



THE REAL ESTATE  
INSPECTION COMPANY

THE REAL ESTATE INSPECTION COMPANY

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## HOME INSPECTION

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Edmond Hsieh

02/25/2025



Inspector

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(CCPIA)

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Agent

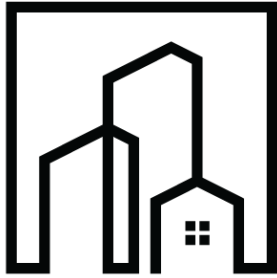
**Ivy Lin**

Abacus Properties

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# TABLE OF CONTENTS

1: INSPECTION DETAILS	9
2: BUILT-IN APPLIANCES	12
3: PLUMBING SYSTEM	19
4: ELECTRICAL SYSTEMS	28
5: HEATING EQUIPMENT	36
6: COOLING EQUIPMENT	38
7: FIREPLACES	41
8: FIRE/SAFETY	43
9: INTERIORS	47
10: EXTERIOR	64
11: ROOF	74
12: STRUCTURAL COMPONENTS	78
13: INSULATION AND VENTILATION	80
14: UTILITY SHUT-OFF	83
15: REPAIR QUOTES	84
Standards of Practice	86



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## SCOPE OF WORK - HOME INSPECTION REPORT

**IMPORTANT:** A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at [www.sdinspect.com](http://www.sdinspect.com). Items that are not listed in this report were not inspected. 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 will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of

problems that exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. **DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.**

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

The client should 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 the client, as everyone's budget is different.

It is the client's responsibility to obtain quotations prior to the end of the contingency period.

**THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.**

It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

## HOW TO READ THIS REPORT

The inspection report has **INFORMATION** tabs, items listed in the information tabs are:

**Items Inspected or Inspected** = Inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

This inspection report has **LIMITATIONS** tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

**Not Inspected** = Inspector did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended, and will state a reason for not inspecting.

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

This inspection report has **STANDARDS** tabs. The standards tab describes what is and is not included in this inspection. Please read.

## INSPECTION DEFECT CATEGORIES

**Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

**Recommendations/Safety** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

**Action Item Repair** - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

**A word about Home Warranties:** You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak,

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drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

## SUMMARY

102

ITEMS INSPECTED

22

MAINTENANCE ITEM

38

RECOMMENDATION OR  
SAFETY UPGRADE

7

ACTION ITEM OR FURTHER  
REVIEW



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**This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

- 🔧 2.2.1 BUILT-IN APPLIANCES - DISHWASHER: Racks - Rusted
- ⊖ 2.3.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: Gas Burner Inoperable
- 🔧 2.5.1 BUILT-IN APPLIANCES - RANGE HOOD/VENT: Grease Filter - Dirty
- ⊖ 2.5.2 BUILT-IN APPLIANCES - RANGE HOOD/VENT: Hood/vent
- ⊖ 2.8.1 BUILT-IN APPLIANCES - REFRIGERATOR: No ICE in Freezer
- 🔧 3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Aerator-Corroded/Clogged
- ⊖ 3.3.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet Leaking - Shower
- ⊖ 3.3.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Sink Stopper - Inoperable
- ⊖ 3.3.4 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub Diverter - Defective

- ⊖ 3.4.1 PLUMBING SYSTEM - HOSE SPIGOT: Spigot - Leaking Handle
- 🔧 3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Flue - No Screws
- ⊖
- ⊖ 3.8.1 PLUMBING SYSTEM - TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE: T&P Discharge - Terminates In Leak Pan
- ⚠️ 3.10.1 PLUMBING SYSTEM - WATER PRESSURE AND REGULATOR: High H2O Pressure
- 🔧 3.11.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Dryer - Cap gas supply
- 🔧 4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Labels - None
- ⊖ 4.3.1 ELECTRICAL SYSTEMS - SYSTEM GROUNDING AND GROUNDING EQUIPMENT: No ground rod
- ⊖ 4.6.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Plate Covers missing
- 🔧
- 4.7.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Lights - Inoperable
- ⊖
- 4.7.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Loose
- 🔧
- 4.10.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade 2
- 🔧
- 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): FILTER DIRTY - REPLACE
- ⊖
- 6.2.1 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Condenser - Expected Service Life 20+ Years
- 🔧
- 6.2.2 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Refrigerant Line - Insulation Damaged
- 🔧 6.2.3 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: AC Not Strapped/Secured
- ⚠️ 6.3.1 COOLING EQUIPMENT - CONDENSATE HANDLING EQUIPMENT: Condensation - No Pan - Stains
- 🔧 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Creosote-Clean Chimney
- ⊖ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper Clamp - None
- ⊖ 8.2.1 FIRE/SAFETY - FIRE-RATED DOOR (garage): Fire Rating Cert - Missing
- ⊖ 8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Stopper
- ⊖ 9.3.1 INTERIORS - CEILINGS: Hairline Cracks
- 🔧 9.3.2 INTERIORS - CEILINGS: Patching - Noted DRY
- ⊖ 9.4.1 INTERIORS - WALLS: Cracks - Hairline
- ⚠️ 9.4.2 INTERIORS - WALLS: Moisture - Shower
- ⊖ 9.4.3 INTERIORS - WALLS: BASEBOARD SWOLLEN - BATH
- ⚠️ 9.4.4 INTERIORS - WALLS: BASEBOARD - SWOLLEN - Window/Door
- ⊖ 9.4.5 INTERIORS - WALLS: BASEBOARD - SWOLLEN - SOFT
- ⊖ 9.5.1 INTERIORS - FLOOR COVERINGS: Tile - Loose
- ⊖ 9.5.2 INTERIORS - FLOOR COVERINGS: Tile - Cracked/Missing Grout
- 🔧 9.5.3 INTERIORS - FLOOR COVERINGS: Carpet-Replace
- ⊖ 9.5.4 INTERIORS - FLOOR COVERINGS: Poorly installed or incomplete flooring



- 🔧 9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk - Tub/Shower Enclosure
- ⊖ 9.6.2 INTERIORS - TUB/SHOWER ENCLOSURE: TILE - DETERIORATED/REPLACE
- ⊖ 9.6.3 INTERIORS - TUB/SHOWER ENCLOSURE: Tub shower enclosure
- ⊖ 9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cracked/Missing Tile
- ⊖ 9.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stained
- 🔧 9.7.3 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Caulking - Counter/Sink
- 🔧 9.7.4 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stains Dry - Cabinet - Past Leak
- ⊖ 9.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Window Lock(s) - Inoperable/Damaged
- ⊖ 9.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Window - Frame Damaged
- ⊖ 10.2.1 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Low Area
- ⊖ 10.2.2 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Negative Slope
- ⊖ 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Stucco - Damaged
- ⊖ 10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⚠️ 10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Weep Screed Rusted - Repair or Replace
- 🔧 10.5.4 EXTERIOR - WALL SIDING FLASHING AND TRIM: Stucco - Cracks Hairline
- 🔧 10.7.1 EXTERIOR - GARAGE VEHICLE DOORS: Garage Door - Weather Seal-Bottom
- 🔧 10.8.1 EXTERIOR - GARAGE DOOR OPERATORS: Garage - Light Inoperable
- ⊖ 10.11.1 EXTERIOR - EAVES, SOFFITS AND FASCIAS: FASCIA/EAVES - TERMITES/ROT
- ⊖ 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Slipped Tiles
- ⊖ 11.2.2 ROOF - ROOF COVERINGS (Surface of roofing materials): Cracked Tile(s)
- ⚠️ 11.2.3 ROOF - ROOF COVERINGS (Surface of roofing materials): Tile Roof 25 years+
- ⊖ 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Cricket - None
- ⊖ 11.3.2 ROOF - FLASHINGS/ROOF PENETRATIONS: Drip Edge - None
- 🔧 11.3.3 ROOF - FLASHINGS/ROOF PENETRATIONS: No paint at flashing/vents
- ⊖ 11.3.4 ROOF - FLASHINGS/ROOF PENETRATIONS: Flashing Damaged
- ⚠️ 12.3.1 STRUCTURAL COMPONENTS - FOUNDATIONS (Observable Evidence of Structural Defects): Exposed/Rusted Re-bar
- 🔧 13.4.1 INSULATION AND VENTILATION - CLOTHES DRYER VENTING SYSTEM: Dryer Vent - Lint

## 1: INSPECTION DETAILS

### Information

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**General: Style of Home**  
SINGLE FAMILY DETACHED

**General: Year Built**  
1996

**General: Weather**  
Clear

**General: Temperature at Start of Inspection**  
75

**General: Rain in last 3 days**  
No

**General: In Attendance**  
Client's Agent

**General: Photos Of Typical Exterior Elevations**

Photos of elevations and exteriors.

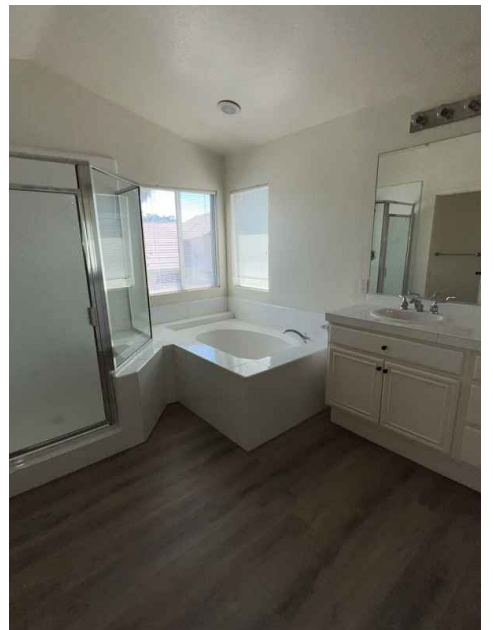
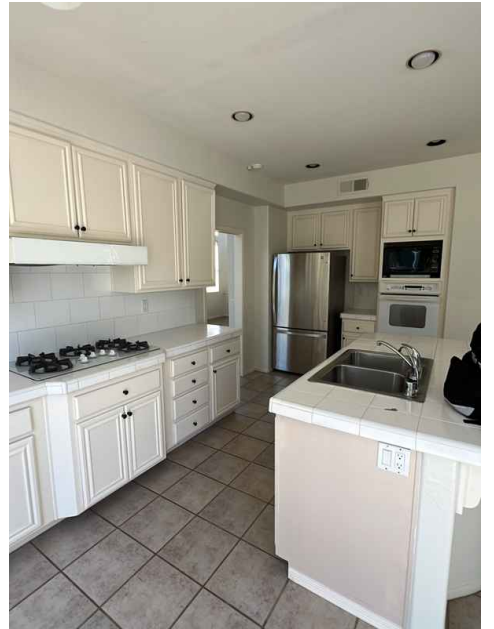


## Limitations

General

### VACANT

This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.





## 2: BUILT-IN APPLIANCES

### Information

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**General: EXHAUST/RANGE HOOD**  
VENTED TO EXTERIOR

**General: RANGE**  
DUAL FUEL (GAS/ELECTRIC)

**General: REFRIGERATOR WATER SOURCE**  
Could not confirm

**General: CLOTHES DRYER**  
**HEATING SOURCE**  
220 Volt Electric or Gas, 3-PRONG  
LAUNDRY 220 VOLT RECEPTACLE\*

**DISHWASHER: Dishwasher - Inspected**

Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.

