

SmartTech
HOME INSPECTIONS

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Home Inspection Report

8843 Corvus Pl
San Diego, CA 92126

Inspected By: Joe Perez

Prepared For: We Revive
Inspected On Wed, Nov 4, 2026 at 10:00 AM

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Thank you for allowing us to conduct a comprehensive visual inspection of the property. This report is designed to help you understand the overall condition of the property so you can make an informed purchase decision. Contact us anytime after the inspection with questions or to review your report.

This summary page is NOT the entire report. The complete report may include additional information of interest or concern to you. To receive the full value of this inspection, make sure to review the entire inspection report.

Defect

Comment 1
Grounds

Loose/Leaning sections of fencing noted. We advise repairs as needed.



Comment 2
Grounds

Grade around foundation is sloped towards the home. We advise regrading uneven areas to assure positive lot drainage and all water drains away from the homes foundation.



Comment 3
Grounds

Post hardware from previous gate is present at walkway, possible trip hazard. We advise removal as needed.



Comment 4
Exterior

Doorbell did not chime when pressed. We advise repair or replacement as needed.



Comment 6
Roofing

Roof has been partially replaced. We advise consulting with a licensed roofing contractor for review and any needed repairs.



Comment 7
Roofing

Roofing materials are worn, exposed fiberglass and loss of granular surface noted. Advise consulting with a licensed roofing contractor for further review and any recommendations or estimates.







Comment 8
Roofing

Torn roofing shingles noted. Advise replacement by a licensed roofing contractor.




Comment 9
Roofing

Roofing materials were cracked/damaged at ridge caps. We advise contacting a licensed roofing contractor for review and replacement of damaged roofing.






Comment 10
Roofing

Unsealed nail heads observed at ridge cap shingles. Recommend sealing nail heads to prevent rusting and possible water intrusion.



Comment 11
Roofing

Cracks noted at chimney cap. We advise contacting a licensed masonry contractor for repairs/resealing as required or needed.





Comment 13
Structure: Attic

Stains noted at roof framing in attic. Unable to determine if active or passive. We advise evaluation by a licensed and qualified roofing contractor.



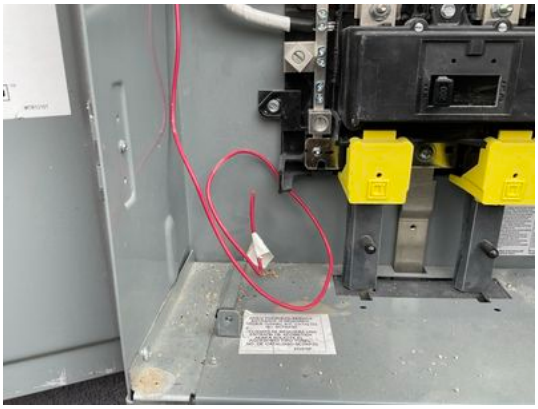
Comment 14
Plumbing: Water Heater

Water heater TPRV (temperature and pressure relief valve) drain line is not extended to the exterior or 4-6 inches above the floor. We advise contacting a licensed plumber for corrections.



Comment 16
Electrical

Uncapped wiring observed in electrical panel. Advise a licensed electrician cap or remove unused wiring.



Comment 18
HVAC: Heating

Furnace gas line is not secured in place. CSST gas line is unsupported and should be permanently secured in place by a licensed HVAC contractor.





Comment 19
HVAC: Heating

A service platform is not present from attic access to front of furnace for maintenance. Advise a qualified contractor make necessary corrections.



Comment 21
Laundry

Washing machine supply lines are missing caps and can be accidentally opened. Recommend capping water line connections when not connected to a washer.



Comment 23
Garage

Gap noted at bottom of garage door. We advise sealing to prevent water and pest intrusion.



Comment 24
Garage

Garage safety sensors are installed too high. We advise lowering the sensors from 4-6 inches off the floor to protect small children and pets.



Comment 25
Garage

Firewall rating compromised due to gaps at wall/ceiling. We advise contacting a licensed contractor to seal gaps with a fireblock sealant to comply with current fire and safety standards.



Comment 26
Bathrooms: #1 - Downstairs

Sink drain line trap is glued together. Sink drain line fittings should be removable so they can be taken apart for cleaning or replacement. Recommend a licensed plumber install a standard P-trap with removable fittings for future maintenance.





