



A BETTER HOME INSPECTION BY FORSTERS, INC.

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PROPERTY INSPECTION REPORT

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08/15/2026

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Thank you for choosing **A Better Home Inspection** to perform your home inspection. If you have any questions about this report, please feel free to give us a call at 800-720-2844.

A Better Home Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified trades person **within the client's contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection.

Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces. This report is only supplemental to the Sellers Disclosure and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH**. This inspection is a tool to assist you in your buying decision, not to be used as a repair list as not every item may make it on the report, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home.

Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by A Better Home Inspection. A

comprehensive one-year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one-year warranty, one can be purchased through a third party.

Notice to Third Parties:

This report is the property of A Better Home Inspection and the Client named herein and is non-transferrable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

CAUSES OF DAMAGE/METHODS OF REPAIR:

The causes of damage or defects and methods of repair mentioned in the report are based on a visual inspection conducted by the inspector. The inspector will only report what is visible and readily accessible at the time of the inspection. The suggested causes of damage or defects and methods of repair mentioned in the report are intended as a professional courtesy to assist the property owner in better understanding the condition of the home. The causes of damage or defects and methods of repair suggested in the report are not intended to be relied upon solely. Contractors or licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Contractors or licensed professionals may need to perform invasive evaluations, such as opening walls or removing flooring, to determine the exact cause of a defect or damage and to recommend the best repair method. The evaluation and recommendations of contractors or licensed professionals will supersede the information found in the report, as they have more detailed information and knowledge of the property's systems and components. It's important to note that ongoing maintenance is necessary to prevent future damage and defects, regardless of the causes and repair methods identified in the report. Property owners should regularly maintain their home to keep it in good condition and prevent issues from becoming more severe.

THERMAL IMAGING:

Infrared cameras may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included and should not be wholly relied upon as a home inspection is qualitative, not quantitative.

INACCESSIBLE AREAS:

During an inspection, there may be certain areas or items that are inaccessible due to physical/personal barriers or safety concerns. Inaccessible areas may contain reportable conditions that are concealed from view, such as leaks, moisture damage, pest

infestation, or electrical issues. Since inspectors cannot inspect these areas, they cannot make any representations regarding their condition. Concealed or inaccessible areas may pose potential risks or hazards to the property or its occupants, even if no reportable conditions are present. We recommend further investigation by a specialist or additional testing in inaccessible areas to identify potential issues or hazards before the close of escrow.

COMPONENT LIFE EXPECTANCY:

All mechanical and electrical components have a limited lifespan, after which they may fail due to normal wear and tear, fatigue, or degradation. The expected lifespan of a component can vary depending on various factors, such as its quality, usage patterns, and maintenance. Despite the best efforts of the inspectors, there are no guarantees that the components will not fail unexpectedly. Even if a component appears to be in excellent condition, it could still fail due to unforeseen circumstances or events. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

WE RECOMMEND EVERY HOME HAVE A LICENSED TERMITE AND RODENT INSPECTION PRIOR TO THE CLOSE OF ESCROW.

THIS INSPECTION DOES NOT INCLUDE INSPECTING OR TESTING FOR MOLD, MILDEW, RODENTS, AND/OR ASBESTOS.

DESCRIPTION OF CATEGORIES:

The following categories are used throughout this report to convey the severity of various items observed during the inspection. It is important to understand that the categorization of items is based on the professional judgment of the inspector and is provided for informational purposes only. These categories are not intended to impose any enforceable obligation for repair or responsibility upon the current homeowner. Instead, they are designed to inform the client about the current condition of the property and its structure. Decisions regarding repairs or actions should be made in consultation with qualified professionals.

INFORMATION/LIMITATIONS

The information/limitations section of this home inspection report is used to explain the scope and limitations of the inspection, and to provide important context and information about the inspection process. It's important to review the information/limitations section of the inspection report to understand the scope and limitations of the inspection, as well as the intended use of the report and any limitations on the inspector's liability. This section explains the limitations of the inspection, including what conditions or issues the inspector could not evaluate due to accessibility, code requirements, or other factors. This information can help you make an informed decision about the property and to plan for any necessary repairs or upgrades.

ACTION ITEMS

Action items, components, or systems that may or may not be functioning but are in need of moderate repair or service and show signs of wear or deterioration that could

result in an adverse condition in the future. These Action Items are important to note because they can impact the function, efficiency, and safety of the property and should be addressed prior to the close of escrow. They may require the attention of a licensed technician or contractor and are not considered routine maintenance or DIY items. It's important to carefully review the Action Items listed in the inspection report. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

SAFETY CONCERNS

Safety concerns refer to items, components, or systems that pose a current or future potential safety risk to the occupants of the property. These items may require immediate repair, replacement, or service to ensure the safety of the occupants. Safety concerns are typically the most urgent issues identified during the inspection and should be addressed as soon as possible. They should be evaluated and repaired by a licensed technician or qualified contractor to ensure that the property is safe for occupation. It's important to take the safety concerns listed in the inspection report seriously and to take prompt action to address them. Ignoring safety concerns can result in serious harm to the occupants of the property or cause damage to the property. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

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INFORMATION/LIMITATIONS

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ACTION ITEMS

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SAFETY CONCERNS



2.1.1 Optional Inspection Enhancements - Optional Services & Inspection Enhancements: Sewer Camera Inspection



2.1.2 Optional Inspection Enhancements - Optional Services & Inspection Enhancements: Solar Heath Check



2.1.3 Optional Inspection Enhancements - Optional Services & Inspection Enhancements: Indoor Air Quality - Mold Sampling / Testing



2.1.4 Optional Inspection Enhancements - Optional Services & Inspection Enhancements: Indoor Air Quality - Particulate Sampling / Testing



2.1.5 Optional Inspection Enhancements - Optional Services & Inspection Enhancements: Floor Plan With Dimensions



3.1.1 Exterior/Grounds - Exterior Doors: Sliding Glass Door- Frame Electrolysis / Galvanic Corrosion



3.1.2 Exterior/Grounds - Exterior Doors: Sliding Glass Door- Rollers



3.1.3 Exterior/Grounds - Exterior Doors: Screen(s) - Missing



3.2.1 Exterior/Grounds - Driveway/Walkways: Driveway/Walkway(s) - Blistering/Scaling



3.5.1 Exterior/Grounds - Siding/Flashing/Trim: Exterior - Recently Painted



3.8.1 Exterior/Grounds - Exterior Electrical: Ext Outlet(s) - No GFCI Protection



3.9.1 Exterior/Grounds - Fences, Gates: Fence(s) - Inspected Near Home Only



4.1.1 Roof/Attic - General: Roof - Underlayment



4.2.1 Roof/Attic - Shingles: Roof Shingle(s) - Damaged/Missing



4.2.2 Roof/Attic - Shingles: Roof Shingle(s) - Granule Loss



4.3.1 Roof/Attic - Flashings: Roof Flashing(s) - Missing Drip Edge



4.4.1 Roof/Attic - Roof Vents: Roof Vent(s) - Resealing Stack(s)



4.5.1 Roof/Attic - Roof Structure : Roof Structure - Limited Inspection



4.5.2 Roof/Attic - Roof Structure : Roof Structure - Access Hole Only



4.5.3 Roof/Attic - Roof Structure : Roof Structure - Stains Dry



4.5.4 Roof/Attic - Roof Structure : Roof Structure - Cracked / Damaged - Truss | Rafter



4.7.1 Roof/Attic - Chimney: Chimney - Flue Disclaimer



4.8.1 Roof/Attic - Attic: Attic - Limited Access



4.8.2 Roof/Attic - Attic: Attic - Storage Limited Access



4.8.3 Roof/Attic - Attic: Attic - Access Blocked Due To Storage/Fan

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- 🔧 4.11.1 Roof/Attic - Exhaust Systems: Undetermined Destination for Venting
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- ⊖ 5.6.1 Electrical / Plumbing - Hot Water Heater : Water Heater - Sediment Trap
- ⚠️ 5.6.2 Electrical / Plumbing - Hot Water Heater : Vent - Pitch / Slope
- 🔧 5.9.1 Electrical / Plumbing - Sewer Camera Inspection: Main Drain - Service / Recommendation
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- ⊖ 6.2.2 HVAC - Heating: Furnace - Re-Evaluate Entire System
- ⊖ 6.3.1 HVAC - Gas Valves: Furnace - Flex Gas Line
- ⊖ 6.3.2 HVAC - Gas Valves: Furnace Gas Valve - No Sediment Trap
- ⊖ 6.5.1 HVAC - Distribution System: Ductwork - Insulation Damaged / Missing
- ⊖ 6.6.1 HVAC - Thermostat: Thermostat - Inoperable
- ⊖ 7.1.1 Garage - Interior Areas: Garage - Conversion
- ⊖ 7.2.1 Garage - Firewall : Firewall Door - Self Closer Adjusting
- ⚠️ 7.2.2 Garage - Firewall : Firewall Door - Not Fire Rated
- ⊖ 7.4.1 Garage - Vehicle Door(s): Garage Door - Weather Stripping - Damaged / Missing
- ⚠️ 7.6.1 Garage - Electrical: Outlet(s) - No GFCI Protection
- 🔧 8.1.1 Kitchen - Kitchen Sink: Limited Review - Personal Belongings
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- ⊖ 8.2.2 Kitchen - Dishwasher: Dishwasher - Inoperable
- ⊖ 8.2.3 Kitchen - Dishwasher: Dishwasher - Loose / Improperly Mounted
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- ⊖ 8.4.2 Kitchen - Cabinets: Cabinet(s) - Hardware Loose/Damaged/Missing
- ⊖ 8.7.1 Kitchen - Cooktop: Cooktop - Burner Not Operating
- 🔧 8.8.1 Kitchen - Range/Wall Oven: Range/Oven - Personnel Items
- ⊖ 8.8.2 Kitchen - Range/Wall Oven: Range/Oven - No Anti-tip Bracket
- ⊖ 8.10.1 Kitchen - Electrical: Outlet/Switch - Cover Missing / Damaged
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- 🔧 9.1.1 Interior Areas - Interior Doors: Interior Door - Locked
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1: INSPECTION DETAILS

Information

General: In Attendance

Home Owner

General: Occupancy

Occupied

General: Temperature

80-85

General: Type of Building

Single Family

General: Weather Conditions

Partly Cloudy

General: Life Expectancy

- The following link provides detailed information on the predicted life expectancy of various appliances, products, materials, systems, and components. It's important for clients to understand that these life expectancies have been determined through research and testing under normal conditions of wear and tear, with regular recommended maintenance. However, it's essential to note the following:
- **Guidelines, Not Guarantees:** The life expectancies mentioned in the report should be used as guidelines only. They are not guarantees or warranties, as several factors can affect the actual lifespan of a component, including extreme weather, neglect, overuse, or abuse.
- **Regular Maintenance:** Proper maintenance, usage, and care can extend the lifespan of components beyond their expected life expectancy. Conversely, failure to maintain components can lead to premature failure and result in unexpected repairs or replacements.
- **Importance of Maintenance:** Property owners should prioritize regular maintenance to ensure that components function optimally and to prevent potential issues from becoming more severe.

Clients are encouraged to use the information provided in the report as a general reference and to remain proactive in maintaining their property to maximize the longevity of its components.

<https://www.nachi.org/life-expectancy.htm>

General: After The Home Inspection

After a home inspection, it's important to take away several key points to help you make informed decisions about the property. Some things to consider include:

1. **List of Action Items:** Take note of any Action Items or issues that were identified during the inspection. we recommend all actions be further evaluated before the close of escrow.
2. **Cost Estimates:** Make sure to get cost estimates for any necessary repairs or upgrades so you can make informed decisions about the property.
3. **Limitations:** Pay attention to the inspector's limitations throughout the report. Reportable conditions may be found in these area(s), We recommend items to be removed and reinspected prior to the close of escrow.
4. **Future Upgrades:** Consider what upgrades may be necessary in the future, such as a new roof or updated electrical systems.

Overall, the goal of the inspection is to provide you with a comprehensive understanding of the property's condition and to help you make informed decisions about your purchase.

General: Home Set up and Repair Costs

The cost of setting up a home and repairing any issues can vary significantly based on several factors, including the size of the home, its location, the type of repairs needed, and the materials and labor required. Common home setup and repair costs might include:

- Electrical & Plumbing: Installation or repairs related to wiring, outlets, fixtures, pipes, and water systems.
- HVAC: Installation, maintenance, or repair of heating, ventilation, and air conditioning systems.
- Roofing: Costs associated with roof repairs, replacements, or inspections.
- Painting: Both interior and exterior painting services.
- General Repairs: Fixes to structural elements, windows, doors, and other essential components.

It's important to obtain a detailed estimate from a licensed contractor or professional before beginning any home setup or repair work to get a clearer understanding of the costs involved. Additionally, setting aside a contingency budget is advisable to cover any unexpected expenses that may arise during the process.

For more information on estimated setup and repair costs, please refer to the link provided below.