**DISHWASHER: Dishwasher - Aged**

Note: The dishwasher appears to be past its expected service life. The average life of a dishwasher is 10 years. Some units may last for more or less than 10 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

**RANGES/COOKTOP: Range - Aged**

The range appears to be older than its expected service life. According to InterNACHI the average life of a gas range is 15-17 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage.

**FOOD WASTE DISPOSER: Disposer - INSPECTED**

The disposer was tested and was functional at the time of inspection.



**RANGE HOOD/VENT: Vent - Inspected**

The range exhaust vent was tested and was functional at the time of the inspection. This is not an exhaustive test and does not evaluate the performance or effectiveness of the range hood.

**RANGE HOOD/VENT: Light - Inspected**

The range exhaust light was tested and was functional at the time of the inspection.

**RANGE HOOD/VENT: Range Hood - Aged**

Note: The range hood/vent appears to be past its expected service life. The average life of a range hood is 14 years. Some units may last for more or less than 14 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

**MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - INSPECTED**

The microwave was tested with a testing device and was functional at the time of the inspection. This is not an exhaustive test and does not predict the performance of the microwave.

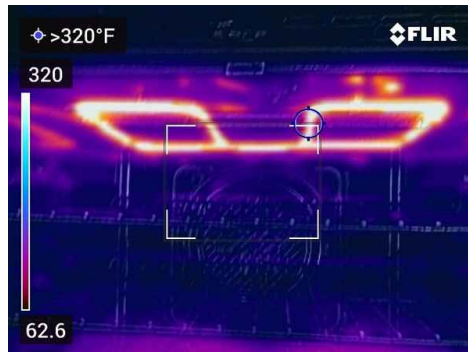


**MICROWAVE COOKING EQUIPMENT (Built-in): Microwave**

Microwave was installed poorly. Aftermarket microwave installed into a built-in area. Recommend repair as needed with a qualified contractor.

**WALL OVEN: Wall Oven - Two - INSPECTED**

Both of the wall ovens were tested and were functional at the time of the inspection.

**WALL OVEN: Wall Oven - Aged**

Note: The wall oven appears to be older than its expected service life. According to InterNACHI the average life of a gas oven is 10-18 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

## REFRIGERATOR: REFERIGERATOR - INSPECTED

The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



## WASHER/DRYER: Recep 220 - 3 prong upgrade

TIP: There is a three-prong 220-volt receptacle in the laundry. Many new electric dryers require a four-prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. This should be performed by a licensed electrician.



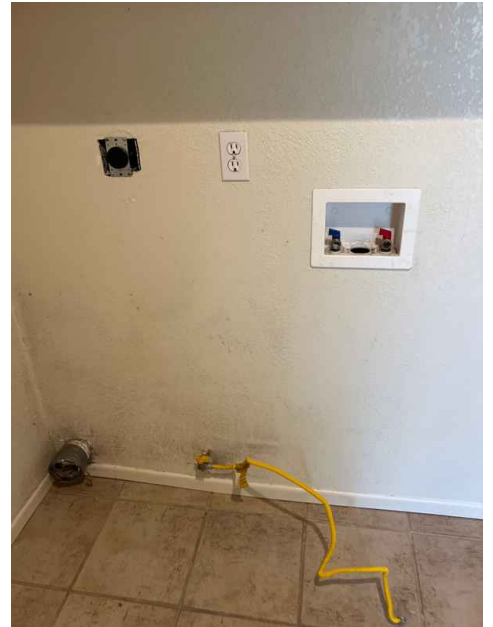
## Limitations

WASHER/DRYER

### NOT PRESENT

No clothes washer or dryer was present at time of inspection.





## Repair or replace

### 2.2.1 DISHWASHER

#### **RACKS - RUSTED**



Rust was observed at the dishwasher racks. Rust may fall into the bottom and can clog the unit or plug the pump. We recommend replacing these racks. Note: Some racks can be costly or difficult to replace.

#### Recommendation

Contact a qualified appliance repair professional.



### 2.3.1 RANGES/COOKTOP

#### **GAS BURNER INOPERABLE**



One or more burners did not work when tested. We recommend repair by a qualified appliance repair company.

We were able to hear and smell gas, but the igniter did not work.

#### Recommendation

Contact a qualified appliance repair professional.



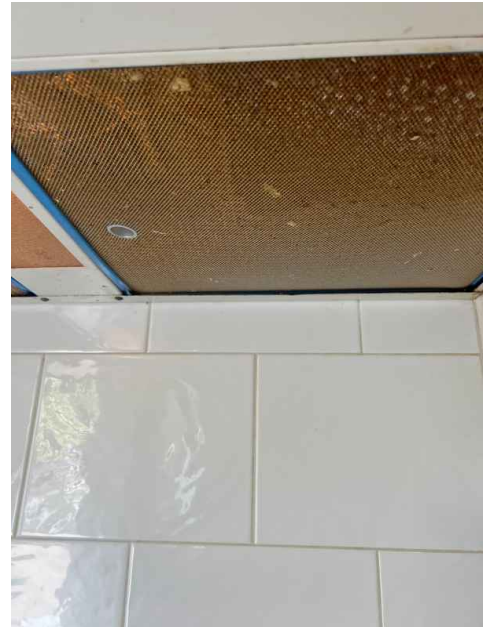
## 2.5.1 RANGE HOOD/VENT

**GREASE FILTER - DIRTY**

The grease filter is dirty and requires replacement.

Recommendation

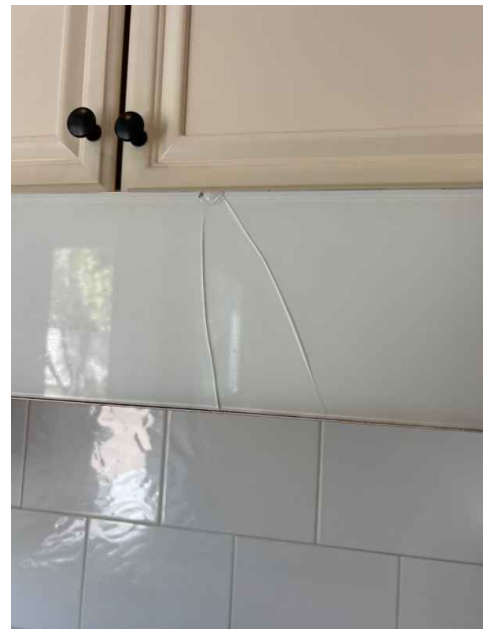
Contact a qualified professional.



## 2.5.2 RANGE HOOD/VENT

**HOOD/VENT**

The range hood vent was damaged. We recommend replacement with a qualified contractor.



## 2.8.1 REFRIGERATOR

**NO ICE IN FREEZER**

No ice was observed in the ice maker in the freezer. The absence of ice may indicate that there is no water supplied, the ice maker was off, or there is a problem with the ice maker. We advise further review with the seller to demonstrate function, or further review with qualified appliance technician.

Recommendation

Contact a qualified appliance repair professional.



### 3: PLUMBING SYSTEM

#### Information

**General: WATER SOURCE**  
PUBLIC

**General: WASHER DRAIN SIZE**  
2" DIAMETER

**General: WATER HEATER FLUE MATERIAL**  
SINGLE WALL/DOUBLE WALL

**General: PLUMBING DISTRIBUTION (Observable Only)**  
COPPER

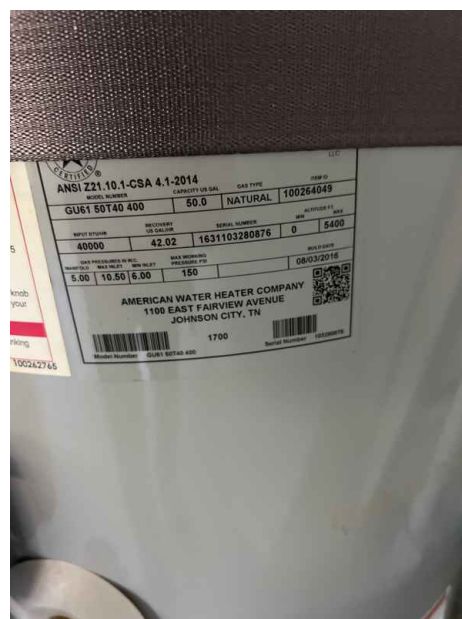
**General: PLUMBING WASTE DRAIN TEST - YES\*, ABS**

**General: CAPACITY**  
50 GAL

**General: GAS DISTRIBUTION**  
IRON PIPE, Gas Detector Test - No Leaks Observed\*

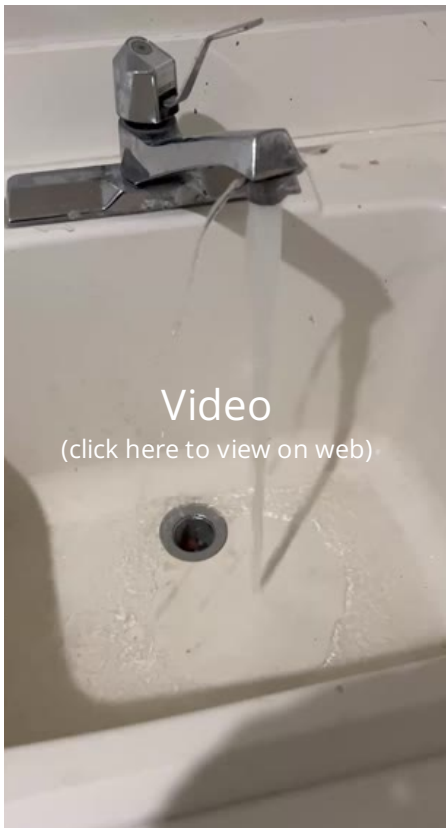
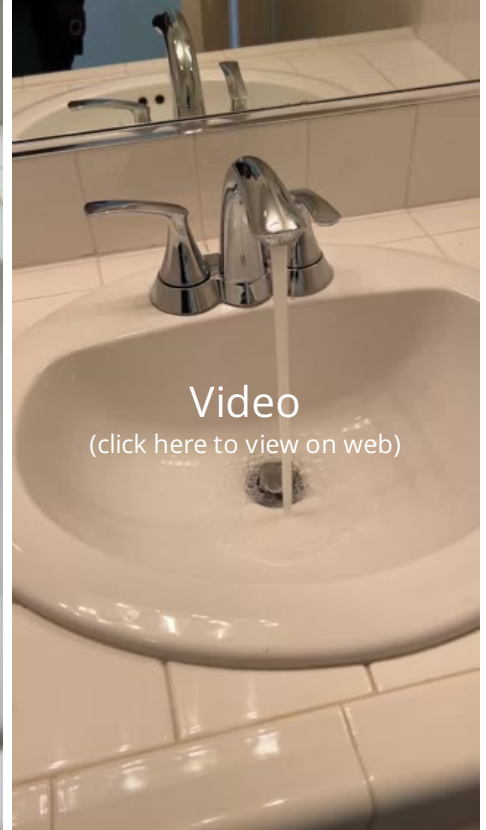
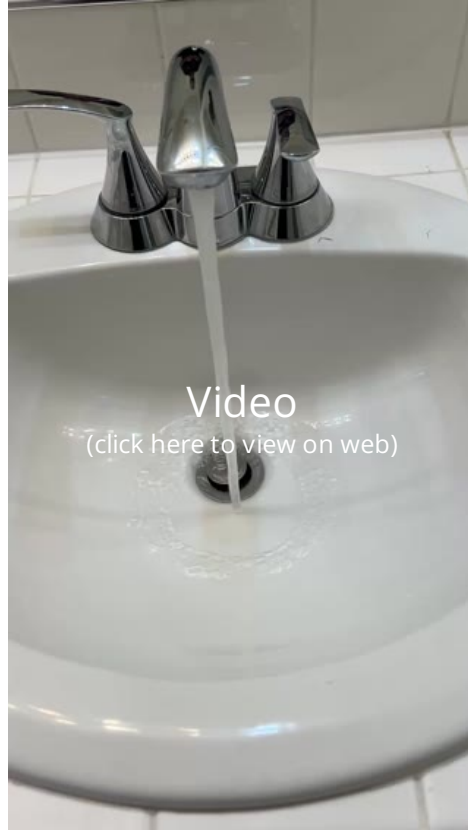
**General: WATER HEATER POWER SOURCE**  
NATURAL GAS

**General: YEAR MANUFACTURED**  
2016



**INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected**

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 draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.