Comment 27
Bathrooms: #1 - Downstairs

Cracked grout noted at sink countertop. We advise resealing all areas.



Comment 28
Bathrooms: #2 - Guest

Cracked and missing caulking noted at sink countertop. We advise resealing all areas.



Comment 29
Bathrooms: #2 - Guest

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.



Comment 30
Bathrooms: #3 - Hall

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.



Comment 31
Bathrooms: #4 - Master

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.





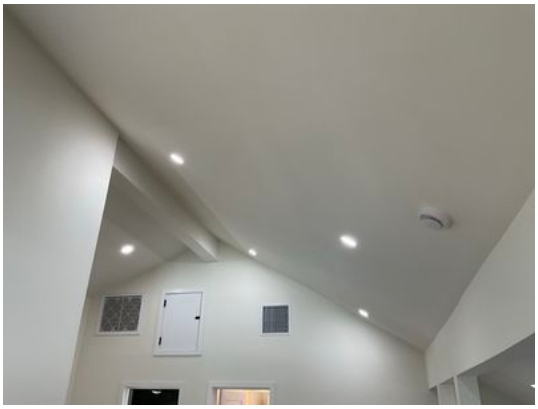
Comment 32
Bathrooms: #4 - Master

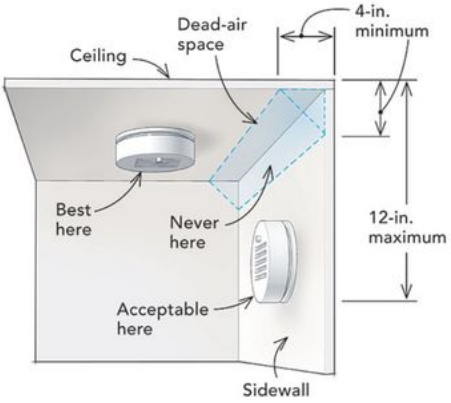
Slow drainage noted at tub. We advise professional clean out of drain system.



Comment 33
Smoke Detectors

Smoke detector upstairs is too low. Advise relocating to ceiling or 4-12 inches from top of wall to comply with current fire and safety standards.





It is clients responsibility to obtain quotes before the end of contingency. This is very important, as once you pass the contingency period or purchase the home, any repairs become your responsibility.

Property Info

Our evaluation of the property and all related systems and components is visual only. Items not listed here as well as things we cannot see, such as utilities, drains, pipes inside the walls, conditions behind cabinets, under flooring and underground as well as areas concealed by any type of property are beyond the scope of this visual inspection.

Property Type

Single Family Home

Bedrooms/Baths

5/3.5

Year Built

1972

Stories

Two

Occupied/Furnished

Vacant

People Present

Inspector

Utilities On During Inspection

Electric Service, Gas Service, Water Service

Weather

Sunny, Warm, Dry

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios, balconies and driveways. Geological evaluations are beyond the scope of this inspection.

Driveway

Concrete

Walkways

Concrete, Dirt

Sprinklers

Beyond Scope, Not Inspected

Site Grading

Mostly Level, Sloped Toward Structure, Sub-Surface Drains, not tested

Fences/Gates

Wood

Retaining Walls

Block

Patio

Concrete

Patio Cover

Open Wood

Grounds Comments

Comment 1
Defect

Loose/Leaning sections of fencing noted. We advise repairs as needed.



Comment 2
Defect

Grade around foundation is sloped towards the home. We advise regrading uneven areas to assure positive lot drainage and all water drains away from the homes foundation.



Comment 3
Defect

Post hardware from previous gate is present at walkway, possible trip hazard. We advise removal as needed.



Walkways, patios, balconies and any exterior areas are not water tested for leaks. Our visual inspection is limited to the conditions that existed on the day of inspection only. It is not a warranty or guarantee as to whether any areas on the property have leaked in the past or may be subject to leakage in the future.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building. Wall insulation type and value are not verified. Conditions inside walls can not be evaluated. If walls are EIFS this system should be evaluated by a qualified specialist.