[Click Here for Your Home Set-Up, Maintenance and Repair Cost Guide](#)

General: Internal Fire Suppression System

Please note that internal fire suppression systems, such as fire sprinklers, are not covered under the standard home inspection guidelines. These systems require specialized knowledge and equipment for proper evaluation. We recommend hiring a qualified fire sprinkler company to conduct a detailed inspection of the fire suppression system to ensure it meets safety standards and is functioning correctly.

General: Maintenance Inspection

An annual home maintenance inspection is a crucial part of maintaining the safety and longevity of your property. Regular inspections offer several benefits, including:

- Early Detection of Issues: Identify potential problems before they become more serious and costly to repair.
- Enhanced Safety: Protect your family's health and safety by ensuring that all aspects of your home are functioning properly.
- Increased Longevity: Regular maintenance helps extend the lifespan of your home's systems and components.
- Cost Savings: Addressing minor issues early can prevent them from turning into major, expensive repairs.
- Peace of Mind: Knowing your home is in good condition allows you to enjoy it with confidence.

By having an Annual Home Maintenance Inspection performed every year, you can protect your family's well-being and ensure that your home remains a comfortable and enjoyable place to live for years to come. Click the link below to schedule.

[Schedule next year's maintenance inspection with us today!](#)

General: Pre-Listing Inspection

No two home inspectors and no two reporting systems are alike. This Seller/Pre-listing Inspection was performed exclusively for our client (the home seller) with their cooperation and/or assistance. The resulting report assumes full disclosure on the part of our client. While our client may choose to share this report with others, it was produced solely for their use and distribution at their discretion.

Although we perform all inspections and write all reports objectively, it is important to consider hiring us for additional re-inspections if there is a significant time lapse between our initial inspection and the closing date. A re-inspection and subsequent report may reveal new issues that have arisen or confirm that repairs identified during the initial inspection have been completed.

General: Furnished Property/Limited Access

The property was occupied at the time of inspection. Some areas and items at this property may be obscured by furniture and/or personal items. This normally involves but not limited to windows, floors, walls, cabinets under sinks, counter top areas, closets, behind window coverings, under rugs, and under/behind furniture. The inspector does not move furnishings, personal belongings, carpets/rugs or appliances. When furnished, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings and stored items are moved, damage or problems that were not noted during the inspection may be found.

Reportable conditions may NOT be found in these area(s), we recommend items to be removed and re-inspected prior to the close of escrow.

General: Renovation/ Remodel

Various Locations- Not All Areas May Be Shown

It appears the home underwent varying degrees of remodeling and/or upgrades. Based on State and National association standards of practice, a home inspection is not a code compliance inspection. This inspection does not determine quality of workmanship or product/component quality unless visible defects are noted. Some of the work may not meet modern construction standards. As a courtesy, we looked for and did not find any stickers indicating any permitting was issued for the property. **Recommend obtaining permitting history, history of any prior water entry/leaks and associated repairs, and having a contractor make corrections on an as needed basis.**

General: Property Older Than 25 Years

Properties that are older than 25 years old may present a different set of challenges and considerations compared to newer property. Here are some things to keep in mind when inspecting an older property:

1. **Age-related wear and tear:** properties that are older than 25 years old may have experienced a significant amount of wear and tear over time, which can result in a range of potential issues, such as worn-out roofing, outdated electrical systems, or failing plumbing.
2. **Different building standards:** Building standards and codes have evolved over the years, and older homes may not meet current standards. For example, they may not have insulation in the walls or adequate ventilation, which can result in energy inefficiency.
3. **Lack of maintenance:** Older homes may have been neglected over the years, which can result in a range of issues that can be difficult and costly to repair.
4. **Lead paint:** Homes built before 1978 may contain lead-based paint, which can pose a health risk if it is disturbed or if the paint is in poor condition.
5. **Sewer Scope:** Due to the age of the home, we recommend video scope of the main drain line to check for blockage, damage, root intrusion, ect.

When inspecting an older home, it is important to be aware of these potential challenges and to thoroughly evaluate all systems and components of the home to ensure that any issues are identified and addressed.

2: OPTIONAL INSPECTION ENHANCEMENTS

Information

Optional Services & Inspection Enhancements: Inspection Enhancements - Optional Services

In addition to the standard home inspection, our company offers several optional services that can provide additional information, clarity, or long-term value related to this property.

These services are **not required** and **may not be related to defects** found during the inspection. They are presented so you can make an informed decision about whether you would like to include any of them as part of today's inspection or future planning.

Each service below includes a brief explanation and is marked as a recommended option. If you choose to add a service, the inspector will perform it as applicable. If you decline, no action is required.

Action items

2.1.1 Optional Services & Inspection Enhancements

SEWER CAMERA INSPECTION



Action Items

We strongly recommend that all homes have their underground main drain line video scoped to check for potential blockages, damage, or root intrusion. This service is crucial for identifying hidden issues that may not be visible during a standard home inspection but could lead to significant problems if left undetected.

- **Hidden Issues:** Video scoping can reveal blockages, cracks, misalignments, or root intrusion that are not detectable through a visual-only inspection.
- **Prevent Costly Repairs:** Identifying issues early can help avoid unexpected and expensive sewer repairs after purchase.
- **Complete Understanding:** A video scope provides a comprehensive view of the condition of the drain line from the home to the municipal connection or septic tank.



What This Service Includes

This service includes a video inspection of the accessible underground drain line using a specialized sewer camera. The camera is advanced through the line to observe visible conditions from the home toward the municipal connection or septic tank, where accessible.

- Inspection is limited to accessible portions of the drain line
- Findings are based on visible conditions at the time of inspection
- This service does not include cleaning, repair, or excavation

Please note that without a sewer camera inspection, certain conditions within the drain line may not be identified. If this service is not performed, A Better Home Inspection is not responsible for conditions, defects, or issues related to the sewer or septic drain line that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

2.1.2 Optional Services & Inspection Enhancements



Action Items

SOLAR HEALTH CHECK

Given that the property is equipped with a solar energy system, we strongly recommend a Solar Health Check to evaluate the system's overall performance, safety, and configuration. Solar systems are not fully evaluated during a standard home inspection, and certain issues may not be visually apparent.

- **Performance Assessment:** Verifies that the solar panels, inverters, and system configuration are operating efficiently to support optimal energy production.
- **Safety Evaluation:** Identifies potential safety concerns such as damaged components, improper installation conditions, loose wiring, or fire hazards.
- **Preventive Insight:** Helps identify potential issues early, supporting system longevity and reducing the risk of unexpected performance or safety problems.

What This Service Includes

A Solar Health Check is conducted at the time of inspection and submitted to SPRK, a third-party solar analytics provider, for professional validation and analysis. This service is not the solar report itself.

- The official Solar Health Check report will be delivered via email within 1–2 business days.
- The report evaluates system performance, safety considerations, and configuration based on available system data at the time of submission.
- Results may be limited if system access, documentation, or monitoring data is incomplete.

Please note that without a Solar Health Check, certain performance, safety, or configuration issues related to the solar system may not be identified. If this service is not performed, A Better Home Inspection is not responsible for conditions, defects, or issues related to the solar system that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

2.1.3 Optional Services & Inspection Enhancements



Action Items

INDOOR AIR QUALITY - MOLD SAMPLING / TESTING

We recommend mold testing to evaluate the presence of airborne mold spores within the home. Mold is often not visible and may be present even when no obvious signs are observed during a standard home inspection.

- **Hidden Air Quality Concerns:** Mold spores can be present in indoor air without visible growth and may not be detectable through visual inspection alone.
- **Health Awareness:** Elevated mold levels may contribute to respiratory discomfort, allergies, or other health sensitivities for occupants.
- **Informed Decisions:** Testing provides objective data to help determine whether further evaluation or remediation may be warranted.

What This Service Includes

This service includes the collection of indoor air samples to evaluate airborne mold spore levels within the home. Samples are analyzed by a certified laboratory to provide objective data regarding indoor air quality conditions.

- Testing evaluates airborne mold spores only
- Results reflect conditions at the time samples are collected
- This service does not include mold remediation or moisture correction

Please note that without mold testing, certain indoor air quality conditions related to mold may not be identified. If this service is not performed, A Better Home Inspection is not responsible for mold-related conditions or air quality issues that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.



2.1.4 Optional Services & Inspection Enhancements

INDOOR AIR QUALITY - PARTICULATE SAMPLING / TESTING

 Action Items



We recommend indoor air quality particulate testing to evaluate the level of airborne particles within the home. These particles are microscopic and cannot be identified during a standard visual home inspection.

- **Invisible Particulates:** Airborne particles such as dust, pollen, allergens, and other fine particulates are not visible and cannot be assessed through a visual-only inspection.
- **Occupant Comfort:** Elevated particulate levels may affect indoor comfort and may be of concern for individuals with respiratory sensitivities.
- **Additional Insight:** Testing provides measurable information about indoor air quality beyond the scope of a standard home inspection.

What This Service Includes

This service includes air sampling to measure airborne particulate levels such as dust, pollen, and other fine particles within the indoor environment.

- Testing evaluates particulate concentration only
- Results are based on conditions at the time of sampling
- This service does not diagnose health conditions or prescribe solutions

Please note that without particulate testing, certain indoor air quality conditions related to airborne particulates may not be identified. If this service is not performed, A Better Home Inspection is not responsible for indoor air quality conditions related to airborne particulates that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

2.1.5 Optional Services & Inspection Enhancements

FLOOR PLAN WITH DIMENSIONS



Information/Limitations



We recommend obtaining a 2D floor plan with dimensions to document the layout and general measurements of the home. Floor plans are not included as part of a standard home inspection and provide additional value for planning and documentation purposes.

- **Accurate Layout:** Provides a visual representation of the home's layout, including room configuration and approximate dimensions.
- **Planning :** Useful for furniture placement, remodeling considerations, and space planning.
- **Long-Term Reference:** Offers helpful documentation for future projects, insurance records, or general reference.

What This Service Includes

This service includes the creation of a measured 2D floor plan using digital scanning technology to document room layout and approximate dimensions.

- Measurements are approximate and intended for informational purposes only
- Floor plans are not intended for construction, permitting, or architectural use
- This service does not replace professional architectural or engineering drawings

Please note that without a 2D floor plan with dimensions, spatial layout and measurement documentation is not provided.

Recommendation

Contact a qualified professional.

3: EXTERIOR/GROUNDS

Information

Exterior Doors: Exterior Doors

During the home inspection process, our inspector conducts a comprehensive evaluation of the home's exterior doors, including front, back, side, and sliding doors, to assess their condition, functionality, and safety. This thorough examination covers critical components such as:

- Weather stripping: Ensuring proper sealing against drafts and moisture.
- Thresholds: Checking for stability and proper installation.
- Locking mechanisms: Verifying security and ease of operation.
- Hinges: Assessing for alignment and wear.
- Door frames: Inspecting for structural integrity.
- Glass panes: Checking for cracks, fogging, or damage.
- Screens and storm doors: Evaluating their condition and effectiveness.

It's important to note that despite our meticulous approach, there may be limitations to detecting certain issues, particularly those that are concealed or not readily accessible during the inspection. Our goal is to provide a detailed overview of the observable state of these essential features, ensuring you are informed of the general condition and any identifiable concerns.

Exterior Doors: Door Bell

The doorbell was tested for functionality by activating the exterior button, confirming its ability to signal entry effectively. It's important to understand that this method primarily verifies the doorbell's operational status at the time of inspection. However, it may not detect:

- Intermittent malfunctions: Issues that occur sporadically and were not present during the inspection.
- Wiring issues: Potential problems with the internal wiring that could affect future reliability.
- Internal component defects: Defects that might impair the doorbell's long-term performance.

For smart doorbells, this test confirms basic functionality but does not include an evaluation of:

- Connectivity: The doorbell's connection to Wi-Fi or other networks.
- Software: The operation of the doorbell's software or app integration.
- Smart features integration: The functionality of additional smart features.

For a comprehensive examination of the doorbell system, including smart capabilities and detailed wiring assessments, we recommend further diagnostic testing by a qualified technician.

Driveway/Walkways: Drivewalk/Walkway Material

Concrete

Cracks in concrete and asphalt surfaces are common and can be found in virtually all installations over time. These materials naturally expand and contract with temperature changes and may crack under pressure or as they age. While minor cracking is often considered normal wear and tear, the inspector will specifically report on cracks that present more concerning issues, such as:

- Heaving: Where sections of the surface rise, potentially creating uneven surfaces.
- Trip hazards: Cracks that pose a risk of falls due to uneven surfaces.
- Severe settling: Indicating significant movement of the surface or the ground beneath, which could compromise structural integrity.
- Poor drainage: Leading to water accumulation and potential damage to the surface or surrounding areas.

If such conditions are observed, the inspector will provide additional details to highlight the severity and potential implications of these issues. It is recommended to address significant cracking with these underlying problems promptly to ensure safety and prevent further damage.