## HOSE SPIGOT: Anti-Siphon - None

Anti-siphon or anti-backflow valves are not present at the exterior hose spigots. These are safety devices that prevent contaminated water from flowing into the house water supply. Current standards require the installation of anti-siphon valves to keep your drinking water clean. We recommend installation for your health and safety.



## WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter Checked - Inspected

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.



**WATER HEATER(S), FLUES AND VENTS: Water Heater - INSPECTED**

The water heater was inspected and was operational at the time of inspection. A home inspection does not evaluate the efficiency or recovery rate of water heaters. Notable exceptions will be listed below.

**WATER HEATER(S), FLUES AND VENTS: TEMPERATURE - Normal**

Hot water temperature was tested at faucets during the inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.

**WATER HEATER(S), FLUES AND VENTS: WH-VACATION**

The water heater was set to "vacation" at beginning of the inspection. The water temperature was turned up during the inspection. Hot water temperature was tested adequate during inspection. The water heater was turned back to vacation setting at end of the inspection.



## WATER HEATER STRAPPING, BRACING AND PLATFORM: Water Heater Straps - Inspected

The water heater was adequately strapped and blocked against movement.



## GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.



## Limitations

### WATER FILTER

#### WATER FILTER\*

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



## Repair or replace

### 3.3.1 FAUCETS, VALVES AND CONNECTED FIXTURES

#### **AERATOR-CORRODED/CLOGGED**

##### LAUNDRY ROOM

The sink faucet aerator was corroded or clogged. This causes low flow or a coarse flow of water that is more likely to splash out of the sink. We recommend replacement of the aerator or faucet as needed.

##### Recommendation

Contact a qualified professional.



Maintenance Item



### 3.3.2 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

#### **FAUCET LEAKING - SHOWER**

The shower faucet is leaking. We recommend necessary corrections by a licensed plumber.

##### Recommendation

Contact a qualified plumbing contractor.





Master Bathroom

### 3.3.3 FAUCETS, VALVES AND CONNECTED FIXTURES



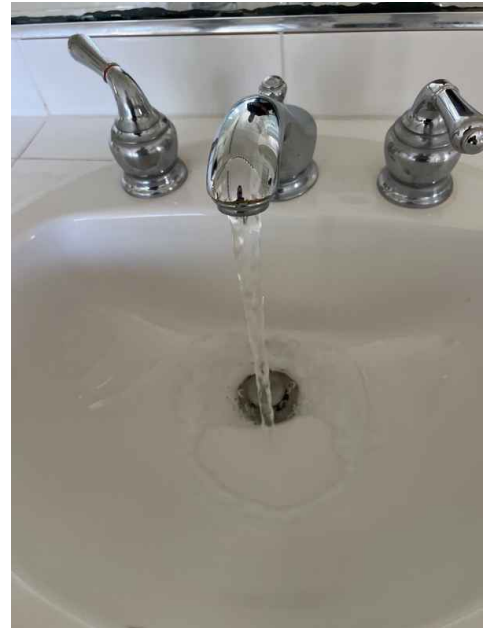
Recommendation or Safety Upgrade

#### **SINK STOPPER - INOPERABLE**

The sink stopper was inoperable. We recommend necessary corrections.

Recommendation

Contact a qualified professional.



Master Bathroom

### 3.3.4 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

#### **TUB DIVERTER - DEFECTIVE**

The tub diverter was defective. This is likely due to hard water deposit build up on the tub spout mechanism. We recommend necessary corrections by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Upstairs Hall Bathroom

## 3.4.1 HOSE SPIGOT

**SPIGOT - LEAKING HANDLE**

Recommendation or Safety Upgrade

Hose spigot leaks from handle when operated.

Recommendation

Contact a qualified plumbing contractor.



## 3.7.1 WATER HEATER(S), FLUES AND VENTS

**FLUE - NO SCREWS**

Maintenance Item

The water heater flue sections are not fastened together. Flue sections must be secured with 3 sheet metal screws at each junction.

Recommendation

Contact a qualified professional.



### 3.8.1 TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE



Recommendation or Safety Upgrade

#### **T&P DISCHARGE - TERMINATES IN LEAK PAN**

The discharge pipe at the T & P valve terminates into the water heater leak pan. This is an incorrect installation.

Recommendation

Contact a qualified plumbing contractor.



### 3.10.1 WATER PRESSURE AND REGULATOR



Action Item or Further Review

#### **HIGH H2O PRESSURE**

High water pressure noted. This can cause water lines, faucets and water supplied appliances to fail and leak. We advise having a licensed plumber repair or install a new pressure regulator, to allow a PSI range of 50-70.

Recommendation

Contact a qualified plumbing contractor.



3.11.1 GAS STORAGE AND DISTRIBUTION SYSTEMS

 Maintenance Item

**DRYER - CAP GAS SUPPLY**

We recommend capping the unused gas supply for safety at the clothes dryer until a dryer is installed.

Recommendation

Contact a qualified professional.



## 4: ELECTRICAL SYSTEMS

### Information

**General: ELECTRICAL SERVICE CONDUCTORS**  
BELOW GROUND, COPPER, 220 VOLTS

**General: MAIN PANEL CAPACITY**  
100 AMP

**General: PANEL TYPE / POWER TYPE**  
CIRCUIT BREAKERS

**General: ELEC. PANEL MANUFACTURER**  
CHALLENGER

**General: BRANCH WIRE 15 and 20 AMP**  
COPPER

**General: WIRING METHODS**

ROMEX

**General: EXTERIOR LIGHTING**

CONTROL

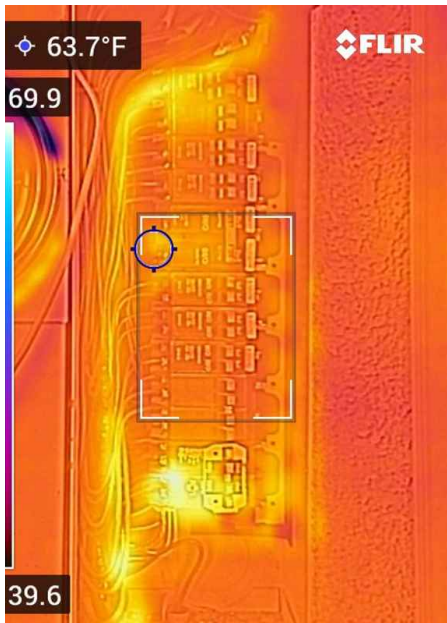
STANDARD SWITCHED

**MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected**

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.

**MAIN AND DISTRIBUTION PANELS: Thermal Camera Scan - Breakers Normal**

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.



**OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel - Inspected**

The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)

**OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Full Panel - Info**

Note: The main panel is full. Space is not provided for the addition of more breakers. We could not inspect the condition of the buss bars. If expansion is desired, we advise consulting with a licensed electrician.

**BRANCH CIRCUIT CONDUCTORS: Branch Wiring - Inspected**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

**BRANCH CIRCUIT CONDUCTORS: Pre-1995 Wiring**

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

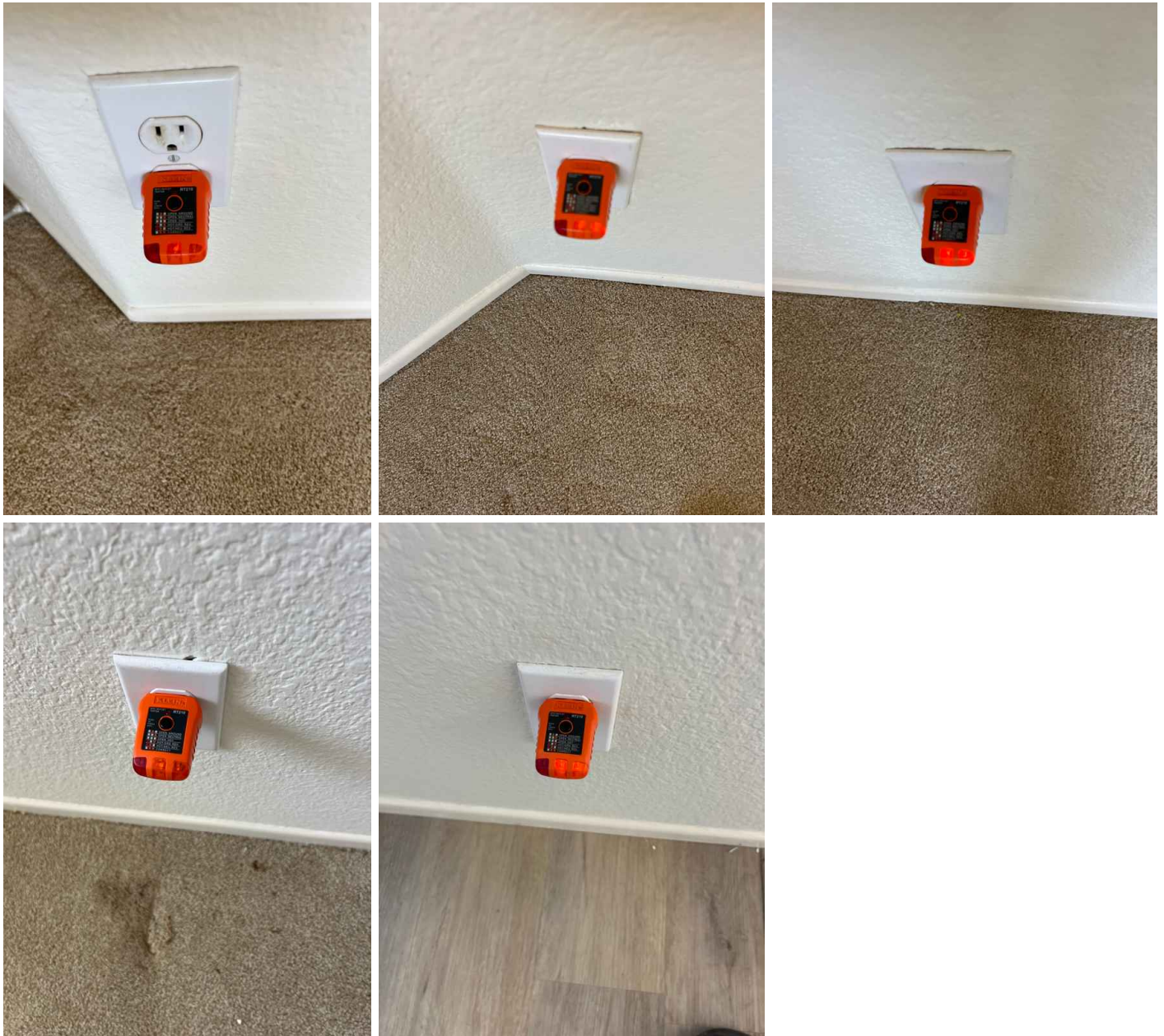
**EXTERIOR LIGHTING: Exterior Lights - Inspected**

Switch-operated exterior lights were tested and were functional at the time of the inspection.