Siding

Stucco, Wood

Trim

Wood

Window Frames

Vinyl

Electrical

Sensor Controlled Lights, Light Fixture

Doorbell

Doorbell Cam

Vegetation

Generally Maintained

Exterior Comments

Comment 4
Defect

Doorbell did not chime when pressed. We advise repair or replacement as needed.



In regards to all exterior wood and wood trim, this home inspection is NOT a Wood Destroying Organisms Inspection. We advise referring to the structural pest inspection report for further details regarding moisture damaged wood and any evidence of wood destroying organisms. A WDO inspection should be performed by a professional licensed by the California Structural Pest Control Board (SPCB)

The visible condition of the roof covering is inspected. The purpose of this inspection is to determine general condition, NOT to determine life expectancy. Portions of the roof, including underlayment, plywood decking and flashing are hidden from view and cannot be evaluated by a visual inspection without removal. Consult with a licensed roofer to determine if replacement is necessary.

Inspection Method

Walked Roof

Roof Design

Sloped

Roof Covering

Asphalt Shingles

Conditions

Wear And Tear

Flashings

Intact, where visible

Sky Lights

Present

Chimney

Brick, Spark Arrestor

Ventilation Present

Gable Ends

Gutters/Downspouts

Not Present

Roofing Comments

Comment 5
Information

Roof inspection pictures.






Comment 6
Defect

Roof has been partially replaced. We advise consulting with a licensed roofing contractor for review and any needed repairs.



Comment 7
Defect

Roofing materials are worn, exposed fiberglass and loss of granular surface noted. Advise consulting with a licensed roofing contractor for further review and any recommendations or estimates.





Comment 8
Defect

Torn roofing shingles noted. Advise replacement by a licensed roofing contractor.




Comment 9
Defect

Roofing materials were cracked/damaged at ridge caps. We advise contacting a licensed roofing contractor for review and replacement of damaged roofing.



Comment 10
Defect

Unsealed nail heads observed at ridge cap shingles. Recommend sealing nail heads to prevent rusting and possible water intrusion.



Comment 11
Defect

Cracks noted at chimney cap. We advise contacting a licensed masonry contractor for repairs/resealing as required or needed.





Notice: This visual inspection is NOT a certification, warranty, or guarantee against past, present or future roof leaks. We CANNOT determine if the roof is watertight by a visual inspection. A member of the NRCIA or a licensed roofing contractor may be hired to perform a water test and issue a roof certification. This roof can and eventually will leak and need replacement. We strongly recommend that you INCLUDE roof coverage on your home warranty and keep your warranty active every year you own this home.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Concrete Slab

Foundation Material

Poured Concrete

Floor Structure

Concrete Slab

Subflooring

Unknown, Not Visible

Areas concealed, not visible or covered with flooring are excluded and beyond the scope of this inspection.

Attic

Attic Entry

Bedroom Closet, Loft





Roof Framing Type

Rafters

Roof Deck Material

Plywood

Evidence Of Leaking

Stains

Insulation

Blown In Fiberglass, Rolled Fiberglass Batts

Ventilation

Gable Vents

Attic Comments

Comment 12
Information

Attic inspection pictures. Limited space made some areas of the attic inaccessible for inspection.






Comment 13
Defect

Stains noted at roof framing in attic. Unable to determine if active or passive. We advise evaluation by a licensed and qualified roofing contractor.

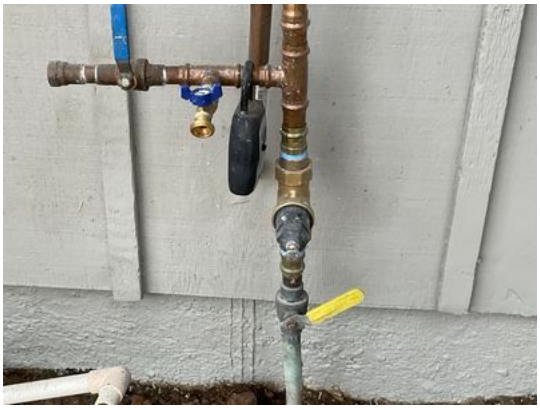


Our visual inspection of the attic is limited to accessibility, presence of insulation and does not include concealed areas under insulation. When an attic is heavily insulated, certain areas are not possible to review.