Retaining Walls/Grading/Vegetation : Retaining Wall

Wood

The retaining wall and its components were inspected for visible damage or defects. However, not all areas of the retaining wall could be thoroughly examined due to obstructions such as:

- Vegetation growth: Plants or shrubs blocking parts of the wall.
- Accumulation of earth or dirt: Soil buildup covering portions of the structure.
- Personal belongings: Items placed against or near the wall, obscuring visibility.

These obstructions may have prevented the identification of potential issues during the initial inspection. To ensure a comprehensive evaluation of the retaining wall's condition, we recommend:

- Clearing obstructions: Removing vegetation, dirt, or belongings that may be hindering access to the wall.
- Conducting a more detailed examination: Engaging a licensed professional to perform a thorough inspection once the obstructions are cleared.

This approach will help identify and rectify any hidden defects or damage, ensuring the structural integrity and safety of the retaining wall

Retaining Walls/Grading/Vegetation : Grading

A visual inspection was performed to assess the grading around the structure, focusing on ensuring that it slopes away from the building to prevent water accumulation and potential foundation damage. However, it's important to acknowledge that the inspection may not have provided a complete view of all areas due to obstructions such as:

- Vegetation growth: Plants or shrubs that may block visibility of the grading.
- Accumulation of earth or dirt: Soil buildup that could obscure the slope.
- Personal belongings: Items placed against or near the building that may hinder a full assessment.

These obstructions may have limited visibility, leaving some sections of the grading unevaluated. Given these limitations, we recommend:

- Clearing obstructions: Removing vegetation, dirt, or belongings that may be blocking a full view of the grading.
- Conducting a more thorough examination: Engaging a professional to perform a detailed assessment of the grading once the obstructions are cleared.

This further examination will help ensure that the grading meets the required standards for effective water drainage and will protect the structural integrity of the building.

Patio/Decks/Covers: Patio(s) / Deck(s) / Balconies

Concrete

The balconies, decks, patios, porches, and steps were thoroughly examined to identify any water damage, action items, or safety hazards that could compromise their structural integrity or pose a risk to occupants. However, to ensure the long-term stability of wood decks, balconies, and covers, it is strongly advised to:

- Have them inspected by a licensed termite inspector: Termites can cause significant damage to wooden structures, potentially weakening them and making them unsafe.
- Consider further examination: A more detailed assessment may be required to fully evaluate the condition of the patios, decks, and balconies.

Taking these steps will help ensure the safety and structural integrity of these areas and prevent potential risks.

Patio/Decks/Covers: Covers

N/A

Periodic painting is recommended for all wood patio covers to prevent premature rot and damage to the wood. Additionally, it is advised to:

- Have a licensed termite inspector inspect the wood covers: This ensures the structural integrity of the patio covers and helps detect any potential termite damage.
- Be aware of vegetation or growth around the patio covers: Vegetation may limit visibility during the inspection and could require further examination to fully assess the condition of the wood covers.

These measures will help maintain the longevity and safety of the wood patio covers.

Siding/Flashing/Trim: Siding/Flashings/Trim

Stucco, Wood

During the inspection, the wall covering, flashing, and trim components were thoroughly examined for any visible damage or significant defects. However, it is important to note the following:

- Wall insulation: The type and quality of the wall insulation could not be verified, and the conditions inside the walls were not assessed.
- Lead paint: No testing for lead paint was conducted during the inspection.

If further evaluation of these aspects is desired, it is highly recommended to consult a licensed professional. They can:

- Assess the wall insulation: Provide a more comprehensive evaluation of the insulation quality and any potential issues.
- Test for lead paint: Detect any potential lead paint hazards that may pose health risks.

These steps can help ensure the safety and overall quality of the property. While the inspector has made thorough efforts, some issues may still be missed. It is recommended to hire qualified contractors for further inspections or repair work based on the findings in this inspection report before the close of escrow.

Caulking and sealing of areas around the home is recommended on an as-needed basis to maintain the integrity of the property.

Eaves/Soffits/Fascia: Eaves/Soffits/Fascia

The visible portions of the soffit and fascia were inspected for signs of water damage and other significant defects. Despite the inspector's thorough efforts, some issues may still go unnoticed. To ensure a comprehensive assessment, we recommend:

- Hiring qualified contractors: Further inspections or repair work should be conducted based on the findings in this report to address any potential concerns.
- Scheduling a termite inspection: It is also recommended to have a termite inspection performed to check for any signs of wood-destroying insects or damage that could affect the soffit, fascia, or other wooden components of the home.

Slab On Grade: Slab Not Fully Visible

Various Locations- Not All Areas May Be Shown

Due to the presence of carpet or floor coverings, growth, earth/dirt buildup, and personal belongings, the entire slab was not visible during the inspection. It is important to note that:

- Normal cracking: All concrete slabs experience some level of cracking as they shrink during the drying process, which may go unnoticed due to floor coverings.
- Limitations of inspection: This inspection did not involve removing any floor coverings or conducting any engineering assessments.

Despite the inspector's thorough efforts, some issues may still go unnoticed. We recommend hiring qualified contractors for further inspections to ensure a comprehensive assessment of the slab.

Exterior Electrical: Receptacle & GFCI

The exterior electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Exterior Electrical: Switches & Light Fixtures

During the inspection, the exterior switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Exterior Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Fences, Gates: Fence

Wood(weathered)

The fence was visually inspected in areas immediately surrounding the home. Due to factors such as overgrown vegetation, personal belongings, and fence location, the inspector was unable to walk or inspect the entire property perimeter. Please note that motorized gates and entry gates are not part of this inspection.

To maintain the fence's condition, it's recommended to keep all growth away from the fence at all times. Some areas may remain uninspected due to obstructions, so periodic maintenance and inspection of these areas are encouraged.

Overview photos

Exterior General Photos/Videos

GENERAL EXTERIOR PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.











Action items

3.1.1 Exterior Doors

SLIDING GLASS DOOR- FRAME ELECTROLYSIS / GALVANIC CORROSION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

 Action Items

The sliding glass door frame has shown signs of electrolysis or galvanic corrosion due to direct contact with concrete. This condition can lead to:

- Accelerated deterioration of the aluminum frame, compromising its structural integrity.
- Potential for further damage to the door and surrounding areas if not addressed.

An aluminum frame should be installed with a barrier between the aluminum and concrete, such as felt paper, wood, or another suitable material, to prevent future corrosion. We recommend repair or replacement by a licensed professional to ensure the longevity and functionality of the sliding glass door.

Recommendation

Contact a qualified professional.



Example of electrolysis or galvanic corrosion of aluminum in contact with concrete

3.1.2 Exterior Doors

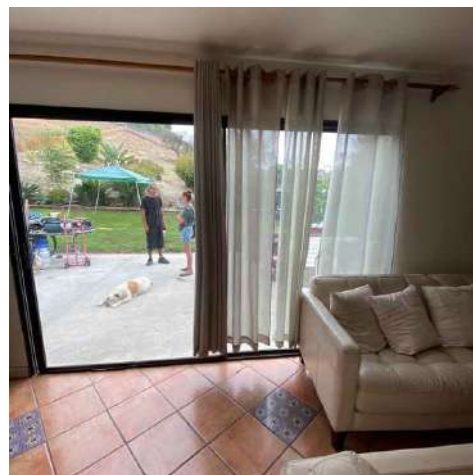
SLIDING GLASS DOOR- ROLLERS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more sliding glass doors were found to be damaged or hard to operate. This issue may be due to:

- Worn or damaged roller kits, which hinder smooth movement.
- Misalignment or improper adjustment of the roller kits.

We recommend repairing the sliding glass doors as needed, which may include installing a new roller kit or adjusting the existing roller kit to ensure smooth operation and ease of use.



Living Room

3.1.3 Exterior Doors

SCREEN(S) - MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



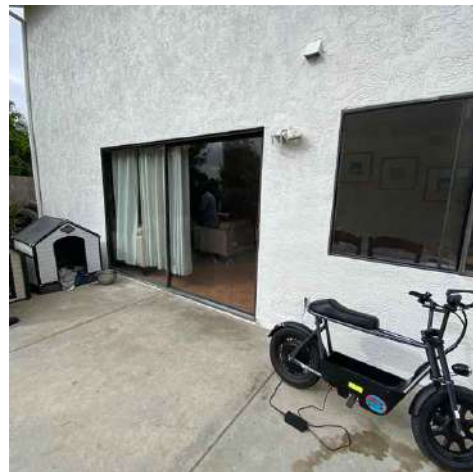
Sliding glass door screen(s) were observed to be missing in one or more areas around the home. This condition can lead to:

- Reduced effectiveness in keeping out insects and debris.
- Compromised ability to allow fresh air into the home while keeping the door open.

We recommend installing or replacing the missing screens as needed to restore functionality and maintain the comfort of the home.

Recommendation

Contact a qualified professional.



Various Locations- Not All Areas May Be Shown

3.2.1 Driveway/Walkways

DRIVEWAY/WALKWAY(S) - BLISTERING/SCALING



Action Items

Scaling/Blistering was noted on the driveway/walkway in one or more areas. Scaling can occur due to various factors, including:

- Rapid drying/curing: Improper curing can weaken the surface, leading to scaling.
- Over finishing: Excessive finishing can cause the surface to become thin and prone to damage.

We recommend further evaluation and correction by a licensed professional to address the scaling and ensure the longevity and durability of the surfaces.

Recommendation

Contact a qualified professional.



Front of Property

3.5.1 Siding/Flashing/Trim

EXTERIOR - RECENTLY PAINTED



Information/Limitations

In certain areas of the home, it was observed that the exterior siding has been recently renovated and/or painted. During the inspection, no visible signs of past water damage or other forms of physical damage were identified in these renovated sections. However, due to the recent nature of the renovations, underlying or previously addressed issues may not be immediately apparent.

We recommend engaging in a discussion with the seller to:

- Inquire about any historical or ongoing issues: Understand if there were any previous concerns related to the siding that may not be visible now.
- Obtain details about the renovations: Gaining insight into the extent of the work done can provide a clearer picture of the property's condition.

This step is crucial for a comprehensive evaluation of the exterior and to ensure informed decision-making regarding the property's overall condition

Recommendation

Contact a qualified professional.

3.8.1 Exterior Electrical

EXT OUTLET(S) - NO GFCI PROTECTION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Safety Concerns

No GFCI protection was observed for one or more exterior outlets. Lack of GFCI protection can lead to:

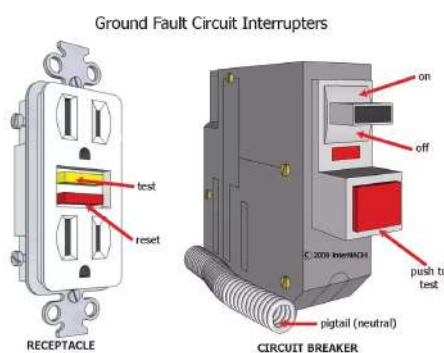
- Increased risk of electrical shock: GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- Non-compliance with current electrical standards: Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



3.9.1 Fences, Gates

FENCE(S) - INSPECTED NEAR HOME ONLY

Information/Limitations

Inspection of perimeter fencing on large properties (over an acre) or in communities is beyond the scope of this inspection. Only the fencing near the home structure was inspected.

For a comprehensive evaluation of the entire perimeter fencing, interested parties should consult a qualified professional for further assessment.

Recommendation

Contact a qualified professional.

4: ROOF/ATTIC

Information

General: Roof Type/Style

Gable

Roof Structure : Framing Type

Truss

Attic: Access Hatch Location

Garage, Upstairs hallway

Attic Ventilation: Ventilation Type

Gable Vents

Attic Insulation: Insulation Type

Batt

Attic Insulation: Insulation approx Depth

3" - 6" in depth

General: Roofing Materials

Asphalt Composition Shingle

This report provides an assessment of the overall quality and condition of the roof. However, please note that the inspector cannot guarantee or make assertions about past, present, or future leaks.

While a general evaluation is conducted, a thorough inspection of every individual tile, slate, or roofing material for proper attachment may not be possible. This report reflects the inspector's opinion on the roof's general condition and does not include any warranties regarding its performance or integrity.

General: Inspection Method

Ground

A roof inspection is inherently limited in scope and should not be considered a comprehensive evaluation of the roof's condition. The inspector can only assess the visible and safely accessible portions of the roof, meaning that certain areas may not be inspected, which could result in missed or incomplete information.

Factors such as weather conditions, access restrictions, or safety concerns may further limit the inspection. Consequently, this inspection provides only a general overview of the roof's condition. For a thorough and detailed assessment, including any necessary repairs or maintenance, it is strongly recommended to consult a licensed roofing professional.