**POLARITY AND GROUNDING OF RECEPTACLES: Outlets - Inspected**

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.





## OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - INSPECTED

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.



## OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info

**Definition:** A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at [www.sdinspect.com](http://www.sdinspect.com)

## Repair or replace

### 4.2.1 MAIN AND DISTRIBUTION PANELS

#### LABELS - NONE

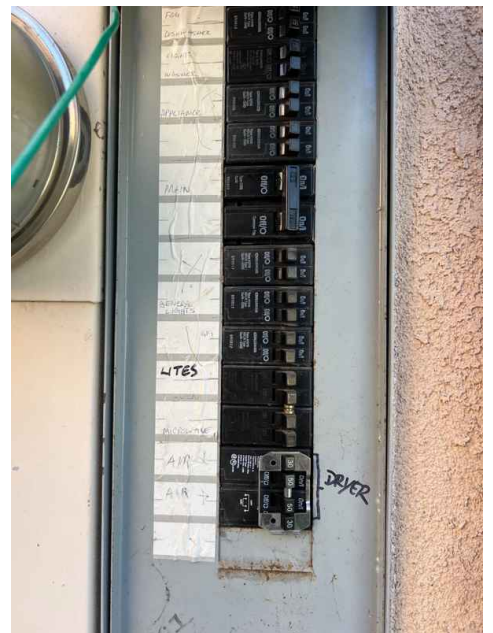
The breakers are not labeled. We recommend properly labeling the breakers for safety.

Recommendation

Contact a qualified professional.



Maintenance Item



### 4.3.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT

#### NO GROUND ROD



Recommendation or Safety Upgrade

System appears to be grounded through the plumbing system only which was standard at time of construction. Newer homes have a separate ground rod which improves grounding. We advise having a ground rod and wire installed to improve grounding and safety.

Recommendation

Contact a qualified electrical contractor.

#### 4.6.1 JUNCTION BOXES

(Observable)



Recommendation or Safety Upgrade

#### PLATE COVERS MISSING

Switchplate/ Receptacle covers are missing. This is a shock hazard. We recommend replacing as necessary for safety.

Recommendation

Contact a qualified professional.



Closet

#### 4.7.1 CONNECTED DEVICES AND FIXTURES

(Representative number, excluding low-voltage items)



Maintenance Item

#### LIGHTS - INOPERABLE

The lights did not function possibly due to bad bulb. Occasionally there is something wrong with the fixture which cannot be determined without working bulbs. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again.

Recommendation

Contact a qualified professional.



Master Bathroom

4.7.2 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)



Recommendation or Safety Upgrade

#### RECEP - LOOSE

Receptacle was loose in the wall. This puts stress on the circuit wires which should not be moved. We recommend securing the junction box properly in the wall by a qualified person.

## Recommendation

Contact a qualified professional.



2nd Bedroom



Garage

## 4.10.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**GFCI - UPGRADE 2**

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required have 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 the garage, kitchen, and exterior, to GFCI-protected outlets by a licensed electrician. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [www.sdinspect.com](http://www.sdinspect.com)

## Recommendation

Contact a qualified electrical contractor.



Garage



Kitchen

# 5: HEATING EQUIPMENT

## Information

**General: HEAT TYPE**

FORCED AIR

**General: ENERGY SOURCE**

NATURAL GAS

**General: NUMBER OF HEAT SYSTEMS (excluding wood)**

ONE

**General: DUCTWORK**

INSULATED

**General: FLUE MATERIAL**

DOUBLE WALL METAL

**General: FILTER TYPE**

DISPOSABLE

**General: AGE OF HEATING EQUIPMENT**

GAS - OVER 25 YEARS\*

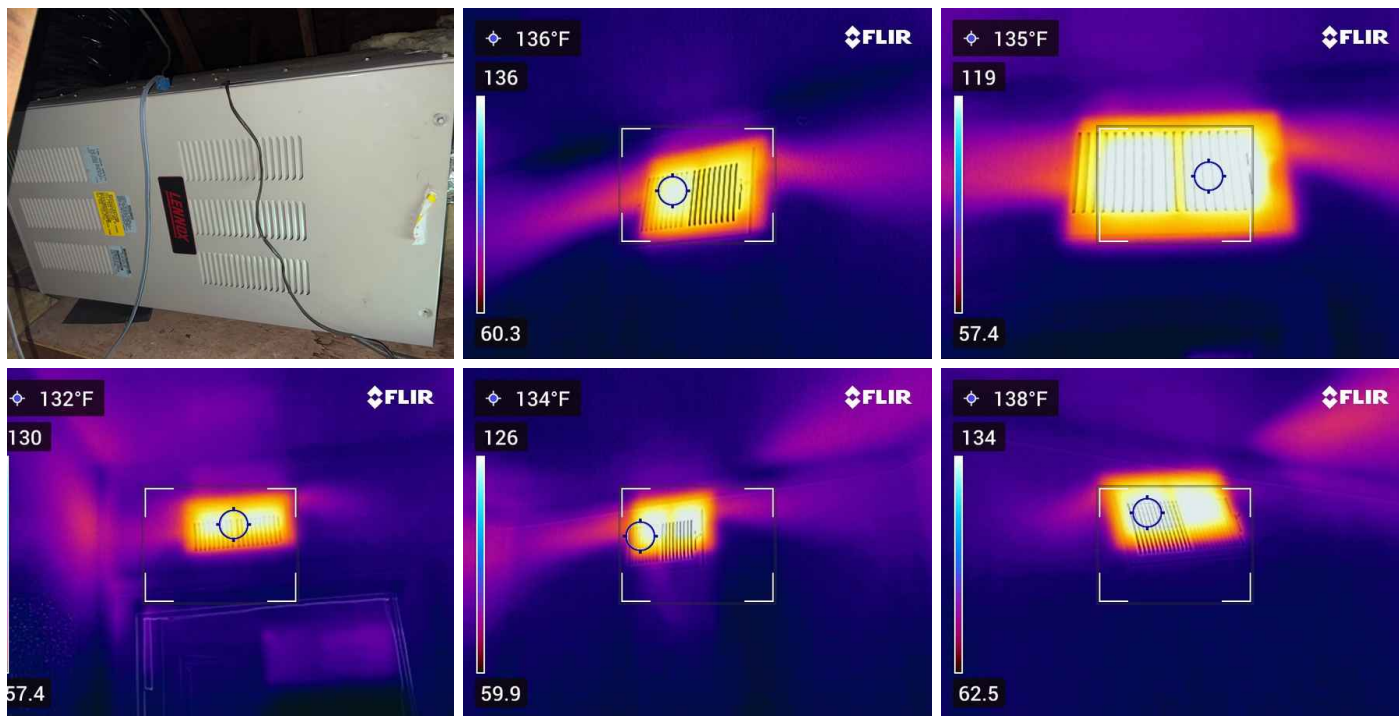
**General: THERMOSTAT LOCATION**

UPSTAIRS HALLWAY



### HEATING EQUIPMENT: Furnace - INSPECTED

The heating equipment was tested and functioned properly at the time of inspection. Notable exceptions will be listed below.



### NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Functional

The thermostat was operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostat.



## Repair or replace

5.5.1 DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers)

### FILTER DIRTY - REPLACE



The air filter for the HVAC system was dirty. Running the system with a dirty air filter can cause damage to the furnace and air conditioner by reducing the required air flow through the system. A dirty filter also reduces the efficiency of the system, which means it will take longer to heat or cool the home and will increase utility bills. Having a dirty filter also reduces the indoor air quality of the home. Air filters should be changed every 90 days. Cheap disposable fiberglass filters are not recommended, a pleated paper type filter is recommended for better performance and filtration.

Recommendation

Recommended DIY Project



## 6: COOLING EQUIPMENT

### Information

**General: NUMBER OF A/C UNITS**  
ONE

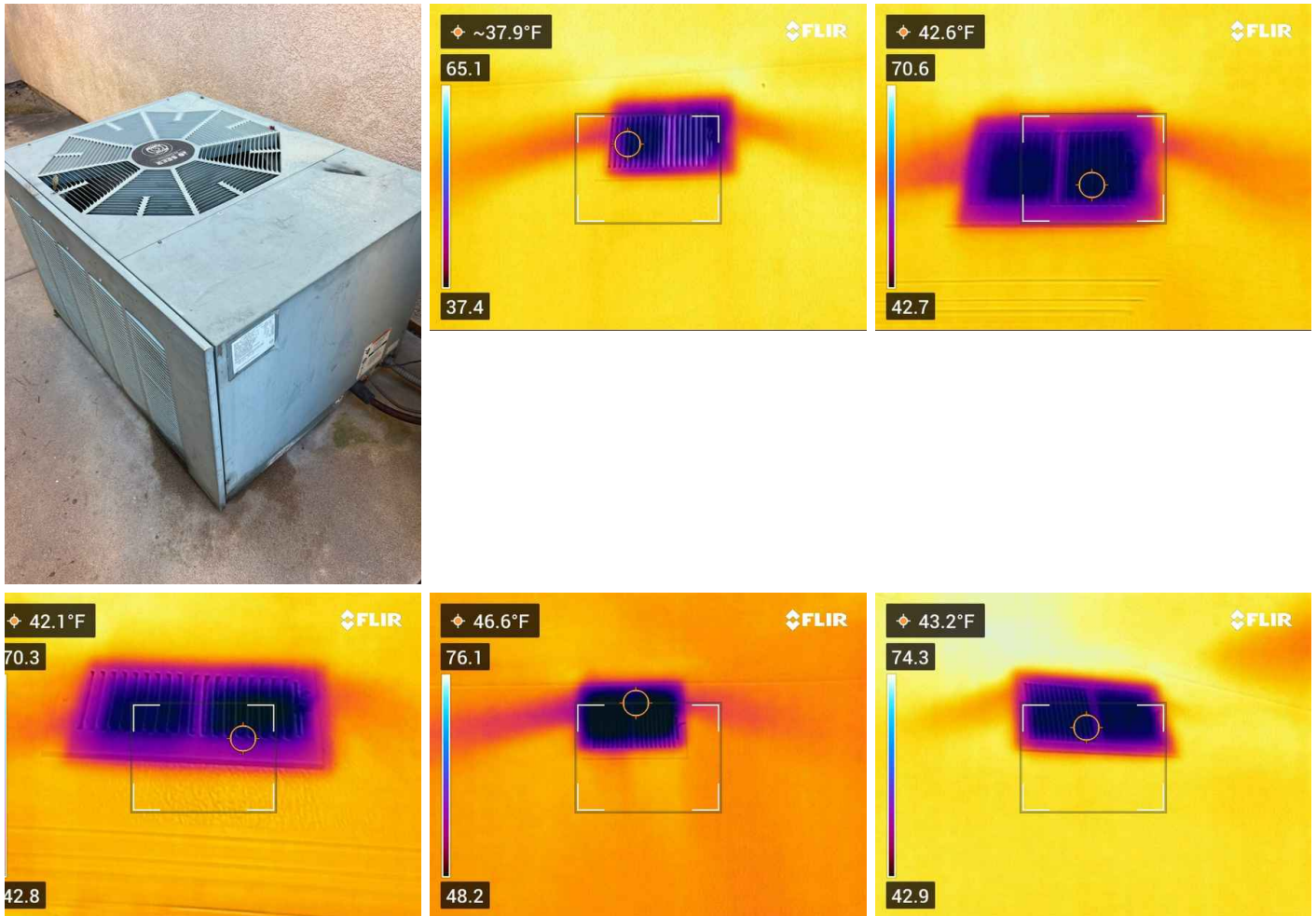
**General: COOLING EQUIPMENT TYPE**  
AIR CONDITIONER UNIT