Since shut off valves are operated infrequently, they often leak or break when operated after a period of inactivity. For this reason water shut off valves are not tested during a home inspection.

Location of Main Water Shutoff

Front of home



Water Pressure

55 Psi, Within Range 40-80, Pressure Regulator



Location of Gas Shutoff

At Meter

Supply Pipe Material

Copper, where visible

Waste Pipe Material

ABS Plastic

Hot Water Temperature

125° F

Hose Bib/Outdoor Faucets

Present

Leakage, blockage or corrosion in underground piping cannot be detected by visual examination. A video inspection of the drain/waste lines by an appropriate specialist is highly recommended. Identifying, locating and the inclusion of private water and septic systems are beyond the scope of this home inspection.

Water Heater

Client should consult with the local utility company to verify the safe installation and operation of this unit prior to the close of escrow.

Location

Garage



Year Manufactured

2026



Manufacturer

Rheem

Capacity

50 gal

Fuel

Natural Gas

Shutoff

Gas Shutoff

Cold Water Shutoff

Present

Temp & Pressure Relief Valve

Present With Discharge Line

Seismic Straps Installed

Yes

Waterproof Pan

Present

Venting

Rigid

Water Heater Comments

Comment 14
Defect

Water heater TPRV (temperature and pressure relief valve) drain line is not extended to the exterior or 4-6 inches above the floor. We advise contacting a licensed plumber for corrections.



Current building standards require the installation of a waterproof pan, sediment trap for the gas line, TPR valve that extends to the floor or exterior. Certain requirements do not come into affect until replacement of the unit.

Our electrical inspection is done by inspecting the wiring and fixtures that are visibly and readily accessible. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report.

Location

Exterior



Type of Service

Underground

Service Panel Manufacturer

Square D

Main Disconnect

Service Panel



Service Amperage

200 amps

Service Voltage

240 volts

Service Panel Ground

Present

Branch Circuit Wiring

Solid Copper, Stranded Copper

Circuit Breakers

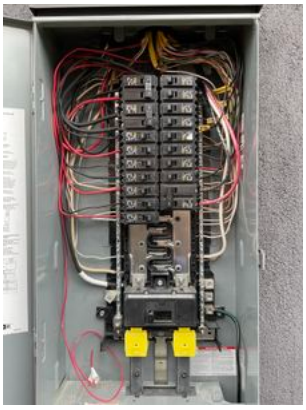
Standard, Labeled

Electrical Comments

Comment 15
Information

Service panel pictures. A thermal scan did not identify any significant hot spots.

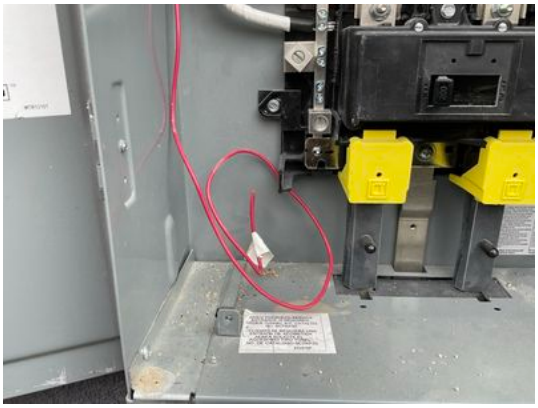






Comment 16
Defect

Uncapped wiring observed in electrical panel. Advise a licensed electrician cap or remove unused wiring.



A representative number of outlets, switches and light fixtures are tested for operation. The inspector can not inspect hidden wiring or verify if exterior sensor controlled lighting is operable during a daytime inspection.

The HVAC system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

HVAC System Type

Central Heating and Cooling

Thermostat

Digital



Thermostat Location

Loft

Heating

Building permits are required when installing/replacing a furnace. It is beyond the scope of this inspection to determine if permits were obtained. For a more exhaustive examination of the heater and other gas appliances, client should contact SDG&E to schedule a free evaluation. 1-800-411-SDGE.