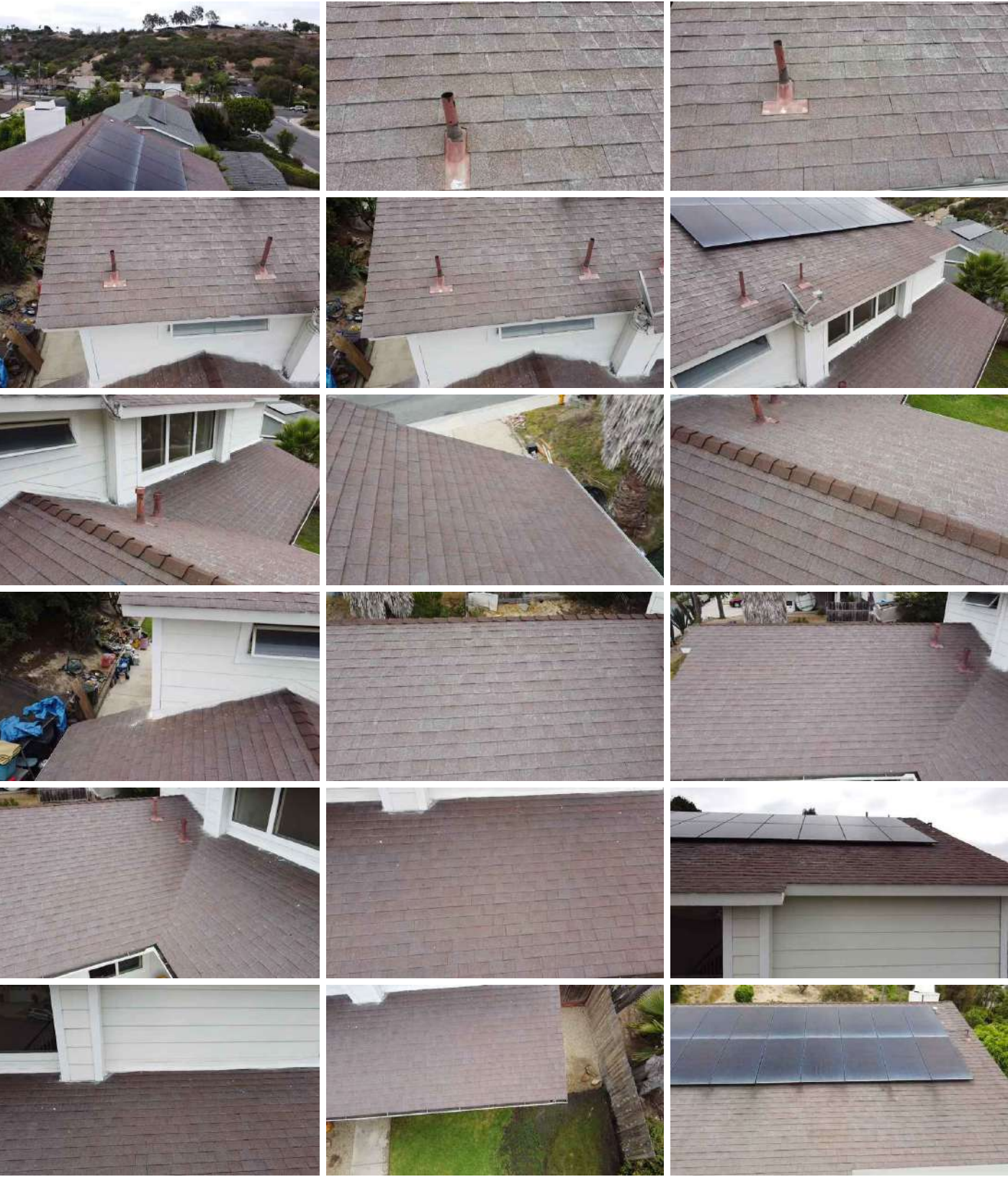
General: Drone

A drone was utilized to capture aerial images of the roof and the top of the chimney, if present. However, it's important to note that this action was performed solely to identify any major defects observable from above and not to conduct a comprehensive roof or chimney inspection.

For a more thorough examination, it is recommended to seek the assistance of a certified roofer prior to the finalization of the escrow process. This ensures that any potential issues can be addressed and resolved in a timely manner, safeguarding the safety and integrity of the property.

General: Roof Overview

The overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.





Shingles: Roof Shingles

This report provides the results of a visual inspection of the shingles, focusing on areas such as excessive granule loss, curling, delamination, loss of adhesion between shingles, and any visible signs of damage or aging. It is important to note that as roofs age, they may become more susceptible to issues that could require repairs or replacement. To ensure the continued performance of your roof, we recommend the following:

- For roofs over 15 years old, obtain a roof certification from a reputable local roofing company. This certification will provide a detailed assessment of the roof's condition, highlight any areas of concern, and offer recommendations for necessary repairs or maintenance.
- Invest in regular roof maintenance to help extend the life of your roof and ensure it is functioning properly to protect your home.
- Pay close attention to the roof following severe weather events or other disturbances that could impact its condition.

If you have any concerns about any aspect of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation.

Flashings: Roof Flashing

Flashing refers to sheets of metal fabricated into specific shapes that protect various parts of the roof from water infiltration. During the inspection, the flashing between the siding and roof was not visible and therefore not examined. However, the visible portions of the flashing around the home were evaluated for any signs of deficiencies or issues.

Proper flashing installation and maintenance are essential, as flashing serves as a crucial barrier against moisture intrusion and can help prevent potential water damage to the interior of the home. If you have any concerns about the flashing or any other aspect of the roof, it is recommended to consult with a licensed roofing professional for a more comprehensive evaluation.

Roof Vents: Vents & Boots

The roof vents were evaluated during the inspection to ensure proper flashing and to check for any cracks or damage to the seals. Regular maintenance is critical to the proper functioning of roof vents. Over time, the seals on roof vents can:

- Become brittle, crack, or separate, leading to potential leaks and water damage to the roof and home.
- Compromise the effectiveness of the vents, increasing the risk of moisture intrusion.

To prevent these issues, it is important to regularly monitor and re-seal the roof vents as needed. This routine maintenance can extend the lifespan of the roof and help avoid costly repairs in the future. If you have any concerns or questions about the condition of the roof vents, we recommend consulting with a licensed roofing professional for further evaluation and advice.

Roof Structure : Roof Framing

A visual examination of the roof framing was performed to identify structural issues or defects. However, this inspection may have been limited by factors such as roof pitch, access restrictions, insulation depth, and construction methods. Certain attic areas may not have been traversed for safety reasons or to prevent property damage, meaning some stains or potential leaks may have gone undetected.

- A limited visual examination is not a substitute for a comprehensive roof inspection. For a more in-depth evaluation of the roof and attic components, it is recommended to consult a licensed roofing professional with the necessary expertise and equipment to fully access all areas. This thorough approach can help ensure any potential issues are identified and addressed promptly.

Gutters/Down Spouts: Gutter Material

Metal

A visual examination was conducted to detect any visible signs of damage or wear in the gutters. However, it should be noted that gutters and subsurface drains were not tested for water leakage or blockages. While visual inspections can reveal obvious issues, such as dents or holes, underlying problems may remain undetected without a more thorough evaluation.

Homeowners are advised to schedule periodic professional maintenance to ensure gutters are functioning properly and free from blockages, which will help prevent potential water damage to the property.

Chimney: Chimney Inspection

During the inspection, a basic visual examination of the chimney and any wood-burning device was conducted. However, a more comprehensive Level 2 chimney inspection is recommended by the National Fire Protection Association during any sale or transfer of property with a wood-burning device. This specialized inspection can identify defects that may not be visible to a generalist home inspector.

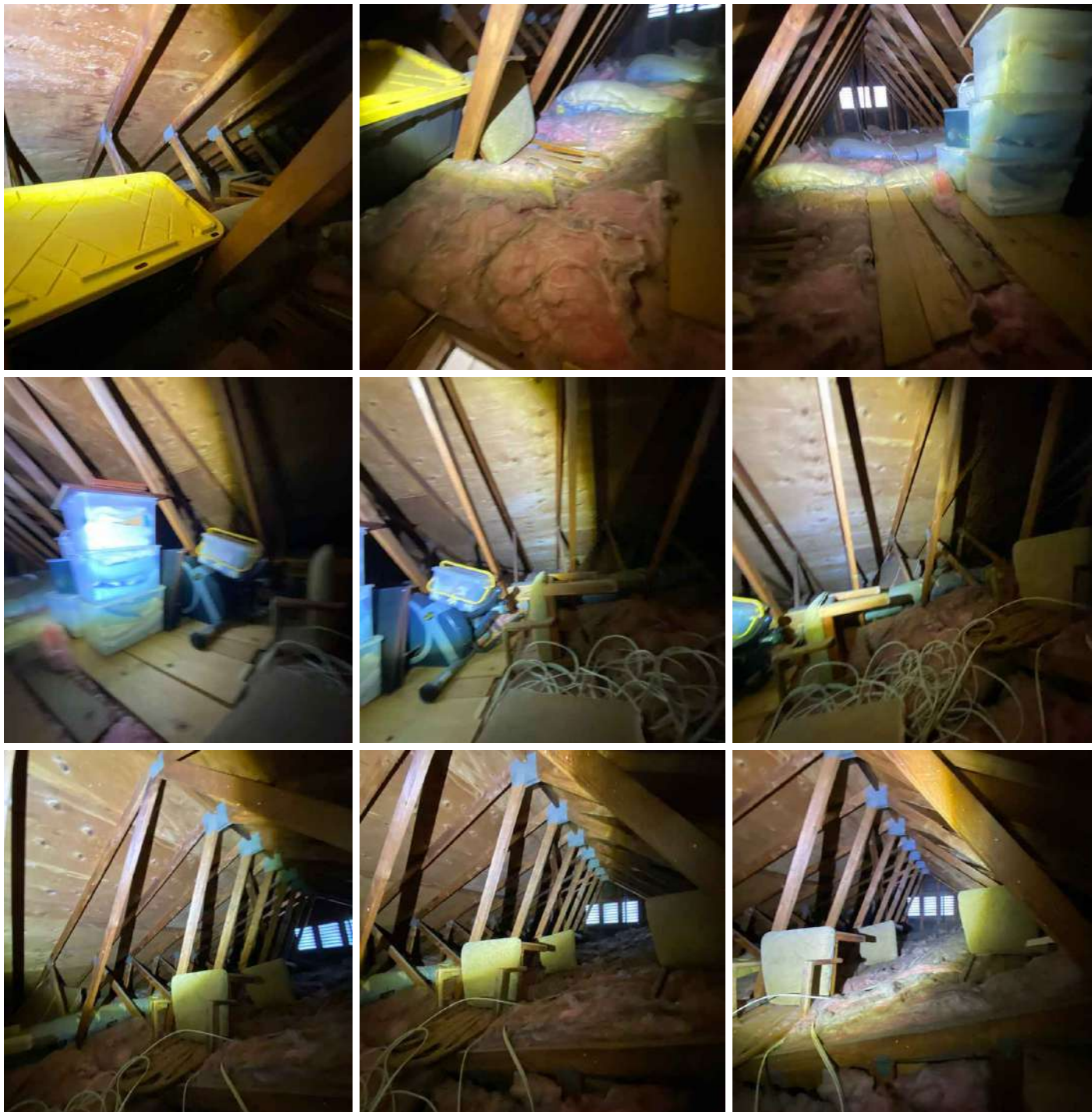
- Please note: Our company did not perform a full inspection of the chimney liner, so we recommend hiring a qualified chimney sweep to clean and inspect the liner for safety. This step ensures your wood-burning device operates safely and efficiently. Additionally, while we assess several key aspects of the chimney and wood-burning device, our inspection does not evaluate the fireplace's shape or air draw functionality. These factors are best examined by a specialized professional who can provide a thorough evaluation.

For safety and optimal operation, it is advised to have a qualified professional perform an in-depth inspection of your wood-burning device to reduce potential hazards and ensure your home's safety.

Attic: Attic Overview Photos

- The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.





Exhaust Systems: Exhaust Ventilation

It is important to note that the venting of exhaust fans or clothes dryers cannot be fully inspected during a home inspection. Venting systems may have bends or obstructions that are not accessible or visible, particularly those located behind wall and ceiling coverings. While the inspector can examine the visible portions of the venting system, including ducts and exhaust hoods, the entire system may not be assessable.

This limitation means that the inspector may not identify hidden issues, such as blockages or damage, that could affect the performance of the exhaust fans or clothes dryer. If any visible issues with the venting system are noted, the inspector may recommend hiring a qualified professional to conduct a more thorough inspection or necessary repairs. This approach helps ensure that exhaust fans or clothes dryers are functioning correctly and can prevent potential safety hazards.

Action items

4.1.1 General

**ROOF - UNDERLAYMENT**

This report notes that due to the installed roof coverings, a thorough inspection of the roof underlayment system was not possible. While it cannot be determined if there are any deficiencies with the underlayment based on this evaluation, it is recommended that a licensed roofer be consulted to perform a more in-depth examination before the completion of the real estate transaction.

This further investigation may reveal any potential defects with the underlayment and ensure the full condition of the roof is understood before finalizing the sale.

Recommendation

Contact a qualified professional.