**General: AGE OF CONDENSER**  
R22 Pre-2010\*, CONDENSER 15+ YEARS\*



## COOLING AND AIR HANDLER EQUIPMENT: AC- One Unit Test - Inspected

An air test was performed by using a thermal camera on the AC systems to determine the difference in temperatures of the supply and return air. The difference was between 14 degrees and 22 degrees which indicates units are cooling as intended. This indicates that the AC units are cooling properly. This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days. We do recommend an annual tune-up by a qualified HVAC contractor.



## COOLING AND AIR HANDLER EQUIPMENT: PRE-2010 - R22

The AC system in this home was manufactured prior to 2010. The refrigerant used prior to 2010, and likely used in this equipment, is HCFC-22 (also known as R-22). The U.S. EPA has deemed HCFC-22 an ozone depleting substance and has banned continued domestic production, or foreign import. Switching to an EPA approved substitute refrigerant is also a costly event not necessarily because of the cost of the refrigerant but because your existing HVAC equipment must be retrofitted to work with any of the approved substitute refrigerants. You may wish to consult with a qualified, licensed HVAC technician/contractor (request a 'section 608 certified' technician) about actual costs and to get a determination of the actual type of refrigerant used in this equipment. EPA website

## Repair or replace

### 6.2.1 COOLING AND AIR HANDLER EQUIPMENT

#### CONDENSER - EXPECTED SERVICE LIFE 20+ YEARS

The condenser outside (AC unit) is an older unit, and the life remaining may be limited. ([Table of Life Expectancy](#)) We recommend that you keep a good home warranty covering the AC system. Consider consulting a licensed HVAC contractor before the close of your contingency period if information such as the potential cost to replace is needed.

 Recommendation or Safety Upgrade

## Recommendation

Contact a qualified heating and cooling contractor

## 6.2.2 COOLING AND AIR HANDLER EQUIPMENT

**REFRIGERANT LINE - INSULATION DAMAGED**

The insulation is deteriorated or missing at the refrigerant lines. We recommend replacing the damaged insulation to improve efficiency of the system.

## Recommendation

Contact a qualified professional.



Attic

## 6.2.3 COOLING AND AIR HANDLER EQUIPMENT

**AC NOT STRAPPED/SECURED**

AC unit(s) are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections.

## Recommendation

Contact a qualified professional.





6.3.1 CONDENSATE HANDLING  
EQUIPMENT

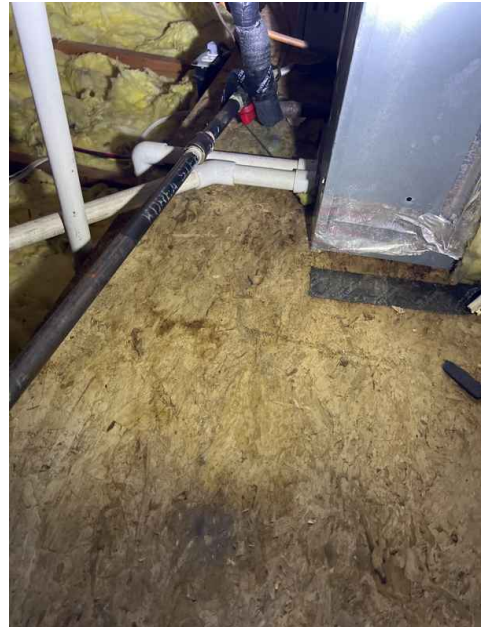
 Action Item or Further Review

**CONDENSATION - NO PAN - STAINS**

No condensation leak pan was installed. Water stains under forced air unit indicate that condensation may be accumulating and leaking. A licensed HVAC contractor should evaluate the installation and the water stains prior to the end of your contingency period.

Recommendation

Contact a qualified heating and cooling contractor



## 7: FIREPLACES

### Information

---

**General: TYPES OF FIREPLACES**  
FACTORY BUILT

**General: NUMBER OF FIREPLACES**  
ONE

## FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFORMATION

Our inspection of chimneys is that of a generalist and not a specialist. It is described by specialists as less than a phase-one inspection, as distinct from phase-one- and phase-two inspections conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.

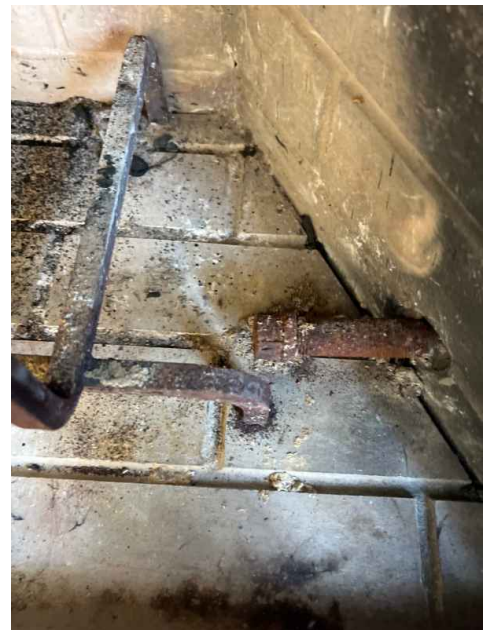


## Limitations

### OPERATING CONTROLS

#### **GAS STUB CAPPED**

The gas valve or gas supply at the fireplace could be not tested. The gas stub inside fireplace was capped. We could not confirm the presence or function of gas at the fireplace.



## Repair or replace

### 7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



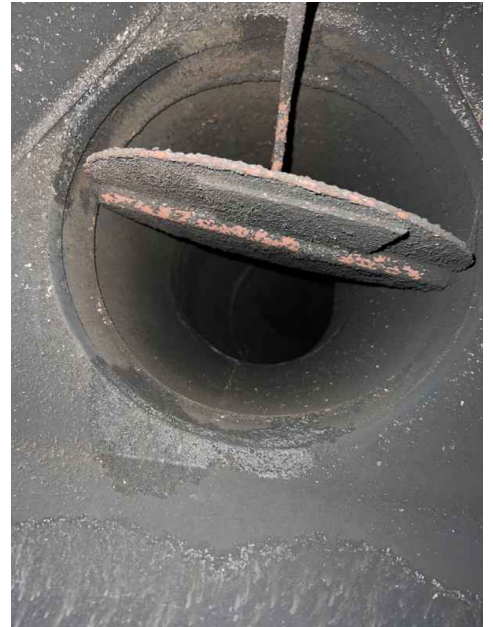
Maintenance Item

#### CREOSOTE-CLEAN CHIMNEY

Creosote/soot build-up was noted at the chimney. We advise obtaining professional cleaning.

Recommendation

Contact a qualified chimney sweep.



### 7.3.1 DAMPER AND/OR DAMPER CLAMP



Recommendation or Safety Upgrade

#### DAMPER CLAMP - NONE

A damper clamp is required when there is a gas supply to the fireplace(s). This damper clamp prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas can enter the living space which is odorless. We recommend the installation of a damper clamp.

Recommendation

Contact a qualified professional.



## 8: FIRE/SAFETY

### Information

#### General: FIRE SPRINKLERS

None Present

#### General: SECURITY SYSTEM

Present

**AUTO CLOSER (GARAGE DOOR): Closer - Tested**

The self-closing device at the fire door was operating properly. The door closes and latches within 3 seconds without assistance.

**FIRE WALL: Firewall - INSPECTED**

A firewall was in place and appears adequate. However, the use of fire-rated drywall could not be confirmed.



**SMOKE DETECTORS: Smoke Detectors - Present (multi-story)**

Smoke detectors were installed on each floor and in each bedroom, however, they were not tested. We recommend testing the detectors for proper function before occupying the home.



## CARBON MONOXIDE DETECTOR(S): CO Detector - Enough Present

Carbon Monoxide detectors are required in homes with any gas-burning appliances (furnace, range, water heater), fireplaces, or wood-burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house has CO detector(s) installed as required.



## Repair or replace

### 8.2.1 FIRE-RATED DOOR (garage)



Recommendation or Safety Upgrade

#### **FIRE RATING CERT - MISSING**

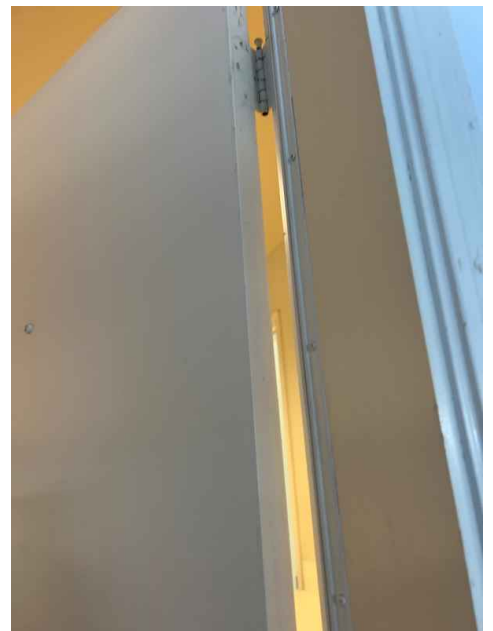
The door between the house and garage did not have a fire rating certificate or plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. The "fire door" is required to meet one of the following characteristics:

- 1-3/8 inch thick solid wood
- 1-3/8 inch thick steel shell door with solid or honeycomb core
- fire-rated (with certificate plate)

We recommend further evaluation by a licensed door contractor.

Recommendation

Contact a qualified professional.