Location

Attic

Year Manufactured

2026

Manufacturer

A/C Pro

Type of Equipment

Forced Air

Heating Fuel

Gas

Output Temperature

117°

Fuel Shutoff

Gas Shutoff

Filter Type

Disposable

Exhaust Venting

Rigid

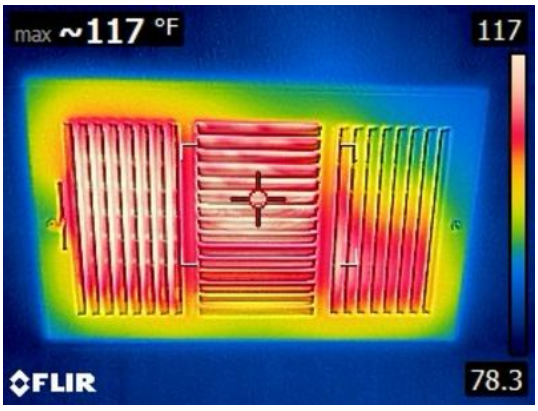
Ducting

Flex

Heating Comments

Comment 17
Information

Heating system was activated and operable at time of inspection. Output temperature of 117°



Comment 18
Defect

Furnace gas line is not secured in place. CSST gas line is unsupported and should be permanently secured in place by a licensed HVAC contractor.





Comment 19
Defect

A service platform is not present from attic access to front of furnace for maintenance. Advise a qualified contractor make necessary corrections.



Dismantling and/or extensive inspection of internal components of the heating systems and the heat exchangers, is beyond the scope of this report. We advise consulting with the local utility company to verify the safe installation and operation of this system prior to the close of escrow.

Cooling

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Location

Rear



Year Manufactured

2025



Condenser Make

A/C Pro

Type of Equipment

Split System

Main Disconnect

Yes

AC Supply Air Temp

50°

AC Return Air Temp

74°

Condesate Drainage

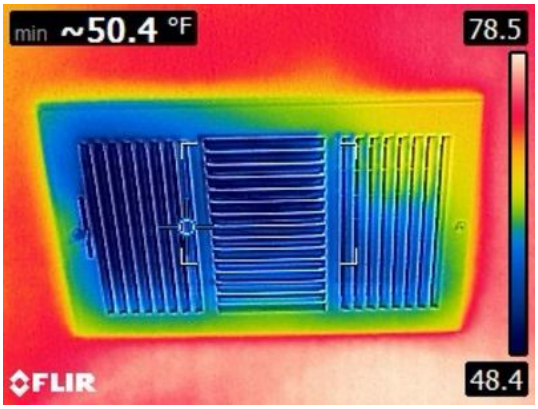
To Bathroom Drain



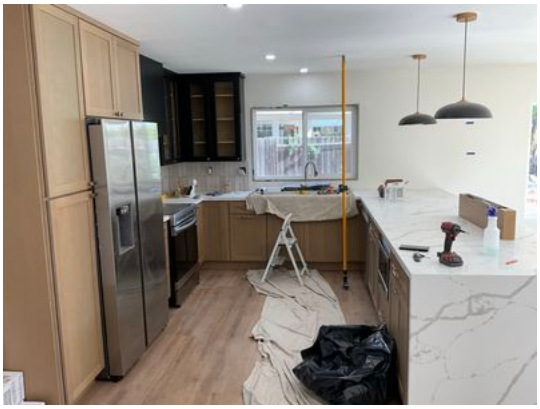
Cooling Comments

Comment 20
Information

Air conditioning was activated and operable at time of inspection. Output temperature of 50°



The presence of mold and or mildew is possible anywhere there is moisture, such as under sinks and plumbing. Often the moisture is hidden from view by personal property or if it is present within the walls, under flooring, inside cabinets or an in accessible area.



Cabinets

Wood

Countertops

Stone

Electrical

Outlets, GFCI

Sink

Single

Sink Faucets

Pull Down Handle

Traps/Drains/Supply

ABS Plastic, Copper

Determination of the presence of mold or mildew or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If concerned, we advise consulting with an indoor air quality specialist for any testing, evaluation and removal prior to the close of escrow.

Appliances

This is an operational test of the specified appliances. Timers and the accuracy of temperature or power level is beyond the scope of this inspection.

Appliances



Disposal

ISE

Dishwasher

Samsung

Stove

Electric, Tip Bracket

Oven

Electric, At Stove

Microwave

GE

Hood/Fan/Vent

Iktch

Refrigerator

Samsung, Ice/Water feature

Wine Cooler

Present

Appliances are not moved during inspection. We do not inspect behind or beneath appliances as we are not permitted to move appliances for inspection.