4.2.1 Shingles

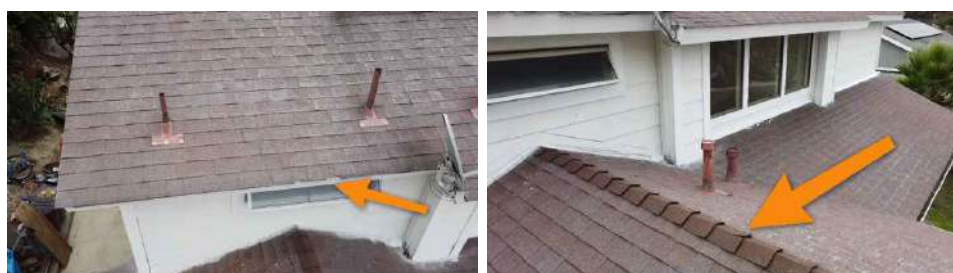
**ROOF SHINGLE(S) - DAMAGED/MISSING**

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The roof coverings were observed to have visual damage and/or missing shingles, though not all areas may be visible. These issues can potentially lead to:

- Water infiltration, which could compromise the underlying structure.
- Accelerated deterioration of surrounding roofing materials.

We recommend that a licensed roofing professional conduct a comprehensive re-evaluation of the entire roof and make all necessary corrections to ensure the roof's integrity is maintained



4.2.2 Shingles

**ROOF SHINGLE(S) - GRANULE LOSS**

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The asphalt shingles are older and have experienced granule loss, which is visible in some areas, though not all areas may be shown. This condition is not considered defective by insurance companies or manufacturers, but rather a natural result of the aging process. As asphalt shingles age, the bond between the asphalt and granules deteriorates due to the loss of volatile compounds, causing the asphalt to dry and shrink. While this does not affect the shingles' ability to shed water, it can lead to:

- Accelerated degradation of the underlying shingle material, reducing the overall lifespan of the roof.
- Increased susceptibility to damage from weather events, as the shingles become more fragile over time.

For any roof that is over 15 years old, we recommend that a licensed roofing professional conduct a comprehensive re-evaluation of the entire roof and make all necessary corrections to ensure the roof's integrity is maintained.



4.3.1 Flashings

ROOF FLASHING(S) - MISSING DRIP EDGE

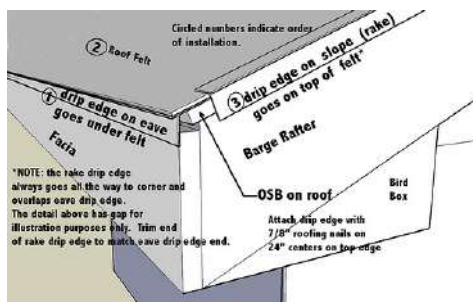
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



A drip edge was not observed around the home in one or more areas. The absence of a drip edge can lead to:

- Increased risk of water infiltration, which could cause rot around the edge of the roof and fascia boards.
- Premature deterioration of roofing materials at the roof's perimeter.

We recommend that a licensed roofing professional conduct a comprehensive re-evaluation of the entire roof and install a drip edge with the underlayment properly overlapping. This will help protect the roof's edges and fascia boards from water damage.



Entire Home

4.4.1 Roof Vents

ROOF VENT(S) - RESEALING STACK(S)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Various Locations- Not All Areas May Be Shown

Deterioration was noted to the seals/sealant around one or more vent stacks, which can potentially lead to:

- Moisture intrusion, compromising the integrity of the roof and potentially causing damage to the underlying structure.
- Increased risk of leaks, due to ineffective sealing around the vent stacks.

We recommend that a licensed roofing professional conduct a comprehensive re-evaluation of all areas, including those with deteriorated seals, and perform all necessary corrections to prevent potential damage and ensure the roof's integrity is maintained

Recommendation

Contact a qualified roofing professional.

4.5.1 Roof Structure



ROOF STRUCTURE - LIMITED INSPECTION

The roof framing inspection is a limited, visual examination that may not identify all potential issues. Factors such as roof pitch, access restrictions, insulation depth, and construction methods can limit the inspector's ability to examine all areas of the roof and attic. Additionally, certain areas may not be traversed for safety reasons or to prevent potential property damage, which could result in undetected issues.

A visual examination of the roof framing is not a comprehensive roof inspection and may not reveal all potential concerns. For a more thorough evaluation of the roof and its components, it is recommended to consult with a licensed roofing professional.

Recommendation

Contact a qualified professional.

4.5.2 Roof Structure



ROOF STRUCTURE - ACCESS HOLE ONLY

The attic inspection was conducted from the access hole only, as limited space prevented full entry. This restricted inspection may not provide a complete view of the attic's condition, including roof framing, ventilation, insulation, and other components.

Limited access may have prevented the identification of all potential issues. For a comprehensive evaluation of the attic and roof structure, consult with a licensed roofing professional who has the experience and equipment to safely access and inspect the entire attic space.

Recommendation

Contact a qualified professional.

4.5.3 Roof Structure



ROOF STRUCTURE - STAINS DRY

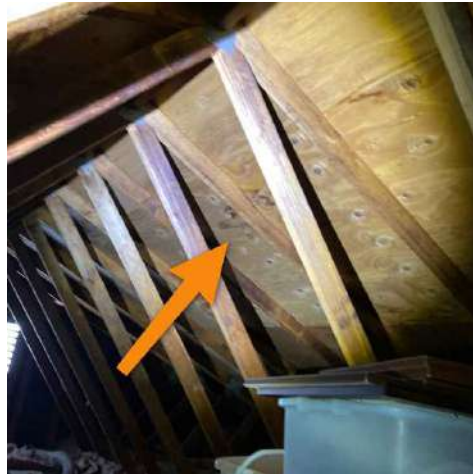
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Evidence of past or present leaks was observed in one or more areas. These areas tested dry at the time of inspection.

This condition can lead to:

- Moisture intrusion: Unaddressed leaks may lead to moisture buildup, increasing the risk of mold or mildew.
- Structural deterioration: Ongoing leaks can weaken materials over time, potentially causing damage to walls, ceilings, or floors.

Recommendation: Further evaluation and correction as needed by a licensed professional to ensure all leaks are identified and properly addressed.



4.5.4 Roof Structure

ROOF STRUCTURE - CRACKED / DAMAGED - TRUSS | RAFTER



Safety Concerns

Damage and/or cracks were observed in one or more roofing members, including trusses, rafters, or collar ties. The extent of the damage may not be fully visible. This condition can lead to:

- Structural weakening of the roof, potentially compromising its ability to support loads.
- Progression of damage over time, increasing the risk of costly repairs or failure.

Recommend further evaluation and correction as needed by a licensed structural engineer or qualified contractor to assess the extent of the damage and perform all necessary repairs to ensure structural integrity.

Recommendation

Contact a qualified structural engineer.



4.7.1 Chimney

CHIMNEY - FLUE DISCLAIMER



Information/Limitations

A full inspection of the chimney flue is beyond the scope of the General Home Inspection. While the inspector may comment on the condition of any visible portion of the flue from the roof, an accurate assessment of the flue's condition would require a specialist's services.

- The accumulation of flammable materials in the flue is a natural byproduct of the wood-burning process and can present a fire hazard. Recommend having the flue inspected by a chimney specialist before the expiration of your Inspection Objection Deadline to ensure safety and proper function. Additionally, chimneys should be cleaned at least once a year to maintain safe operation and prevent buildup of hazardous materials.

Recommendation

Contact a qualified professional.

4.8.1 Attic

ATTIC - LIMITED ACCESS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The attic space was not fully accessible, limiting the inspection of the roof sheathing, structure, and other components.

This condition can lead to:

- Undetected issues: Limited access may prevent identification of potential defects or damage in areas that could impact the roof's integrity.
- Hidden hazards: Inaccessible areas may contain latent defects, such as structural weaknesses or moisture intrusion.

Recommend further evaluation: A licensed roofing contractor should further explore the attic space to assess any inaccessible areas and determine if latent defects exist.

Recommendation

Contact a qualified professional.



4.8.2 Attic

ATTIC - STORAGE LIMITED ACCESS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Occupant belongings were stored in the attic, obstructing access to and view of portions of the attic space.

This condition can lead to:

- Undetected hazards: Stored items may conceal potential fire or health hazards, mechanical issues, or structural damage that require evaluation.
- Limited inspection: Obstructions prevent a thorough assessment of attic components, potentially leaving reportable conditions undiscovered.

Recommend further evaluation: Have stored items removed and the attic reinspected by a qualified inspector prior to the close of escrow to ensure no concealed deficiencies are present. The inspector disclaims responsibility for any conditions that were not visible during the initial inspection.

Recommendation

Contact a qualified professional.



4.8.3 Attic



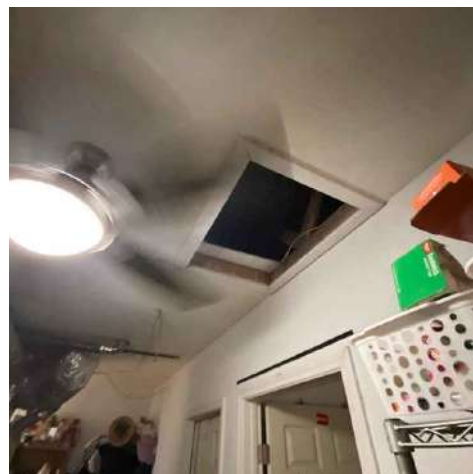
Information/Limitations

ATTIC - ACCESS BLOCKED DUE TO STORAGE/FAN

The attic access hatch is located in a garage was blocked by the ceiling fan. Moving stored items is beyond the scope of the General Home Inspection, and therefore, the attic was not inspected.

This condition can lead to:

- Undetected hazards: Restricted access prevents identifying potential fire hazards, health risks, mechanical issues, or structural damage in the attic.
- Limited inspection scope: Without clear access, reportable conditions may remain hidden.



Garage

Recommend further evaluation: Clear stored items to allow full access, and have the attic inspected by a qualified inspector to ensure all areas are thoroughly evaluated. The inspector disclaims responsibility for deficiencies not visible during this limited inspection.

Recommendation

Contact a qualified professional.

4.10.1 Attic Insulation



Information/Limitations

ATTIC - INSULATION LIMITATION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The insulation in the home's readily accessible areas was inspected and reported on. However, the venting of exhaust fans or clothes dryers cannot be fully inspected, as bends or obstructions may occur in areas that are not accessible or visible.

Only visible insulation was inspected, and conditions under the insulation are excluded from this inspection since they are not readily accessible. It is important to be aware that hidden issues may exist that could affect the performance of the insulation and ventilation systems.

Recommendation

Contact a qualified professional.

4.11.1 Exhaust Systems



Information/Limitations

UNDETERMINED DESTINATION FOR VENTING

During the home inspection, determining the destination of a vent duct was challenging due to various limitations. For example, a vent duct may run through a wall or ceiling, making the exact termination point not visible or accessible. This limitation can prevent the inspector from identifying any issues or defects that may exist at the termination point of the duct.

Vent ducts can be complex, with hidden portions that are not readily visible or accessible. If the inspector is unable to ascertain the destination of the vent duct, it is advisable to have a qualified professional conduct a further inspection of the system. This may involve using specialized equipment to trace the duct and confirm its proper functioning.

5: ELECTRICAL / PLUMBING

Information

Main Panel: Main Panel Location Right Side of Home	Hot Water Heater : Location Garage	Hot Water Heater : Power Source/Type Gas
Hot Water Heater : Capacity 50	Sewer Camera Inspection: Material Type ABS	Sewer Camera Inspection: Location Rear of home

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Electrical panels are essential components of a home’s electrical system, distributing power safely and efficiently. Over time, electrical standards have evolved to improve safety and functionality. Modern electrical panels are designed to comply with current standards, including the use of Arc Fault Circuit Interrupter (AFCI) breakers, which are now required by the National Electrical Code (NEC) in most new residential installations.

- Key Benefits of AFCI Breakers:
- Enhanced safety: AFCI breakers detect and mitigate arc faults, which are a leading cause of electrical fires. This protection is especially critical in circuits powering outlets in living spaces such as bedrooms, living rooms, and dining rooms.
 - Code compliance: New construction and panel upgrades must include AFCI protection in accordance with NEC standards, ensuring the home meets modern safety requirements.
- Older panels or systems may lack AFCI breakers, which could leave the home at greater risk of electrical hazards. If your home’s panel does not have AFCI breakers or is outdated, upgrading the system can enhance safety, improve functionality, and align with current standards. Consulting a licensed electrician is recommended to evaluate the panel’s condition and make updates as needed.

Service Entrance Conductors: Electrical System Limitation

This inspection does not cover the evaluation of generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities, low-voltage lighting, lighting on timers or sensors, security systems, intercoms, sound systems, or communications wiring. Any comments on these items are provided as a courtesy only.

