unit | Cooling Equipment Manufacturer GOODMAN |
| Cooling Equipment Energy Source Electricity, No AC in this Home | Types of Fireplaces Vented gas logs | HEATING - EACH ROOM: Type In Wall |
| HVAC AUTOMATIC SAFETY CONTROLS: Type Safety Switch | THERMOSTAT: Type Thermostat | THERMOSTAT: Thermostat Location(s) Hallway Thermostat Location(s). |

HVAC GENERAL: Heating and Cooling System General Information

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

HEATING - EQUIPMENT: Picture of Heater(s)

Photo of the heater



COOLING - EQUIPMENT: AC Condenser (Photo)

Photo of AC condenser



Limitations

HVAC GENERAL

HEATING AND COOLING SYSTEM 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.

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.

Findings

11.2.1 HEATING - EQUIPMENT

**FURNACE TURNED ON - HEAT EXCHANGER NOT VISIBLE**

The furnace(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. Because of this, 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



Master bedroom 2nd Floor

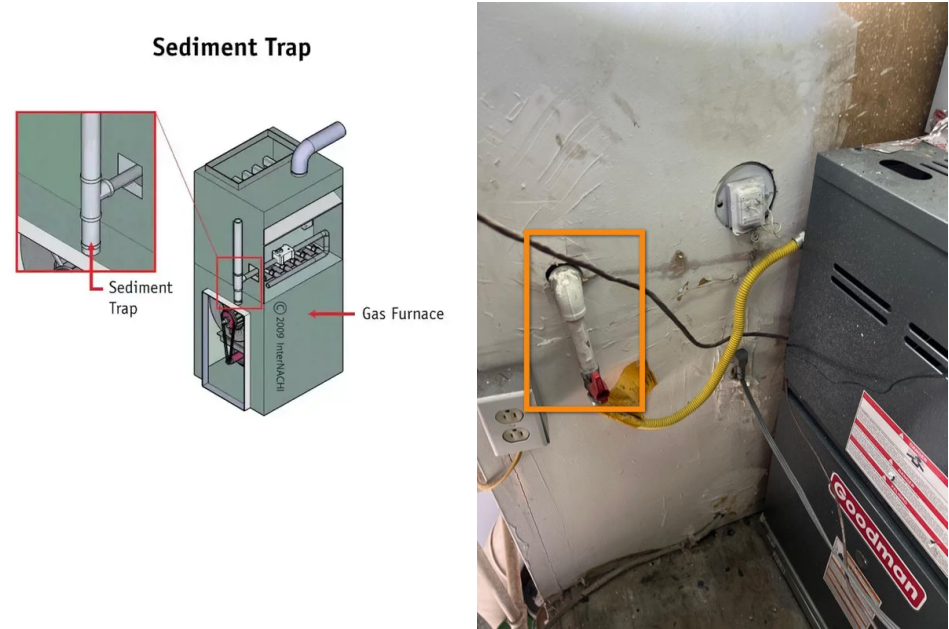
11.2.2 HEATING - EQUIPMENT

**SEDIMENT TRAP - NOT INSTALLED**

The 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



11.2.3 HEATING - EQUIPMENT

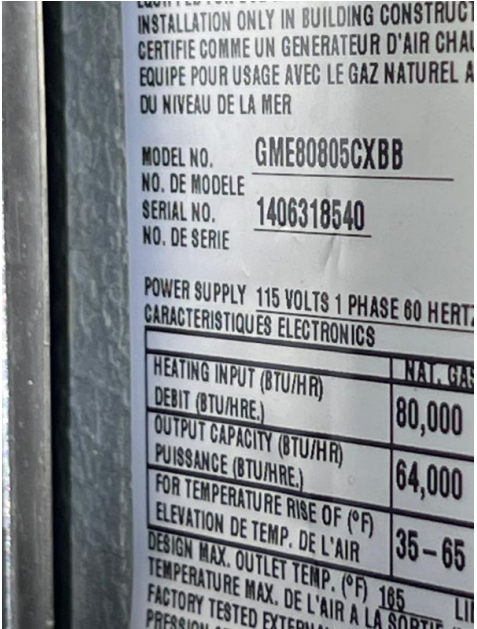
FURNACE REPLACED

Attention Items

The furnace installed in this home is not original. We recommend asking the sellers for documentation showing that the unit was installed by a licensed HVAC contractor per the manufacturers installation requirements. If documentation cannot be produced, we recommend the unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified heating and cooling contractor



Manufactured 2014

11.6.1 COOLING - EQUIPMENT

AIR CONDITIONER - PRODUCED COOL AIR

Observation Items

During the test of this homes 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. You should consider having the unit(s) further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



Bedroom 5

11.6.2 COOLING - EQUIPMENT



Attention Items

FOAM MISSING AT REFRIGERANT LINE

The foam sleeve on the refrigerant line is missing and/or damaged in one or more areas. Missing/damaged foam on the suction line can cause energy loss and condensation. Recommend repair by a licensed HVAC contractor as necessary at this time.