### 8.3.1 AUTO CLOSER (GARAGE DOOR)



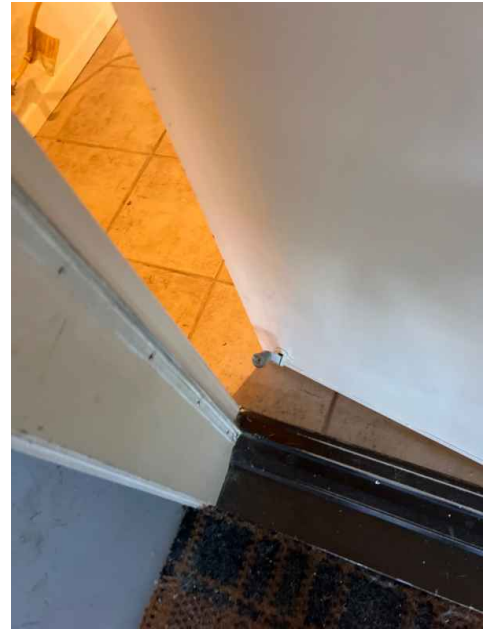
Recommendation or Safety Upgrade

#### **STOPPER**

The door to the garage has a door stopper. The door stopper defeats the auto closer, which is required. We recommend the removal of the door stopper to maintain the integrity of the fire wall and fire door.

Recommendation

Contact a qualified professional.



## 9: INTERIORS

### Information

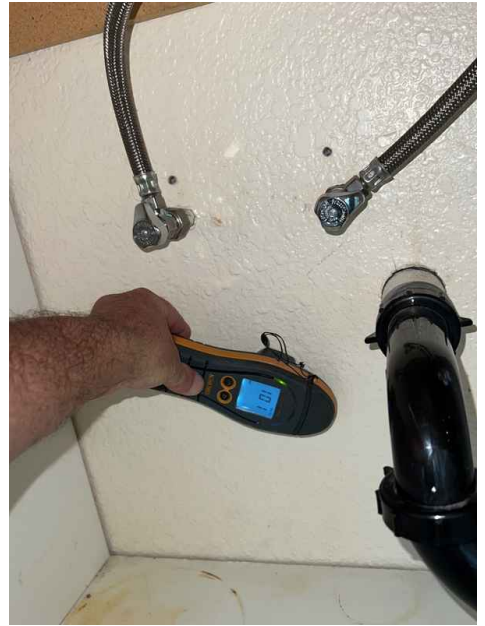
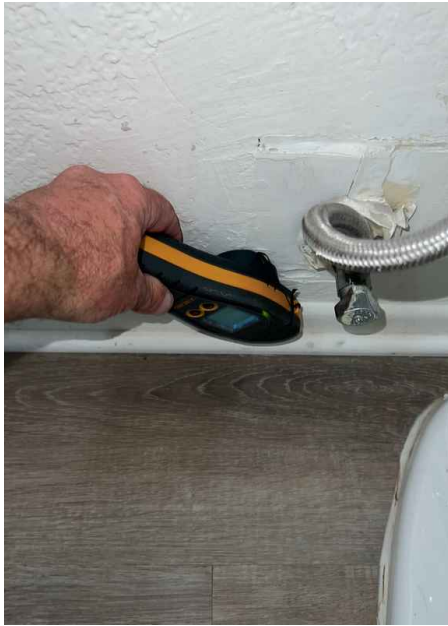
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**General: CEILING & WALL  
MATERIALS**  
SHEETROCK

**General: WINDOW TYPES**  
DOUBLE PANE ALUMINUM\*

**INTERIORS - General and Visual Mold Assessment : Moisture Meter - Inspected**

Note: A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at the time of inspection. This is not an exhaustive test and only represents the conditions on the day of inspection.







### **INTERIORS - General and Visual Mold Assessment : No Areas of Concern Observed**

The Free Visual Mold Assessment found no observable areas of concern during the home inspection. It is essential to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. Note: Areas of concern are defined as moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.

**TUB/SHOWER ENCLOSURE: Tub/Shower Enclosures - Inspected**

The bathing enclosure(s) appeared to be in serviceable condition at the time of the inspection.

**TUB/SHOWER ENCLOSURE: Shower Pan Test - Inspected**

A flood test was performed at the tile shower pan(s). The shower pan(s) was filled with about one inch of water and then observed for leaks. No leaking was observed at the time of the inspection. Note: this test is not a guarantee against leaks.



**DOORS (REPRESENTATIVE NUMBER): Doors - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

**WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Information**

Note about double-pane windows: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: InterNACHI Life Expectancy Chart

**WINDOWS (REPRESENTATIVE NUMBER): Window - Representative**

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas.

**WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Dirty**

Note: Windows were dirty at the time of inspection. This limits the inspector's ability to observe fogged windows (failed seals in double pane windows). If the client has concerns about fogged windows, the windows should be professionally cleaned and then inspected by a licensed window repair contractor before the close of the contingency period.

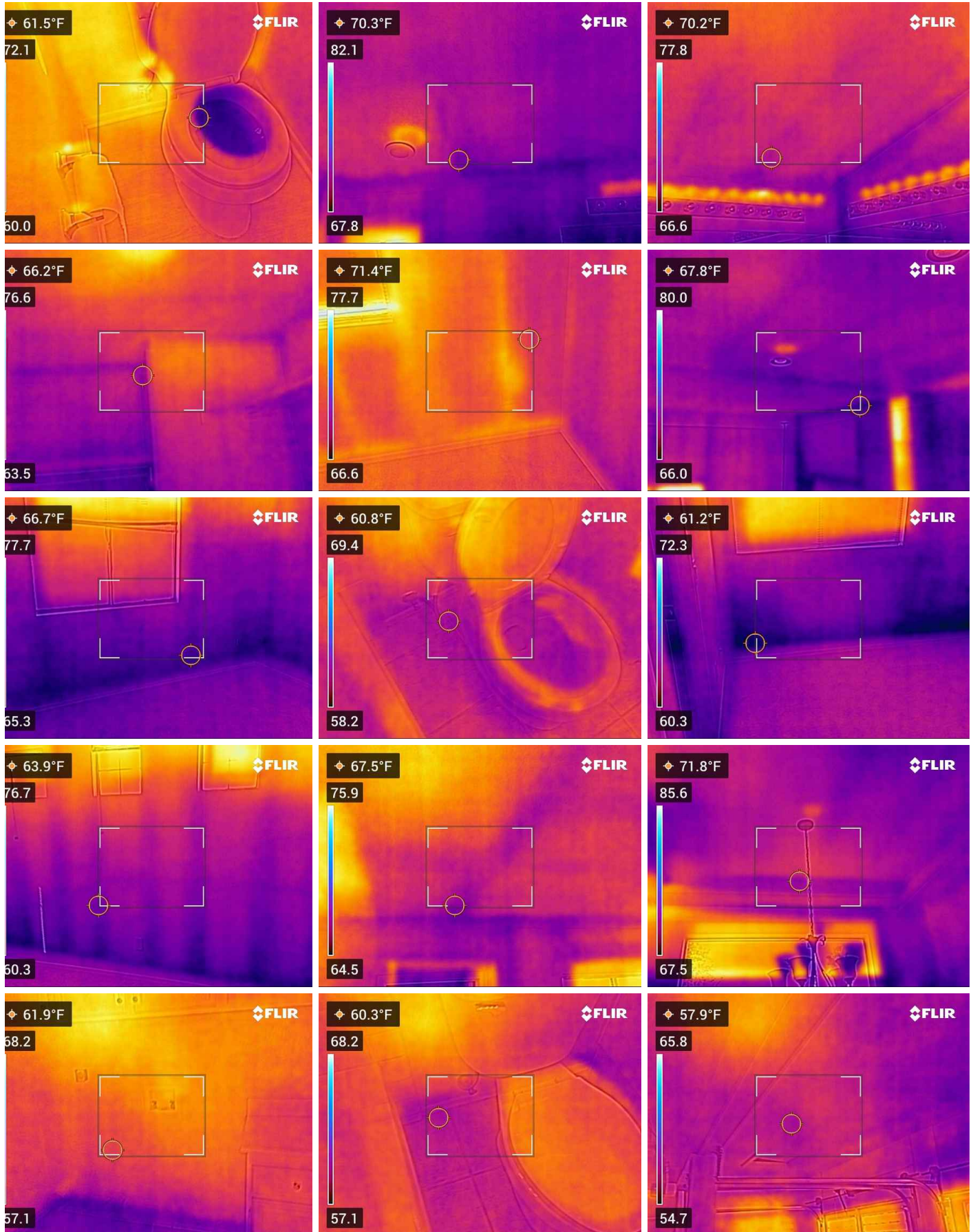
**ATTIC: Attic - Limitations**

Due to the structure of the roof/framing, some areas of the attic could not be inspected.



### INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were found unless otherwise noted in the defect summary below.





## INFRARED INSPECTION FINDINGS: IR Limitations

### IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

#### Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

## Repair or replace

### 9.3.1 CEILINGS

#### HAIRLINE CRACKS



Recommendation or Safety Upgrade

Hairline cracking was observed on the ceiling. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend patching and painting with qualified person.

Recommendation

Contact a qualified professional.



## 9.3.2 CEILINGS

**PATCHING - NOTED DRY**

Maintenance Item

Patching was noted at the ceiling. The area was tested for moisture and found to be dry at time of inspection. We recommend asking seller if they have knowledge of the repair or cause.

## Recommendation

Contact the seller for more info



Kitchen

## 9.4.1 WALLS

**CRACKS - HAIRLINE**

Recommendation or Safety Upgrade

Hairline cracking was observed on the wall(s). These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend patching and painting with a qualified person.

## Recommendation

Contact a qualified professional.



## 9.4.2 WALLS

**MOISTURE - SHOWER**

## MASTER BATHROOM



Action Item or Further Review

An elevated level of moisture was detected at the wall adjacent to the shower. This can be caused by plumbing leaks or water leaking through grout or the enclosure. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. If not corrected, water damage may occur and create an environment conducive to mold growth. We recommend further evaluation by a qualified contractor.

## Recommendation

Contact a qualified professional.



## 9.4.3 WALLS

**BASEBOARD SWOLLEN - BATH**

 Recommendation or Safety Upgrade

The baseboard was damaged/swollen. The swelling was observed consistent with moisture damage. This may be caused by a leak or spill. We advise further review and repair with a qualified person.

## Recommendation

Contact a qualified professional.



Master Bathroom

## 9.4.4 WALLS

**BASEBOARD - SWOLLEN - WINDOW/DOOR**

 Action Item or Further Review

The baseboard was damaged/swollen. Swelling observed was consistent with moisture damage and possibly moisture intrusion. This may be caused by rain or irrigation leaking through a door/window or exterior wall. I was unable to determine the exact cause. We advise further review with a licensed restoration contractor for repair. Note: There may be additional damage behind the wall which is not visible.

## Recommendation

Contact a qualified professional.





Kitchen

## 9.4.5 WALLS

**BASEBOARD - SWOLLEN  
- SOFT**

## KITCHEN

Baseboard was damaged/swollen. The area was tested with a moisture meter and found to be dry at time of inspection. I was unable to determine cause. We advise repair with qualified carpenter.

## Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



## 9.5.1 FLOOR COVERINGS

**TILE - LOOSE**

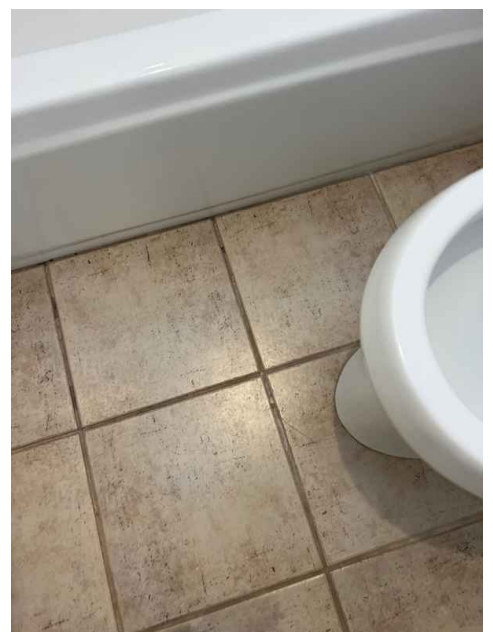
Loose floor tile was observed. We advise corrections by a licensed contractor.

## Recommendation

Contact a qualified flooring contractor



Recommendation or Safety Upgrade



Upstairs Hall Bathroom

## 9.5.2 FLOOR COVERINGS



Recommendation or Safety Upgrade

**TILE -  
CRACKED/MISSING GROUT**

Cracked or missing grout was observed. (floor tiles) We recommend corrections by a qualified person.

Recommendation

Contact a qualified professional.



Upstairs Hall Bathroom

## 9.5.3 FLOOR COVERINGS



Maintenance Item

**CARPET-REPLACE**

Carpets in the home were generally old and worn. You may wish to consult with a qualified flooring contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified flooring contractor



## 9.5.4 FLOOR COVERINGS



Recommendation or Safety Upgrade

**POORLY INSTALLED OR  
INCOMPLETE FLOORING**

Flooring in several locations has gaps and missing thresholds. This is typically caused by a poor or incomplete installation of the floor. We recommend correction or replacement by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Master Bathroom

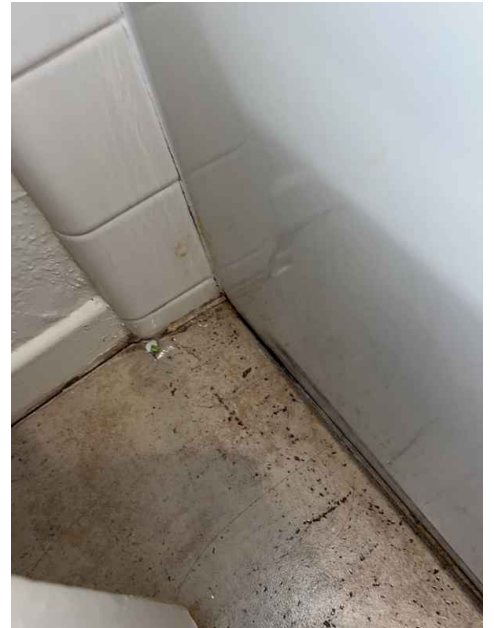
## 9.6.1 TUB/SHOWER ENCLOSURE

**CAULK - TUB/SHOWER ENCLOSURE**

We recommend repair to damaged or missing caulk around the perimeter and interiors of tubs and showers and any plumbing penetrations to avoid moisture intrusion.

## Recommendation

Contact a qualified professional.



Upstairs Hall Bathroom

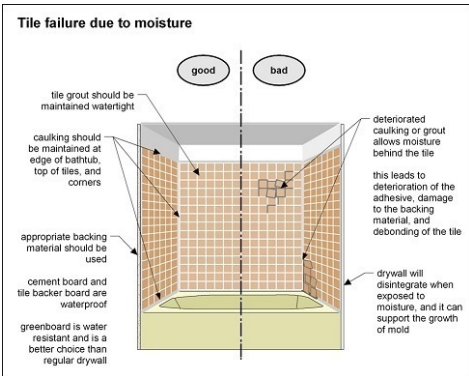
## 9.6.2 TUB/SHOWER ENCLOSURE

**TILE - DETERIORATED/REPLACE**

The tile surround at the bathing area is deteriorated and needs repair or replacement. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall would require the removal of the tiles and wallboard. We recommend having the tiles repaired by a licensed tile setter. Additional repairs may be required when tiles are removed. An estimate of repair should be obtained before the close of your contingency period to fully understand the extent of repair needed. Note: If concerned about the air quality in this home, we recommend testing to confirm the presence or absence of mold.

## Recommendation

Contact a qualified professional.



Master Bathroom

9.6.3 TUB/SHOWER ENCLOSURE

Recommendation or Safety Upgrade

**TUB SHOWER ENCLOSURE**

Framing on the tub shower enclosure was installed poorly. We recommend for the review and repair as needed with a qualified contractor.



Master Bathroom

9.7.1 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Recommendation or Safety Upgrade

**CRACKED/MISSING TILE**

There are cracked and/or missing countertop tiles. We recommend necessary repairs by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



Kitchen

## 9.7.2 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

 Recommendation or Safety Upgrade**STAINED**

The countertops appear to be stained. It is beyond the scope of a home inspection to determine if the staining or discoloration is permanent. You should refer to a qualified tile contractor for repair or replacement

Recommendation

Contact a qualified professional.



## 9.7.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

 Maintenance Item**CAULKING - COUNTER/SINK**

A gap was observed at the sink/counter. We advise caulking at the counter/sink to avoid moisture intrusion below.

Recommendation

Contact a qualified professional.



Kitchen

9.7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

 Maintenance Item

**STAINS DRY - CABINET - PAST LEAK**

Staining was noted in the cabinet below the sink. The staining was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. Under certain conditions or regular use, the leak may become active. We advise reviewing with the seller for repair history.

Recommendation

Contact the seller for more info



Master Bathroom



Upstairs Hall Bathroom

9.10.1 WINDOWS (REPRESENTATIVE NUMBER)

**WINDOW LOCK(S) - INOPERABLE/DAMAGED**

SEVERAL LOCATIONS

 Recommendation or Safety Upgrade

Window locks noted as inoperable, damaged, or missing. We recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



3rd Bedroom



Family Room



Family Room



Living Room

9.10.2 WINDOWS (REPRESENTATIVE NUMBER)

**WINDOW - FRAME DAMAGED**

A window has a damaged frame. We recommend repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation or Safety Upgrade



Kitchen



Kitchen



Dining Room

## 10: EXTERIOR

### Information

---

**General: SIDING MATERIAL**

STUCCO, WOOD TRIM, STONE VENEER

**General: GARAGE DOOR STYLE**

METAL - PANEL DOOR

**General: GARAGE DOOR TYPE**

TWO DOORS - AUTOMATIC

**General: DRIVEWAY**

CONCRETE

**General: LOT DRAINAGE**

POORLY GRADED

**General: EAVE CONFIGURATION**

OPEN



**GRADING & DRAINAGE (With respect to their effect on the condition of the building): Ground Drains - Present**

Note: Ground drain lines were visible in the yard. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We advise periodic clean out by a qualified person.

**DOORS (Exterior): Doors - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.

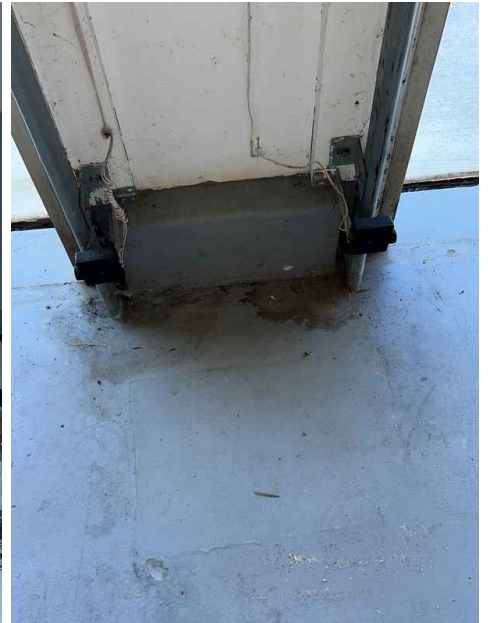


**GARAGE VEHICLE DOORS: Garage Door/Hardware - Inspected**

The garage door hardware including the door, track, and springs appear to be functioning as intended.

**GARAGE DOOR OPERATORS: Sensors Tested - Multiple**

Sensors are in place and both garage doors reversed when tested.



**DRIVEWAYS, PATIOS, WALKWAYS: SSCN-Less 1/8" -Patio, Driveway, Walkway**

Typical shrinkage cracks in concrete were observed. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. Cracks in concrete appear for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition.

**FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence - Inspected**

The Inspector observed no deficiencies in the condition of the fencing at the time of the inspection.



### **SAFETY GLASS: TEMPERED GLASS - PRESENT**

The glass at the glass doors is tempered, which is indicated by a stamp or marking on the glass.



### **OUTDOOR AREA: OUTDOOR HAZARDS**

Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

## **Limitations**

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### IRRIGATION

#### **IRRIGATION EXEMPT**

Note: Although the inspector may make comments on obvious deficiencies of the irrigation system, such as having an effect on the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems and they should be demonstrated to be functional prior to the end of your contingency period.

## **Repair or replace**

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10.2.1 GRADING & DRAINAGE (With respect to their effect on the condition of the building)

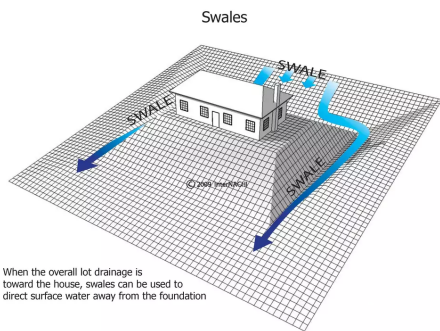
 Recommendation or Safety Upgrade

#### **LOW AREA**

Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low-lying areas. Rain gutters should also be installed and drained away from the house. We recommend further evaluation by a qualified landscape contractor.

Recommendation

Contact a qualified landscaping contractor



When the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



10.2.2 GRADING & DRAINAGE (With respect to their effect on the condition of the building)

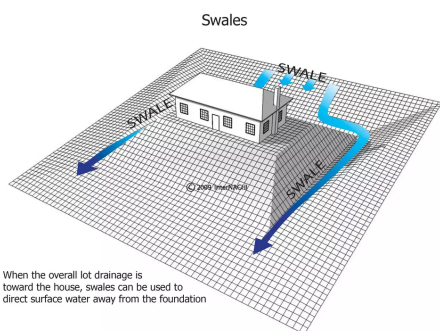
Recommendation or Safety Upgrade

**NEGATIVE SLOPE**

Negative slope noted at grading. This area does not appear to drain water away from the home and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the house to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the house and/or adding yard drains to carry water away from the low-lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation by a qualified landscape contractor.

Recommendation

Contact a qualified landscaping contractor



When the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



## 10.5.1 WALL SIDING FLASHING AND TRIM

**STUCCO - DAMAGED**

Recommendation or Safety Upgrade

There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



## 10.5.2 WALL SIDING FLASHING AND TRIM

**DAMAGED WOOD TRIM**

Recommendation or Safety Upgrade


Some damaged wood was observed at the exterior. We recommend referring to the pest inspection report for a detailed evaluation of the wood and repair with qualified contractor.

Recommendation

Contact a qualified pest control specialist.