- Additionally, the inspection does not assess grounding or bonding adequacy, the system's capacity to meet specific needs, or reserve capacity for future expansion. Circuit breakers are not operated, nor are light bulbs installed or replaced during the inspection. A representative number of wall switches and standard 110-volt receptacles are tested, excluding inaccessible receptacles, those behind furniture or with child-proof caps, and 240-volt receptacles.

The inspector attempts to locate and assess all main and sub-panels; however, concealed panels may not be identified. If additional panels are found later, evaluation by a licensed electrician is recommended. The inspector provides an estimate of the electrical service size, but this is not guaranteed as system capacity may be impacted by components with lower ratings.

All recommended repairs or further evaluations should be conducted by a licensed electrician.

Main Panel: Overall Condition

The main panel box was visually inspected during the inspection.

- The inspection focused on visible components to identify any obvious signs of wear, damage, or unsafe conditions. However, this visual inspection does not encompass internal components or detailed electrical system evaluations. If there are concerns about the electrical system's performance or safety, it is recommended to consult a licensed electrician for a comprehensive evaluation.



Main Panel: Panel Capacity

100 AMP

If the service amperage is less than 100 amps, this may be insufficient to support larger electrical appliances or additional loads.

- Limited capacity: A lower amperage service may not accommodate modern electrical demands, particularly with larger appliances, HVAC systems, or future additions.
- Potential safety risks: Overloading an undersized electrical system can increase the risk of tripped breakers, overheating, and electrical hazards.

Recommend further evaluation by a licensed electrician to assess the service capacity and determine if an upgrade to a 100-amp or higher service is necessary to meet the home's electrical needs.

Breakers/Wiring: Breakers & Wiring

Breakers and wiring methods were inspected as part of this evaluation. However, it is important to note that not all areas of the electrical system are visible or accessible during a standard inspection.

Key Points:

- Scope of inspection: Wiring inside walls or other concealed areas is not included in this inspection and remains unverified.
- Focus areas: The inspection is limited to visible and accessible components, including breakers and exposed wiring methods.

For a more comprehensive assessment, consider consulting a licensed electrician to evaluate concealed wiring or address specific concerns about the electrical system.

Breakers/Wiring: Wiring Method

Romex

Non-exposed wires may not be visible at the time of the inspection and, as such, could not be verified or identified.

Key Points:

- Inspection limitations: Wiring concealed within walls, ceilings, or other inaccessible areas was not visible and is excluded from this inspection.

Water Shut Off / Water Pressure : Main Water Shut Off Location

Front of Home

Please be aware that the entire water supply and distribution system in this home could not be fully observed due to obstructions such as wall coverings, insulation, HVAC ductwork, and buried lines. It's possible that damage to the piping may be present in areas that were not accessible during the inspection. To ensure that there are no hidden defects in the system, we recommend that you have a licensed plumber contractor conduct further exploration of the water supply and distribution system before the end of your contingency period. This will give you a better understanding of the condition of the system and any repairs or upgrades that may be necessary to ensure its safe and efficient operation. Keeping your water supply and distribution system in good working condition is vital for the health and safety of your household, and addressing any latent defects now can save you time and money in the long run.



Water Shut Off / Water Pressure : Water Pressure

70-80 psi

Hose bibs were operated at the time of inspection to check for leaks and to measure water pressure in the property. Standard water pressure is generally expected to range between 40–80 psi for proper plumbing performance.

- The need for regulator adjustment if water pressure falls outside the recommended range.
- Potential failures of pressure regulators over time, making periodic checks important to maintain proper function.



Plumbing Lines: Plumbing Condition

Visible portions of the plumbing system were inspected by running water through the drain pipes for over one minute and observing for leaks from the drain pipes, trap assemblies, water supply lines, and areas underneath, including cabinets, ceilings below, and crawl spaces.

- This inspection of the plumbing system is not a warranty or guarantee that leaks or blockages will not occur anywhere in the plumbing system after the inspection is completed. Conditions may change over time or under different usage scenarios. Regular maintenance and prompt attention to any future plumbing concerns are recommended.

Plumbing Lines: Water Supply Material

Copper

The inspection of the plumbing system is limited to visible and accessible components.

Key Limitations:

- Underground pipes and pipes inside walls: These cannot be evaluated for proper sizing, leaks, corrosion, or damage due to their inaccessible nature.
- Water quality testing: This is not included as part of the standard home inspection.
- Angle stops: These are not tested during the inspection to prevent potential leaks or damage.

For a more detailed assessment, including water quality testing or evaluation of hidden piping, consider consulting specialized professionals. Regular maintenance and monitoring of the plumbing system are recommended to ensure long-term functionality and safety.

Plumbing Lines: Waste Line Material

ABS

The scope of this inspection does not include certain components of the plumbing and drainage system.

Key Exclusions:

- City sewer service: Evaluation of city sewer connections is not part of this inspection.
- Septic systems: The inspection does not include assessment of septic systems or their performance.
- Underground pipes: Pipes located underground are not inspected for condition, leaks, or functionality.
- Future drainage performance: The inspection does not provide guarantees or predictions regarding the future performance of the drainage system.

For assessments of these excluded components, consider consulting the appropriate licensed professionals, such as a septic specialist or a plumber, to ensure comprehensive evaluation and maintenance.

Hot Water Heater : Water Heater

Traditional water heaters are designed to heat and store water in a tank, providing a ready supply of hot water. The tank size and capacity can influence the availability of hot water, especially during periods of high demand.

- Capacity limitations: The availability of hot water depends on the tank size, which may not always meet the demands of larger households or simultaneous usage.
- Maintenance needs: Regular servicing by a licensed plumber or specialist is recommended to address sediment buildup, leaks, or inefficiencies and to extend the lifespan of the unit.
- Model-specific instructions: Installation, operation, and maintenance requirements vary by manufacturer and model. Consult the owner's manual or a licensed professional for guidance.

Limitations of Inspection:

- This inspection does not evaluate the water heater's remaining lifespan, size, or performance relative to the home's needs.
- Energy efficiency settings (e.g., Energy Saver or Smart modes), catch pan drains, water recirculation pumps, solar water heating systems, and shut-off valve operation are outside the scope of this inspection.
- Pilot lights were not lit or evaluated during this inspection.

Proper maintenance and regular inspections by a licensed professional can ensure the water heater operates efficiently and reliably, preventing potential issues and maintaining a consistent hot water supply.





Hot Water Heater : Manufacturer

Rheem

Regular maintenance of your water heater is essential for ensuring optimal performance, safety, and longevity.

Recommendations:

- Flushing and servicing: It is recommended to flush and service your water heater tank annually to remove sediment buildup, improve efficiency, and extend the lifespan of the unit.
- Temperature settings: Set the water temperature to at least 120°F to prevent microbial growth and no higher than 130°F to reduce the risk of scalding.

Always consult the water heater's owner manual or a licensed professional for specific servicing recommendations. Regular maintenance ensures reliable performance and a consistent hot water supply.

For detailed maintenance instructions, consider this helpful guide from Lowe's: [Water Heater Maintenance Guide](#).

Fuel System: Fuel Type

Natural Gas

Natural Gas Meters:

- Natural gas meters measure the amount of gas supplied to the property and are typically installed outside the home for easy access.
- Gas meters are maintained and inspected by the local utility provider. Homeowners are responsible for keeping the area around the meter clear and accessible.
- If you smell gas near the meter or suspect a leak, immediately contact the utility company for inspection and repair.

Propane Tanks:

- Propane tanks store fuel for homes that do not have access to natural gas lines. They may be above ground, buried, or portable, depending on the home's setup.
- Propane tanks are often leased from a propane supplier, who is responsible for inspections and maintenance. Homeowners should routinely check for signs of rust, corrosion, or damage and ensure proper ventilation around the tank.
- Propane tanks should never be stored indoors, and gas lines connected to the tank should be inspected regularly for leaks or damage.

Both systems require regular professional maintenance and inspection to ensure safe operation. Always follow the manufacturer's and service provider's guidelines for handling and care. For additional concerns or questions about your gas supply, consult your utility provider or a licensed professional.



Fuel System: Location

Right of home

Due to the presence of wall coverings, insulation, HVAC ductwork, buried lines, or other obstructions, it was not possible to observe the entirety of the gas supply and distribution system during this inspection. As a result, there may be damage or defects in areas that are not readily visible.

- It is strongly recommended to have a licensed plumber contractor further investigate the gas supply and distribution system prior to the end of the contingency period. This additional evaluation can help identify any hidden defects or issues that may require attention, ensuring the system is safe and functioning properly.

Taking this precautionary step will provide added assurance about the condition of the gas system and help mitigate potential safety concerns or costly repairs in the future.

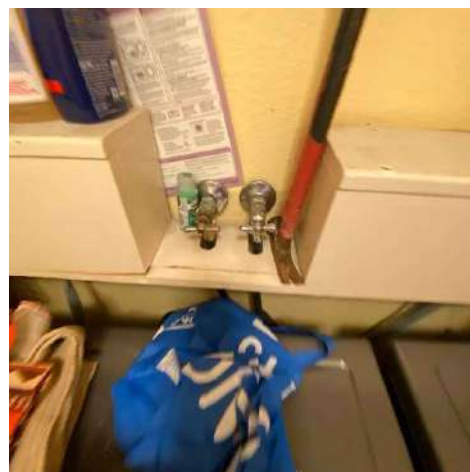
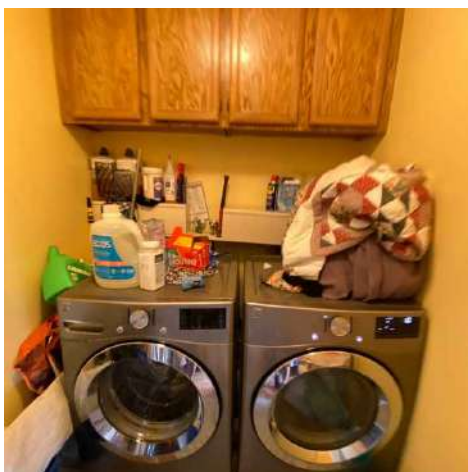
Laundry: Location

Interior

As per the Standards of Practice, laundry appliances are not included in the scope of this inspection. The following components are not evaluated during the inspection:

- Washing machine drain and supply lines: The adequacy and condition of these lines are excluded.
- Washing machine catch pan drain lines: These components are not inspected for functionality or adequacy.
- Clothes dryer exhaust ducts: The inspector does not evaluate the condition or routing of dryer vents.
- Walls and flooring beneath appliances: The condition of these areas cannot be assessed due to limited visibility.

To ensure safe and efficient operation of laundry appliances, it is advised to consult a qualified professional for a detailed inspection and evaluation of these components. Regular maintenance and inspections can help identify and address potential issues early, ensuring optimal performance and safety.



Laundry: Dryer Type/ Ventilation

Unknown

A dryer vent connection was observed in the laundry room. While a visual examination can confirm the presence of the vent, it cannot detect lint accumulation within the vent.

- Lint accumulation: Lint buildup can occur even in approved and properly installed vents, creating potential fire hazards and reducing the efficiency of the dryer.
- It is recommended to have the dryer vent professionally cleaned at the time of purchase and annually thereafter to help ensure safe and efficient operation.

Regular maintenance of the dryer vent system is essential to reduce fire risks, improve appliance performance, and maintain a safe home environment.

Action items

5.2.1 Main Panel

MAIN PANEL - MISSING LABELS ON PANEL

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



The panel was missing labeling at the time of inspection.

This condition can lead to:

- Without proper labeling, it may be difficult to identify circuits, increasing the risk of accidental shutoffs or unsafe maintenance practices.
- Inefficient troubleshooting: Missing labels can cause confusion when locating specific circuits, making it more time-consuming to diagnose and resolve electrical issues.

Recommend further evaluation and correction as needed by a licensed professional to label the panel accurately and ensure safe and efficient operation.

5.6.1 Hot Water Heater



WATER HEATER - SEDIMENT TRAP

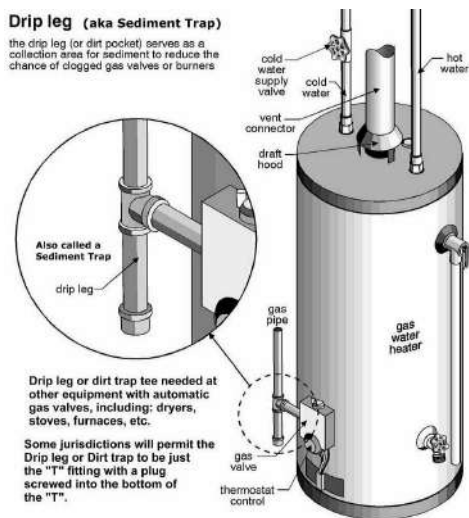
No sediment trap was observed on the gas line serving the water heater.

- According to the 2016 California Plumbing Code (CPC), sediment traps are required for gas water heaters, boilers, and furnaces to prevent debris from entering the appliance and causing potential damage or malfunction.