Recommendation

Contact a qualified heating and cooling contractor



11.6.3 COOLING - EQUIPMENT



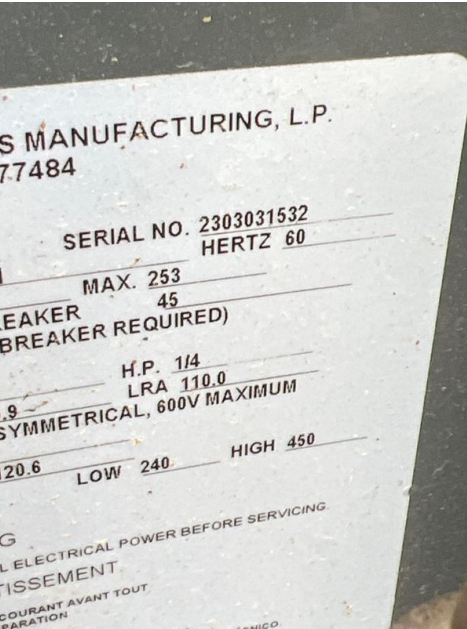
Observation Items

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



Manufactured 2023

11.8.1 THERMOSTAT

 Attention Items

THERMOSTAT - WORN

The thermostat(s) appeared to be worn and difficult to function.
Recommend a qualified professional to upgrade as needed.

Recommendation

Contact a qualified professional.



11.9.1 DUCTS / FILTERS (Distribution System)

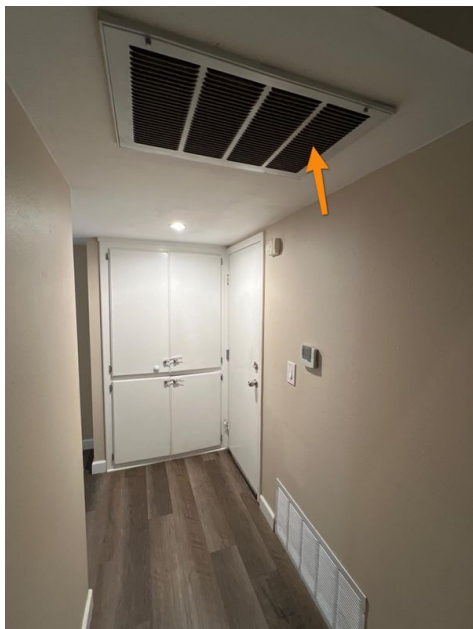
 Attention Items

FILTER - DIRTY

The air filter appeared to be dirty and should be cleaned and or replaced. Recommend further evaluate by a licensed HVAC contractor.

Recommendation

Contact a qualified professional.



11.10.1 FIREPLACES - FIRE BOX

DAMPER CLAMP - NOT INSTALLED



Attention Items

The fireplace is not equipped with a damper clamp as required by today's safety standards. They are required whenever gas is supplied to a fireplace to prevent the damper from closing completely. Recommend installing a damper clamp as a safety upgrade.

Recommendation

Contact a qualified professional.



11.10.2 FIREPLACES - FIRE BOX

DOORS / SCREEN - NOT INSTALLED



Attention Items

Fireplaces doors/screen noted not installed or removed at the time of the inspection. Recommend repair or replacement by a licensed fireplace contractor.

Recommendation
Contact a qualified fireplace contractor.



11.11.1 FIREPLACE - CHIMNEY
SPARK ARRESTOR/RAIN CAP - NOT INSTALLED

 Safety Concerns

The fireplace chimney is not equipped with a rain cap and/or spark arrestor. Recommend installation by a licensed chimney contractor for safety.

Recommendation
Contact a qualified chimney contractor.



Example of Spark Arrestor



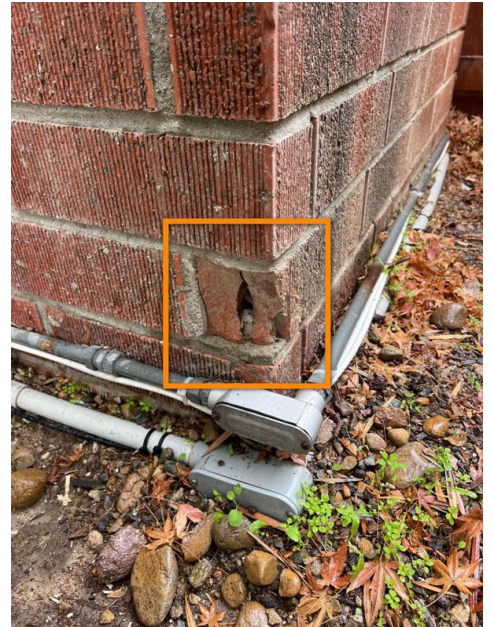
11.12.1 FIREPLACE - STRUCTURE
**STRUCTURE - BRICKS/MORTAR
DETERIORATING**

 Attention Items

The chimney mortar and/or bricks are deteriorated. This condition is considered a safety concern and the fireplace should not be used until approved by a licensed chimney contractor. Recommend further evaluation by a licensed chimney contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified chimney contractor.



12: COMPLEMENTARY PICTURES

Information

Interior: Kitchen



Interior: Dining Room/Area



Interior: Living Room



Interior: Master Bathroom



Interior: Bedroom #2



Interior: Bedroom #3



Interior: Bedroom #4



Interior: Bedroom #5



Interior: Downstairs Hall Bath



Interior: Upstairs Hall Bath



Exterior : Front of Home



Exterior : Right Side of Home



Exterior : Patio



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.

Exterior : Left Side of Home



Exterior : Rear Yard



STANDARDS OF PRACTICE