Washer/Dryer are not tested. We do not disconnect the supply lines, nor do we operate the valves. Due to constant pressure, they may leak at any time. Replacement with newer steel braided water lines is recommended.

Location

Garage



Electrical

GFI Outlet

Laundry Hook Ups

Washer, 220V Electric

Washer

Not Present

Dryer

Not Present

Dryer Venting

To Wall

Laundry Comments

Comment 21
Defect

Washing machine supply lines are missing caps and can be accidentally opened. Recommend capping water line connections when not connected to a washer.



It is outside the scope of this inspection to move appliances and inspect the conditions of walls or flooring that is not readily visible. We do not guarantee or make any warranty of the operation of washer, dryer or plumbing drain lines.

Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and pipe covered with drywall, paneling can NOT be inspected.

Garage Type/Size

Attached, 2 Car

Slab

Concrete, Epoxy

Walls

Drywall, Open Wood Studs

Ceiling

Open Framing

Garage Door

Metal Sectional Double Door

Door Opener

Belt Drive

Opener Safety Feature

Light Beam

Windows

At Door

Screens

Vent Screens

Exterior Door

Present

Fire Door

Self Closer, Metal

Firewall

Fire Rating Compromised

Electrical

Outlets, GFI Outlets, Lights

Garage Comments

Comment 22
Information

Access was limited or blocked by personal property. Personal items are not moved and may prevent inspection of some areas in the garage.



Comment 23
Defect

Gap noted at bottom of garage door. We advise sealing to prevent water and pest intrusion.



Comment 24
Defect

Garage safety sensors are installed too high. We advise lowering the sensors from 4-6 inches off the floor to protect small children and pets.



Comment 25
Defect

Firewall rating compromised due to gaps at wall/ceiling. We advise contacting a licensed contractor to seal gaps with a fireblock sealant to comply with current fire and safety standards.



Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as minor corrosion, loose caulking or inoperable stoppers. We do not flood test the over-flow drains at tubs.

#1 - Downstairs

Location

First Floor, Guest



Floors

Tile

Sink(s)

Single Vanity

Electrical

GFI Outlet, Lights

Bath Tub

Standard

Shower

In Tub

Shower Surround

Tile

Toilet

Standard

Ventilation

Exhaust Fan

#1 - Downstairs Comments

Comment 26
Defect

Sink drain line trap is glued together. Sink drain line fittings should be removable so they can be taken apart for cleaning or replacement. Recommend a licensed plumber install a standard P-trap with removable fittings for future maintenance.





Comment 27
Defect

Cracked grout noted at sink countertop. We advise resealing all areas.



#2 - Guest

Location

First Floor, Guest



Floors

Tile

Sink(s)

Single Vanity

Bath Tub

Not Present

Shower

Stall

Shower Surround

Tile

Electrical

GFI Outlet, Lights

Toilet

Standard

Ventilation

Exhaust Fan

#2 - Guest Comments

Comment 28
Defect

Cracked and missing caulking noted at sink countertop. We advise resealing all areas.



Comment 29
Defect

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.



#3 - Hall

Location

Second Floor, Hall



Floors

Tile

Sink(s)

Single Vanity

Bath Tub

Standard

Shower

In Tub

Shower Surround

Tile

Electrical

GFI Outlet

Toilet

Standard

Ventilation

Exhaust Fan

#3 - Hall Comments

Comment 30
Defect

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.



#4 - Master

Location

Second Floor, Master



Floors

Tile

Sink(s)

Double Vanity

Bath Tub

Free Standing

Shower

Stall

Shower Surround

Tile

Electrical

GFI Outlet, Outlet, GFCI Protected

Toilet

Standard

Ventilation

Exhaust Fan

#4 - Master Comments

Comment 31
Defect

Sink trap fittings are glued together. Contact a licensed plumber to install removable fittings at plumbing trap for future maintenance.





Comment 32
Defect

Slow drainage noted at tub. We advise professional clean out of drain system.