We recommend further evaluation and installation of a sediment trap as needed by a licensed professional to ensure compliance with current plumbing codes and to protect the water heater from potential issues.

Recommendation

Contact a qualified professional.



5.6.2 Hot Water Heater

VENT - PITCH / SLOPE



The vent pitch for the water heater is incorrect and does not meet the required specifications. This condition can lead to:

- Inefficient venting of combustion gases, including carbon monoxide, which poses significant health and safety risks.
- Increased likelihood of back-drafting, where combustion gases re-enter the living space instead of venting outside.

The vent pipe should include:

- At least 12 inches of vertical flue vent between the draft hood outlet and the first elbow or sloping flue vent connector.
- A rise of no less than 1/4 inch per foot of vent pipe length.

We recommend further evaluation and correction by a licensed professional to ensure the vent pipe is installed with the proper pitch, promoting safe and effective venting in compliance with safety standards.

Recommendation

Contact a qualified professional.



5.9.1 Sewer Camera Inspection

MAIN DRAIN - SERVICE / RECOMMENDATION



Information/Limitations

It is recommended that all homes have the main drain cleaned and serviced on a periodic basis. Regular maintenance of the main drain can help:

- Prevent blockages: Routine cleaning can prevent the buildup of debris, grease, and other materials that can cause clogs.
- Avoid costly repairs: Regular servicing can identify potential issues early, reducing the risk of major plumbing problems and expensive repairs.
- Ensure proper drainage: Keeping the main drain clear helps maintain the efficiency of the home's plumbing system and prevents potential backups.
- For optimal performance, we suggest scheduling main drain cleaning and servicing every 1 to 2 years.

Recommendation

Contact a qualified professional.

6: HVAC

Information

Heating: Location Garage	Heating: Fuel Type Gas	Heating: Approximate BTU's Unknown
Heating: Manufacturer Carrier	Distribution System: Filter Size Unknown	

Cooling: No Cooling

- No cooling or air conditioning system was observed on the property at the time of inspection.
- The absence of a cooling system may affect comfort levels in the home, particularly during warmer months.

Heating: Heating System

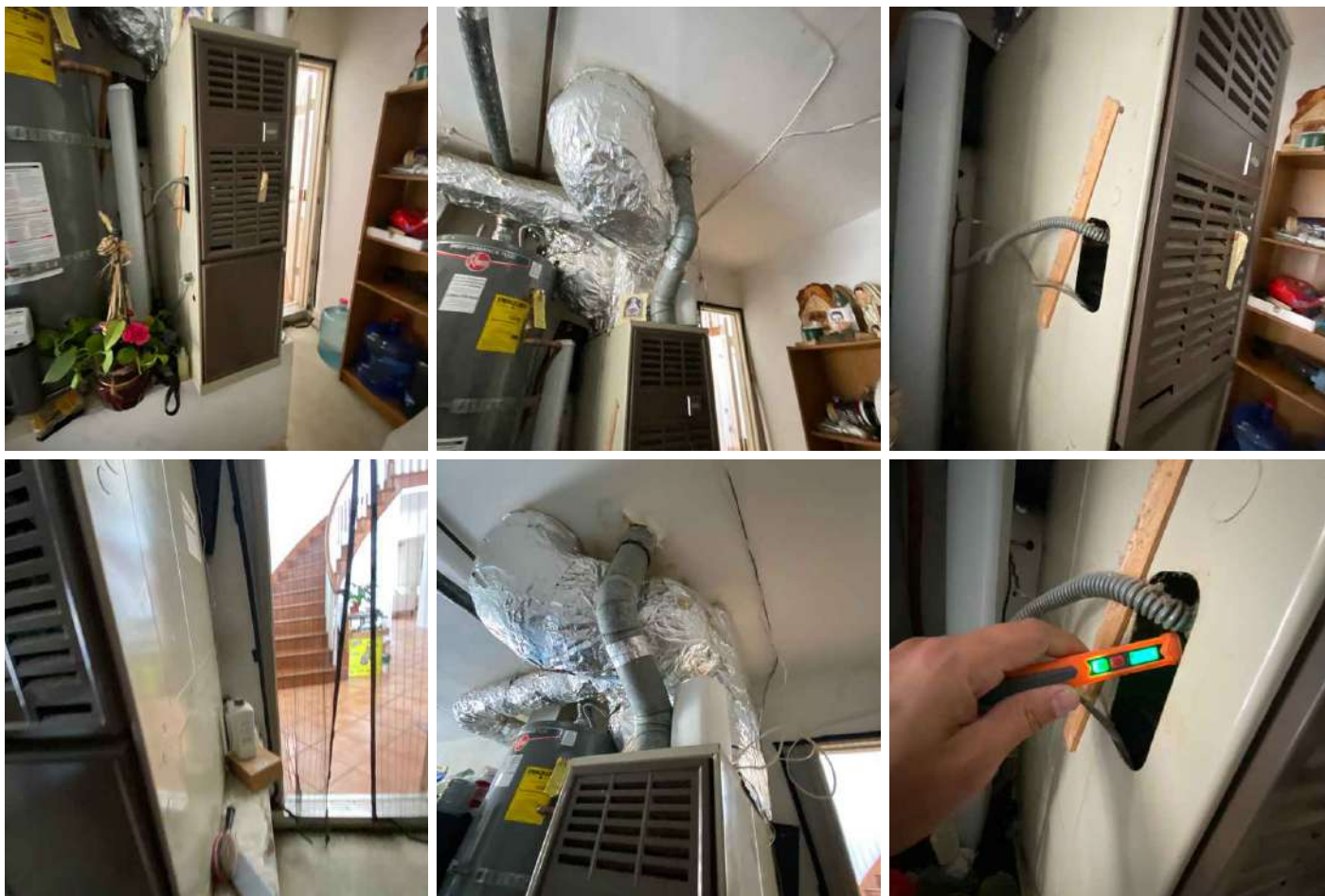
The heating system was inspected using normal operating controls and a visual evaluation of accessible components was performed.

- As with all mechanical equipment, the unit can fail at any time without warning. Inspectors cannot predict future failures.

Scope of inspection:

The inspection includes a visual evaluation of the heating system and reporting on the condition of accessible components. Internal or hidden components and advanced diagnostics are not included.

For a more detailed evaluation or regular servicing, consult a licensed HVAC professional. Routine maintenance of the heating system is recommended to ensure safe, efficient, and reliable operation throughout its lifespan.



Heating: Heating Type

Forced Air

Routine maintenance of your furnace is essential to ensure safe, efficient, and reliable operation.

- Replace or Clean Filters: Check and replace filters every 1–3 months to maintain good airflow, energy efficiency, and indoor air quality.
- Inspect Burners and Heat Exchanger: Have a licensed HVAC technician inspect these components annually to ensure proper operation and detect potential safety issues, such as carbon monoxide leaks.
- Test and calibrate the thermostat regularly to ensure accurate temperature control and efficient operation.

An annual professional tune-up is advised to keep the furnace running optimally and safely throughout the heating season.

Gas Valves: Gas Shut Off Present

Gas shut-off valves were observed at the furnace.

- No leak testing was performed as part of this standard inspection.
- Periodically inspect the gas shut-off valves for signs of wear, damage, or leaks to ensure safe operation.

Venting: Vent

The furnace vent was installed and visually evaluated at the accessible and visible portions during the inspection.

- Not all portions of the vent system may be visible or accessible, and these areas could not be evaluated as part of the inspection.
- The visible portions of the vent appeared to be installed as expected, with no significant deficiencies noted during the inspection.

Distribution System: Distribution Type

Ducts/registers

Certain aspects of the HVAC system and materials used in its construction are outside the scope of this inspection.

- Proper sizing and airflow: The adequacy of the distribution system, including proper sizing and airflow, was not evaluated as part of this inspection.
- Asbestos materials: Asbestos was commonly used in older heating systems. Determining the presence of asbestos requires laboratory testing, which is beyond the scope of this inspection.

Distribution System: Filter Advice

Regular inspection and maintenance of air filters are essential for optimal heating and cooling system performance.

- Air filters should be inspected at least monthly.
- Filters should be cleaned or replaced as needed to maintain proper airflow and system efficiency.
- Common issue: Dirty filters are the most common cause of inadequate heating or cooling performance and can lead to system strain or failure.

To ensure efficient operation and maintain good indoor air quality, incorporate regular filter maintenance into your routine or consult a licensed HVAC professional for assistance.

Thermostat: Thermostat

The thermostat(s) were tested during the inspection and appeared to operate the unit(s) as expected.

- Advanced diagnostics or calibration of the thermostat(s) are beyond the scope of this inspection.



Action items

6.2.1 Heating



Action Items

SYSTEM- DID NOT RESPOND

The heating system did not operate at the time of the inspection, preventing confirmation of proper function and performance. This condition can lead to:

- Lack of heating, which may affect comfort and livability.
- Potential underlying issues that could require significant repair or replacement.

Recommend further evaluation and full system testing by a licensed HVAC professional to identify the cause of the malfunction and make any necessary repairs before the close of escrow.

Recommendation

Contact a qualified HVAC professional.



6.2.2 Heating



Action Items

FURNACE - RE-EVALUATE ENTIRE SYSTEM

Due to the age of the system and/or reported performance issues, the overall condition and reliability of the HVAC system are uncertain. This condition can lead to:

- Increased risk of breakdowns, reduced efficiency, or inconsistent operation.
- Potentially costly repairs or system replacement if issues are not addressed promptly.

Recommend a licensed HVAC professional re-evaluate the entire system and perform any necessary repairs or replacements before the close of escrow to ensure proper function and avoid unexpected expenses.

Recommendation

Contact a qualified HVAC professional.

6.3.1 Gas Valves



Action Items

FURNACE - FLEX GAS LINE

Gas flex line noted going through the furnace housing. Gas line should be hard pipe going through the furnace housing. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified HVAC professional.



6.3.2 Gas Valves



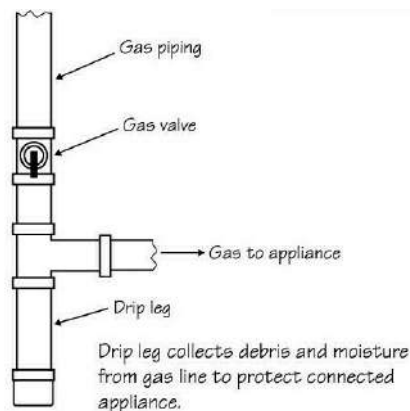
Action Items

FURNACE GAS VALVE - NO SEDIMENT TRAP

No gas line sediment trap noted at the gas line going to the furnace. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



6.5.1 Distribution System

DUCTWORK - INSULATION DAMAGED / MISSING

 Action Items

Insulation at or around the ductwork was found to be damaged or missing in one or more areas. This condition can lead to:

- Energy loss due to temperature changes in unconditioned spaces.
- Reduced system efficiency and increased heating or cooling costs.

Recommend correction as needed by a licensed HVAC professional to ensure all ductwork is properly insulated and operating efficiently.



6.6.1 Thermostat

THERMOSTAT - INOPERABLE

 Action Items

One or more thermostats did not operate properly at the time of inspection, which prevented the HVAC system from being tested. The full functionality of the system could not be verified. This condition can lead to:

- Hidden defects or performance issues within the HVAC system going undetected.
- Reduced comfort, efficiency, or unexpected repair costs after purchase.

Recommend further evaluation and correction as needed by a licensed HVAC contractor to confirm proper thermostat function and ensure the HVAC system is operating as intended.



7: GARAGE

Information

Interior Areas: Garage: Limited Access

During the inspection, personal belongings were observed obstructing some areas and items within the garage. This included, but was not limited to, walls, floors, outlets, and windows. Obstructions of this nature limit visibility and accessibility, preventing a complete inspection of these areas.

- Inspection limitations: Any areas or items concealed, obscured, or not easily accessible due to storage or personal belongings were not inspected and are excluded from this report.
- Reportable conditions: Conditions observed in accessible areas during the inspection are included in this report.

It is recommended that obstructed areas be cleared to allow for a thorough inspection. Further evaluation may uncover additional conditions or issues not visible during the initial inspection.

Firewall : Firewall

The firewall in the garage was visually inspected and appeared serviceable at the time of inspection. Firewalls are critical safety features designed to slow the spread of fire between the garage and the living areas of the home.

Firewall Requirements (California Standards):

- The firewall must be constructed of materials that provide a minimum 1-hour fire resistance rating, such as 5/8-inch Type X drywall on the garage side.
- Any openings, such as gaps or penetrations for plumbing or electrical components, must be properly sealed with fire-rated caulking or materials.
- The firewall must extend from the floor to the roof or ceiling and include proper sealing around the edges.

Firewall : Firewall Door

The pedestrian door leading from the garage to the house is a critical safety feature designed to help slow the spread of fire into the living spaces.

Key Requirements (California Standards):

- It must be fire-rated for a minimum of 20 minutes, typically constructed of solid wood, solid or honeycomb-core steel, or labeled with an approved fire-rating certification.
- It must have a functional self-closing device to ensure the door automatically closes and latches, helping to maintain the integrity of the fire barrier in the event of a fire.