10.5.3 WALL SIDING FLASHING AND TRIM

 Action Item or Further Review

**WEEP SCREED RUSTED - REPAIR OR REPLACE**

Stucco screed flashing is rusted at the exterior. This may indicate that the sprinklers are spraying the house, or dirt is too close to the screed. The screed is damaged and requires repair/replacement. Recommend obtaining a quotation for this repair prior to the end of your contingency period by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



10.5.4 WALL SIDING FLASHING AND TRIM

**STUCCO - CRACKS HAIRLINE**

 Maintenance Item

Hairline cracking was observed at the stucco. The cracks are less than 1/8 inch in width, and generally considered common in this material. Cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

Recommendation

Recommend monitoring.



#### 10.7.1 GARAGE VEHICLE DOORS

### **GARAGE DOOR - WEATHER SEAL-BOTTOM**



Maintenance Item

The weather seal was damaged/missing does not extend the length of the garage door or does not seal properly to the garage floor. This can allow pest intrusion. We advise repair or replacement with a qualified person.

Recommendation

Contact a qualified door repair/installation contractor.



#### 10.8.1 GARAGE DOOR OPERATORS

### **GARAGE - LIGHT INOPERABLE**



Maintenance Item

The lights built in the garage door opener are a safety device. The lights did not work when the garage door opener was tested. We recommend replacing the bulbs and testing again. If the bulbs fail to light, repairs or replacement may be necessary. To learn how to adjust the door, please watch our Maintenance Minute Video on [Garage Doors](#).

Recommendation

Contact a handyman or DIY project





### 10.11.1 EAVES, SOFFITS AND FASCIAS

#### **FASCIA/EAVES - TERMITES/ROT**



Recommendation or Safety Upgrade

Some damaged wood was observed at the eaves or fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state-licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

#### Recommendation

Contact a qualified pest control specialist.





## 11: ROOF

### Information

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**General: ROOF COVERING TYPE**  
CONCRETE TILE

**General: VIEWED ROOF COVERING FROM**  
DRONE, GROUND

**ROOF COVERINGS (Surface of roofing materials): Roof Covering - Inspected**

The roof shows normal wear for its age and type; appears to be in serviceable condition. Notable exceptions will be listed below.

**ROOF COVERINGS (Surface of roofing materials): Inspected w/Drone**

The roof covering was inspected from the ground, windows, attic, and remotely with the use of a drone to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. Be advised a roofer with the added benefit of walking the roof may find additional defects not listed in this report.

## ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - Inspected

Gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or drain properly.



## Repair or replace

11.2.1 ROOF COVERINGS  
(Surface of roofing materials)



Recommendation or Safety Upgrade

### SLIPPED TILES

Slipped tile(s) were noted. Out-of-place roof tiles will allow the sun to deteriorate the underlayment and can cause leaking if not corrected. We advise evaluation/necessary corrections by a licensed roofer. You may wish to consult a roofer prior to the end of your contingency period to obtain an estimate and to fully understand the extent of repairs needed.

Recommendation

Contact a qualified roofing professional.



11.2.2 ROOF COVERINGS  
(Surface of roofing materials)



Recommendation or Safety Upgrade

### CRACKED TILE(S)

Cracked roof tile(s) noted. We advise maintenance review of the entire roof and necessary corrections by a licensed roofer. You may wish to consult a licensed roofer prior to the end of your contingency period to obtain an estimate and to fully understand the extent of repairs needed.

Recommendation

Contact a qualified roofing professional.



## 11.2.3 ROOF COVERINGS (Surface of roofing materials)

 Action Item or Further Review**TILE ROOF 25 YEARS+**

The tile roof appears to be 25 years old or more. Tile roofs of this age may have an underlayment that is near the end of its expected life. It is important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on the quality of materials, installation, sun exposure, ventilation of the attic, and maintenance. Replacing the underlayment can be costly. Since home inspectors do not lift roof tiles, you should have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining or the cost of repair/replacement before the close of your contingency period.

## Recommendation

Contact a qualified roofing professional.

## 11.3.1 FLASHINGS/ROOF PENETRATIONS

 Recommendation or Safety Upgrade**CRICKET - NONE**

No saddle or cricket flashing was installed at chimney. This is required when chimneys are 30 inches wide or more. We recommend correction by a licensed roof contractor.

## Recommendation

Contact a qualified roofing professional.



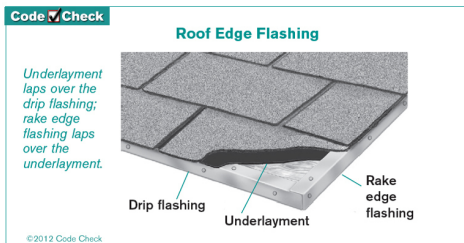
## 11.3.2 FLASHINGS/ROOF PENETRATIONS

 Recommendation or Safety Upgrade**DRIP EDGE - NONE**

No drip edge flashing was installed at the time of the inspection. Lack of roof drip edge flashing leaves the edges/eaves of roof sheathing, fascia, and underlayment exposed to potential moisture damage from wood decay and/or delamination. We advise having drip edge flashing installed as preventive maintenance.

## Recommendation

Contact a qualified roofing professional.



11.3.3 FLASHINGS/ROOF PENETRATIONS

**NO PAINT AT FLASHING/VENTS**

Maintenance Item

Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

Recommendation

Contact a qualified painting contractor.



11.3.4 FLASHINGS/ROOF PENETRATIONS

**FLASHING DAMAGED**

Recommendation or Safety Upgrade

Flashing damaged or failing. Recommend repair as needed.

Recommendation

Contact a qualified roofing professional.



# 12: STRUCTURAL COMPONENTS

## Information

**General: FOUNDATION**  
POURED CONCRETE

**General: 1ST LEVEL FLOOR STRUCTURE**  
SLAB

**General: FOUNDATION BOLTS**  
NOT OBSERVABLE\*, YES - BOLTED\*

**General: WALL STRUCTURE**  
WOOD STUDS

**General: ROOF STRUCTURE**  
ENGINEERED WOOD TRUSS

**General: METHOD USED TO OBSERVE ATTIC**  
LIMITED ACCESS

**General: ATTIC ACCESS INFO**  
SCUTTLE HOLE (Hallway Ceiling)

**General: LOT TYPE**  
FLAT (Less than 15 deg.)

### **STRUCTURE (Informational): STRUCTURE - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home's structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, such as anchor bolts, shear walls and seismic hardware. In the absence of any major defects, the home inspector may not recommend that you consult with a foundation contractor, structural engineer, or geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards which is that of a generalist and not a specialist, and we do not use any specialized instruments to determine if the floors are level. Floors are rarely perfectly level and it is generally agreed that a slope of one inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or if you want to determine if they are, you can employ a specialist to conduct a manometer survey.

### **SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab Not Visible**

Due to floor coverings throughout the house, the slab was not visible.

### **ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the attic structural framing.



## Limitations

FOUNDATION BOLTS (Foundation bolts present)

## NOT VISIBLE

Foundation anchor bolts were not observable due to finished wall material.

## Repair or replace

12.3.1 FOUNDATIONS (Observable Evidence of Structural Defects)



Action Item or Further Review

### EXPOSED/RUSTED RE-BAR

EAST

Exposed/rusted re-bar was observed at the foundations slab. This could cause cracking/ damage to the concrete slab. We recommend further review and repair with a qualified contractor for repairs.

Recommendation

Contact a foundation contractor.



## 13: INSULATION AND VENTILATION

### Information

**General: ATTIC INSULATION**  
FIBERGLASS BATT

**General: R- VALUE**  
LESS THAN R-19

**General: DRYER VENT**  
NONE

**General: ATTIC VENTILATION**  
PASSIVE SOFFIT AND DORMER  
VENTS



**INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - Inspected**

Insulation in the attic appears to be functioning as intended.

**BATHROOM VENTING: Exhaust Fans - Tested**

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)



**LAUNDRY ROOM VENTING: Vent - Functioned**

The laundry area vent was operational when tested.

**LAUNDRY ROOM VENTING: Exhaust Fan - Aged**

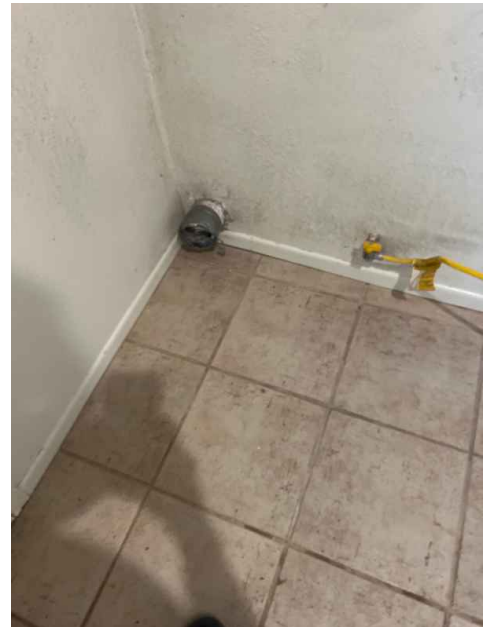
The exhaust fan appears to be older than its expected service life. The average life of an exhaust fan is 20 years. Some units may last for more or less than 20 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

**Limitations**

## CLOTHES DRYER VENTING SYSTEM

**NO CLOTHES DRYER VENT**

No clothes dryer vent connection was present.

**Repair or replace**

## 13.4.1 CLOTHES DRYER VENTING SYSTEM

**DRYER VENT - LINT**

The dryer vent is lined with lint or the area around the vent was observed with lint build-up, which poses a potential fire hazard and reduces the efficiency of the dryer. The inside of the transition duct should be examined and cleaned as necessary. We recommend further evaluation and repair/cleaning by a duct cleaning contractor.

Recommendation

Contact a qualified professional.

## 14: UTILITY SHUT-OFF

### Information

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#### **MAIN WATER SHUT-OFF DEVICE: Location - Garage**

The main water shut-off valve is located in the garage.



**MAIN PANEL AND DISTRIBUTION PANELS: Main - Left**

The main Electrical panel is located at the left exterior side of the house (facing front).

**MAIN GAS SHUT OFF VALVE: Gas shut off - Left**

The main gas shut-off valve is located at the gas meter at the left side of the house (facing the front).



## 15: REPAIR QUOTES

### Information

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## REPAIR QUOTES

# To get a free cost breakdown on repairing these defects we have partnered with TheQwikFix.

TheQwikFix turns any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote that you can use to negotiate repair credits and/or hire contractors directly through their platform.

## What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card, or even escrow.

## How to get a quote:

1. Download your inspection report as a PDF
2. Click the blue 'Get Your Repair Quote Now' button below.
3. Follow the prompts to request your quote (this will only take a couple of minutes).

**With TheQwikFix, you can eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!**

[Get Your Repair Quote Now](#)

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# STANDARDS OF PRACTICE

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## **BUILT-IN APPLIANCES**

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **PLUMBING SYSTEM**

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut-off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut-off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **ELECTRICAL SYSTEMS**

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **HEATING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **COOLING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIREPLACES**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIRE/SAFETY**

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

**Important Smoke Alarm Law SB 745:** A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10-year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INTERIORS

**Note:** reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## EXTERIOR

**Note:** reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## ROOF

What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot and do not give any guarantees. We will examine the roof, and evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

**NOTE:** ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CAN NOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF THE CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## STRUCTURAL COMPONENTS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)