Inspections are limited to visible and or accessible areas. Personal belongings and furniture may restrict access to outlets, windows, walls and flooring. Cosmetic defects and minor flaws such as torn screens, burned out light bulbs and paint defects are not always noted. Window coverings are beyond the scope of this home inspection.



Floors

Vinyl/Laminate, Tile

Walls

Paint-Texture over Drywall

Ceilings

Paint-Texture over Drywall, Vaulted Ceilings

Doors

Standard, Cantina Door

Windows

Sliders

Screens

At Window

Electrical

Outlets, Lights, Ceiling Fans

Fireplace

Gas Jet, Damper Clip

Stairways And Handrails

Present

Bedroom Closet Doors

Present

Seals in double pane windows can fail at any time and although the glass is examined, lighting conditions, dirty windows, window coverings and outdoor temperatures at the time of inspection can cause the defect to be undetectable.

Per the NFPA section 72, "smoke alarms must be installed in every bedroom in addition to requiring them outside each sleeping area such as the hall". Units are checked to verify that the batteries and electrical components are operable. Units installed over 10 years ago should be replaced to ensure fire and safety protection.

Smoke Detectors

Hall, Bedrooms

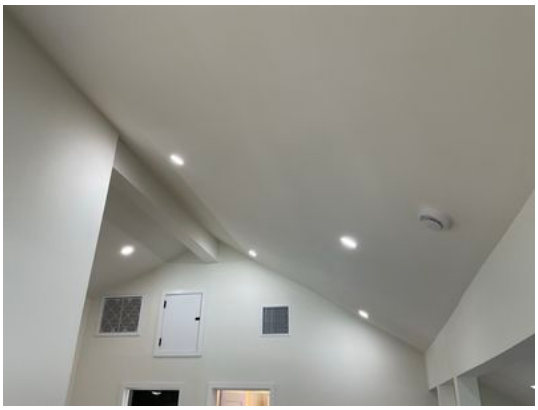
Carbon Monoxide Detector

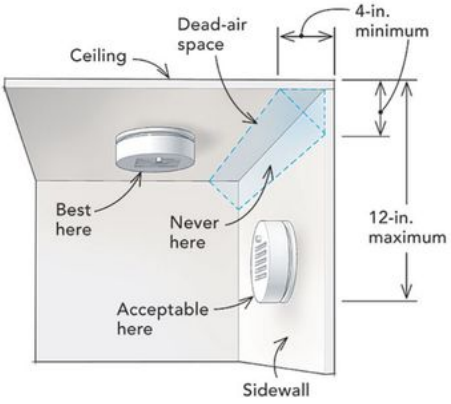
1st Floor: Present, 2nd Floor: Present

Smoke Detectors Comments

Comment 33
Defect

Smoke detector upstairs is too low. Advise relocating to ceiling or 4-12 inches from top of wall to comply with current fire and safety standards.





Current safety standards require carbon monoxide detectors in homes where gas appliances are present. According to NFPA 720, rules regarding carbon monoxide detectors are as follows: A carbon monoxide detector needs to be placed on every level of the home, near the immediate vicinity of the bedrooms, and other locations were required by laws, codes or standards, such as near the garage entry.

1. This inspection is performed in accordance with the "Standards Of Practice" of InterNACHI, the International Association of Certified Home Inspectors. The inspection agreement, standards of practice, limitations and scope of inspection must be carefully read to fully assess the findings, limitations and exclusions of this inspection. A copy of these standards are included on the email cover page of this report and can also be viewed at www.nachi.org/sop

2. This report provides a limited visual inspection based on the inspectors unbiased opinion as well as the conditions that existed at the time of the inspection. This report is only intended as a general guide to help the client make their own evaluation of the overall condition of the home. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report does not include certain items covered in the real estate transfer disclosure statement. An attorney or your real estate professional should be consulted on additional items not included in this report.

3. This inspection report does not include every item or area in the home. A home inspection will not reveal every defect that exists or ever could exist, but only those material defects observed on the day of the inspection. Hidden damage may exist or be discovered during periods of remodeling or removal of materials which were in place at the time of inspection. It's important to understand that a home inspection is NOT a prediction of future conditions. A home inspection is a "snapshot in time" on the day of the inspection only.

4. The inspection and report are not intended to be technically exhaustive, or to imply that every component was tested. The fee charged for this inspection is substantially less than that of a technically exhaustive inspection. The inspector is a generalist and not a specialist or an expert in any specific trade. A specialist inspection can be costly, take several days to complete, involve the use of specialty instruments or tools, dismantling of equipment, video scanning, destructive sample testing and laboratory analysis. By contrast the general home inspection is completed on site, at a fraction of the cost and within 2 to 3 hours. Consequently the home inspection report will not be as comprehensive as one generated by a specialist and is not intended to be.

5. During the inspection our inspector will not take apart any equipment, open any walls, remove any floor coverings, move appliances, furniture, personal property or any stored items. All components and conditions of any items or areas which by the nature of their location are not visible, hidden/concealed, painted over, not easily accessible or visible on the day of inspection are excluded from this report. We cannot inspect what we can't see.

6. Components and systems shall be operated by normal user controls and shall not be forced or modified to work. The inspector does not turn on/off breakers, plumbing valves or shut offs at any time. Some items or areas may not be checked because of one of the following factors: system or component that was off or shut down, item/area was not accessible, exhibited improper or unsafe conditions, was outside the scope of our inspection or was not inspected due to other factors, stated or otherwise. Inspector does not troubleshoot defects.

7. Systems and conditions which are not within the scope of the inspection include, but are not limited to; wood destroying organisms such as termite/wood rot, asbestos, lead paint, mold, radon, formaldehyde, environmental hazards, pest/insect infestation, toxic materials, underground drainage systems, detached structures such as exterior buildings or sheds, irrigation/sprinkler systems, wells, septic systems, water filtration systems, hot water recirculating pumps, HVAC condensate pumps, refrigerators, washer/dryer, gfci, solar panels, solar output, low voltage lighting systems, motion detectors, intercom,

video/audio/security systems, exterior lighting, timer controls, water features, fire suppression sprinkler systems, geological conditions, lot lines, setbacks, easements, zoning, code compliance, measurements, sizing or calculations, HOA. Any general comments about these systems and conditions are informational only and do not represent an inspection.

8. Mold disclosure; molds, funguses, mildew and similar organisms may exist in the property that the inspector is unaware and has no actual knowledge. This inspection is limited to reporting of "possible organic growth" and only when the suspicious substances are actually observed. If you or a family member has health problems or are specifically concerned about mold, the inspector urges client to obtain an air quality test or a mold inspection, regardless of the findings in this report.

9. This inspection does not constitute a warranty, an insurance policy or a guarantee of any kind. The report is neither a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. Conditions at a home can change at anytime, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change daily, including between the time of inspection and the closing date. Therefore, we cannot be held responsible for future failure. We highly recommend you purchase a comprehensive home warranty each year you own this home.

10. Any observations, comments or recommendations that the inspector makes in this report, should have that entire system fully evaluated by a licensed and qualified specialist in that trade. Problems in one area could indicate problems at other areas of the system. A trade specialist may identify additional defects and repairs or recommend upgrades or replacements that are not listed or identified in this report. You must do so at your own expense or assume all risks associated with failing to do so.

11. Oftentimes the original construction methods or installation may not appear up to today's standards. However, requirements for upgrading only come into effect when the appliance or component is replaced. Older installations are still considered acceptable as long as no immediate safety concern is observed.

12. It is the clients responsibility to obtain estimates or quotes for any items or areas of concern, PRIOR to the end of the contingency. This is very important, as once you pass the contingency period or purchase the house, any repairs become YOUR sole responsibility.

13. The inspector assumes no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage, or bodily injury of any nature. If repairs or replacements are done without giving the inspector the required notice, the inspector will have no liability to the client.

14. This inspection report is the exclusive property of the client whose name appears in the "Prepared For" section at the top of this report. Subsequent buyers, realtors or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract with Smart Tech Home Inspections. We accept no responsibility for use by third parties. Subsequent buyers are strongly advised not to rely on this report, but rather retain the services of a qualified professional home inspector of their choice, and have a new inspection performed. This report contains observations made on the day of the inspection only. Property conditions can change any time after.

15. By signing the inspection agreement, you understand the terms, conditions and limitations of this visual inspection. The signee is signing for all parties involved in this transaction to which this report is used. Without a client contract signature, this inspection is void.