Exterior Doors: Exterior Doors

An exterior door was present and tested using normal operating controls at the time of inspection.

- Regular maintenance, such as checking for proper sealing, lubrication of hinges, and ensuring secure hardware, is advised to maintain the door's functionality and efficiency. If any issues arise, consult a qualified contractor for repairs or adjustments.

It's important to note that despite our meticulous approach, there may be limitations to detecting certain issues, particularly those that are concealed or not readily accessible during the inspection. Our goal is to provide a detailed overview of the observable state of these essential features, ensuring you are informed of the general condition and any identifiable concerns.

Vehicle Door(s): Vehicle Door

Roll up

The door was inspected for visible condition and basic operation. Internal components, such as motor mechanisms or torsion springs, are not evaluated during a standard inspection.

Maintenance Recommendations:

- Periodically lubricate moving parts, such as hinges, rollers, and tracks, to ensure smooth operation.
- Check that the door is properly aligned and balanced to prevent strain on the opener.
- Regularly test the safety sensors and auto-reverse features to confirm proper functionality.

Automatic Opener: No - Automatic Opener

No automatic garage door opener was installed at the time of inspection.

- The garage vehicle door was inspected for manual operation, and no automatic opener system was observed.
- Installing an automatic garage door opener with safety features such as photoelectric sensors and a battery backup system can enhance both convenience and safety.

Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Overview photos

General Garage Photos/Videos

GENERAL GARAGE PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.





Action items

7.1.1 Interior Areas
GARAGE - CONVERSION



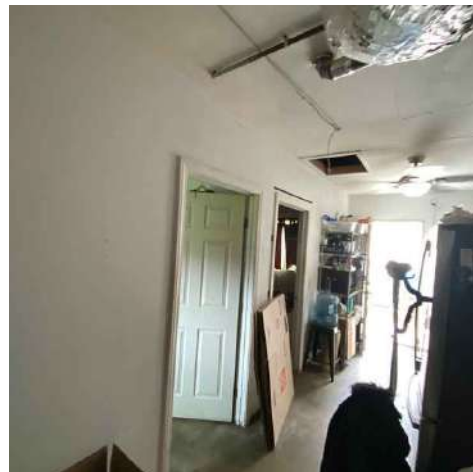
The garage appears to have been converted into bedroom(s), bathroom(s), office, or other living space. No permits or documentation were available at the time of inspection to verify whether the conversion was performed in compliance with local building codes. This condition can lead to:

- Safety and code compliance concerns, including fire separation, ventilation, electrical, and structural issues.
- Potential challenges with resale, insurance, or financing due to unpermitted modifications.

Recommend further evaluation and correction as needed by a licensed contractor and verification with the local building department to confirm whether the conversion was permitted and completed to code.

Recommendation

Contact a qualified professional.



7.2.1 Firewall

FIREWALL DOOR - SELF CLOSER ADJUSTING



The interior garage door is equipped with a self-closer, but it does not close and latch properly, which compromises the intended fire separation between the garage and living space. This condition can lead to:

- Increased risk of fire and smoke spreading into the home if the door fails to fully close and latch.
- Non-compliance with fire safety codes requiring self-closing, self-latching fire-rated doors between garages and habitable areas.

Recommend further evaluation and correction as needed by a licensed contractor to ensure the door closes and latches securely in accordance with current fire safety standards.

Recommendation

Contact a qualified professional.



7.2.2 Firewall

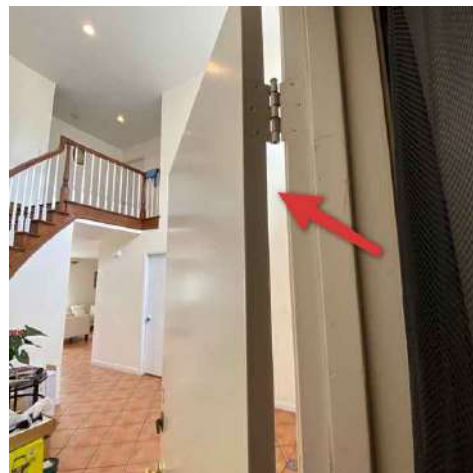
FIREWALL DOOR - NOT FIRE RATED



The door separating the garage and home does not meet current safety standards. Doors in fire-rated walls should be at least 1 3/4 inches thick and constructed of metal, steel, solid wood, or be a 20-minute fire-rated door to ensure fire resistance between the garage and living areas. This condition can lead to:

- Non-compliant doors may not provide adequate resistance in case of a fire, allowing flames and smoke to enter the home more quickly.
- A door that doesn't meet fire safety standards may violate local building codes and reduce overall safety.

Recommend further evaluation and correction as needed by a licensed professional to install a fire-rated door that meets current safety standards.



7.4.1 Vehicle Door(s)

GARAGE DOOR - WEATHER STRIPPING - DAMAGED / MISSING Action Items

The garage door was observed to be missing and/or had damaged or loose weather-stripping at the time of inspection. Proper weather-stripping helps seal the door against the elements. This condition can lead to:

- Air, moisture, and pest intrusion, potentially affecting energy efficiency and interior comfort.
- Increased wear on door components due to exposure to environmental conditions.

Recommend further evaluation and correction as needed by a licensed garage door specialist or contractor to repair or replace the weather-stripping and ensure a proper seal.



7.6.1 Electrical

OUTLET(S) - NO GFCI PROTECTION Safety Concerns

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No GFCI protection was observed for one or more outlets. Lack of GFCI protection can lead to:

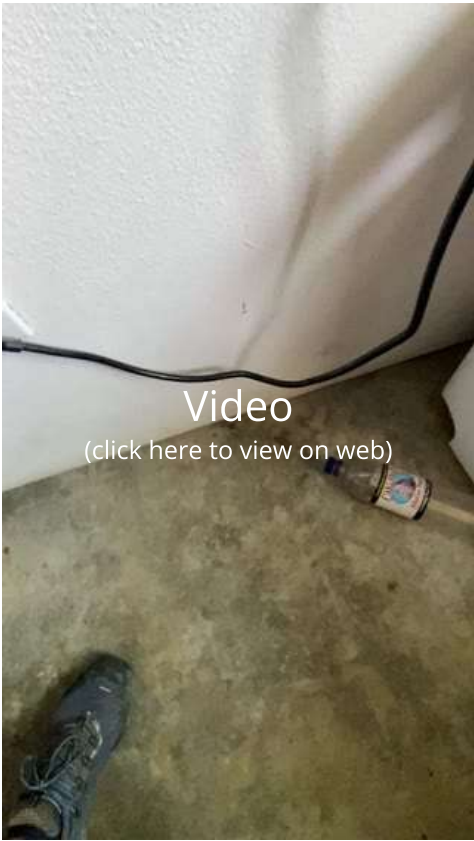
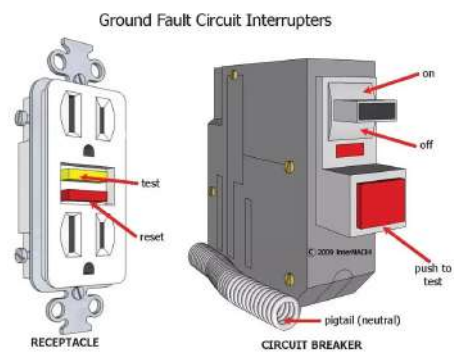
- Increased risk of electrical shock: GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- Non-compliance with current electrical standards: Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



8: KITCHEN

Information

Dishwasher: Manufacturer

Whirlpool

Countertop: Countertop Material

Granite

Cooktop: Manufacturer

GE

Range/Wall Oven: Manufacturer

GE

Range/Wall Oven: Oven Energy Source

Gas

Kitchen Sink: Kitchen Sink

The sink was inspected by operating the faucet and any attached spray wand, whether standalone or integrated with the faucet.

- The faucet and spray wand were checked for proper water flow and functionality.
- The inspection included looking for leaks or signs of significant deficiencies in visible components, such as the sink basin, faucet connections, and drain.

It is recommended to maintain regular checks for leaks or other concerns to ensure the continued functionality of the sink.

Dishwasher: Dishwasher

A dishwasher was present and tested during the inspection.

- The dishwasher was operated to introduce a load on the plumbing drain and waste system, but soap was not used.

Inspection limitations:

- This test is not intended to evaluate how well the dishwasher cleans or dries dishes. The areas behind and below the dishwasher were not visible, as inspecting these areas would require removal of the appliance, which is beyond the scope of this inspection.

Past or current leaks could occur in hidden areas behind or beneath the dishwasher and may not be detectable without further disassembly.

Garbage Disposal: Garbage Disposal

A garbage disposal was present and tested during the inspection.

- The garbage disposal was inspected and tested for basic operation where accessible at the time of the inspection. This inspection was limited to readily accessible components and normal operating controls.
- The internal condition of the disposal and plumbing components was not evaluated beyond normal operation.

Caution for Septic Systems:

- Homes with septic systems should use garbage disposals cautiously, as they can introduce additional solid waste into the septic system. This may lead to increased maintenance, more frequent pumping, or strain on the system.

Cabinets: Cabinet Condition

The kitchen cabinets were inspected by visually evaluating their condition and testing a representative number of doors and drawers for proper operation.

- Normal wear and tear consistent with the age and use of the cabinets may be present, such as minor scuffs, scratches, or loose hardware.

Countertop: Countertop Condition

The countertops were visually inspected for signs of damage, such as cracks, chips, stains, or other deficiencies.

- The inspection was limited to visible and accessible areas of the countertops. Hidden or obstructed areas, such as those behind appliances or fixtures, were not inspected.

Built-in Microwave: Microwave

The microwave was inspected and tested during the inspection.

- The inspection is limited to testing the basic functionality of the microwave. Internal components, specialized features, and the effectiveness of heating are not evaluated.

Cooktop: Cooktop

The kitchen cooktop was tested during the inspection, and all accessible heating elements were turned to the "High" setting to verify basic functionality.

- The inspection did not include testing for temperature calibration, advanced features, or internal components.

California began requiring anti-tip brackets for freestanding and slide-in ranges in 1991 as part of safety standards to prevent tipping accidents. If the cooktop is part of a range, ensure an anti-tip bracket is installed to meet safety requirements and prevent hazards, especially in homes with children or elderly residents.

Cooktop: Cooktop Energy Source

Gas



Range/Wall Oven: Range / Oven

The oven was tested by operating it in both "Bake" and "Broil" modes during the inspection.

- Features such as self-cleaning or continuous cleaning operations, clocks, timing devices, and thermostat accuracy were not tested as part of this inspection.

Regular cleaning and maintenance of the oven are recommended to ensure its continued functionality.

Vent: Hood Vent

The kitchen exhaust vent/hood was inspected for basic operation and functionality during the inspection.

- The inspection was limited to visible and accessible components. Internal filters, ductwork, and overall airflow efficiency were not evaluated.
- Regular cleaning of the hood, including filters and ductwork, is recommended to prevent grease buildup and maintain proper airflow.

Vent: Exhaust Hood Type

Vented

- Vented to exterior systems typically offer better performance in removing heat, odors, and moisture from cooking areas by exhausting air outside the property.
- Recirculating systems, which filter and return air back into the kitchen, are generally less effective at removing moisture and airborne contaminants but may still reduce cooking odors.

For recirculating systems especially, regular cleaning or replacement of the filters is important to maintain performance and reduce grease buildup.

Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

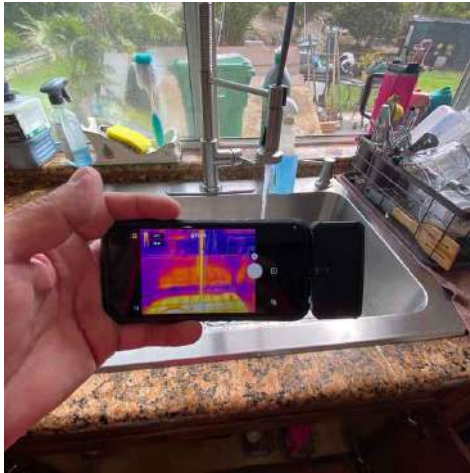
It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Overview photos

Kitchen Sink

KITCHEN SINK - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.



Dishwasher

DISHWASHER - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.



Built-in Microwave

MICROWAVE - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.



Cooktop

COOKTOP - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.



Range/Wall Oven

OVEN - OVERVIEW

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.

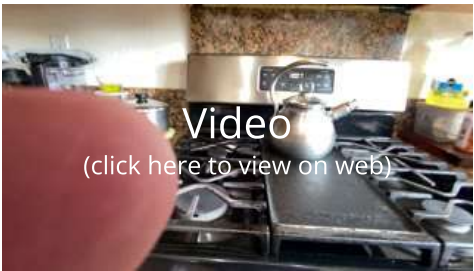




Vent

VENT - OVERVIEW - VIDEO

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.

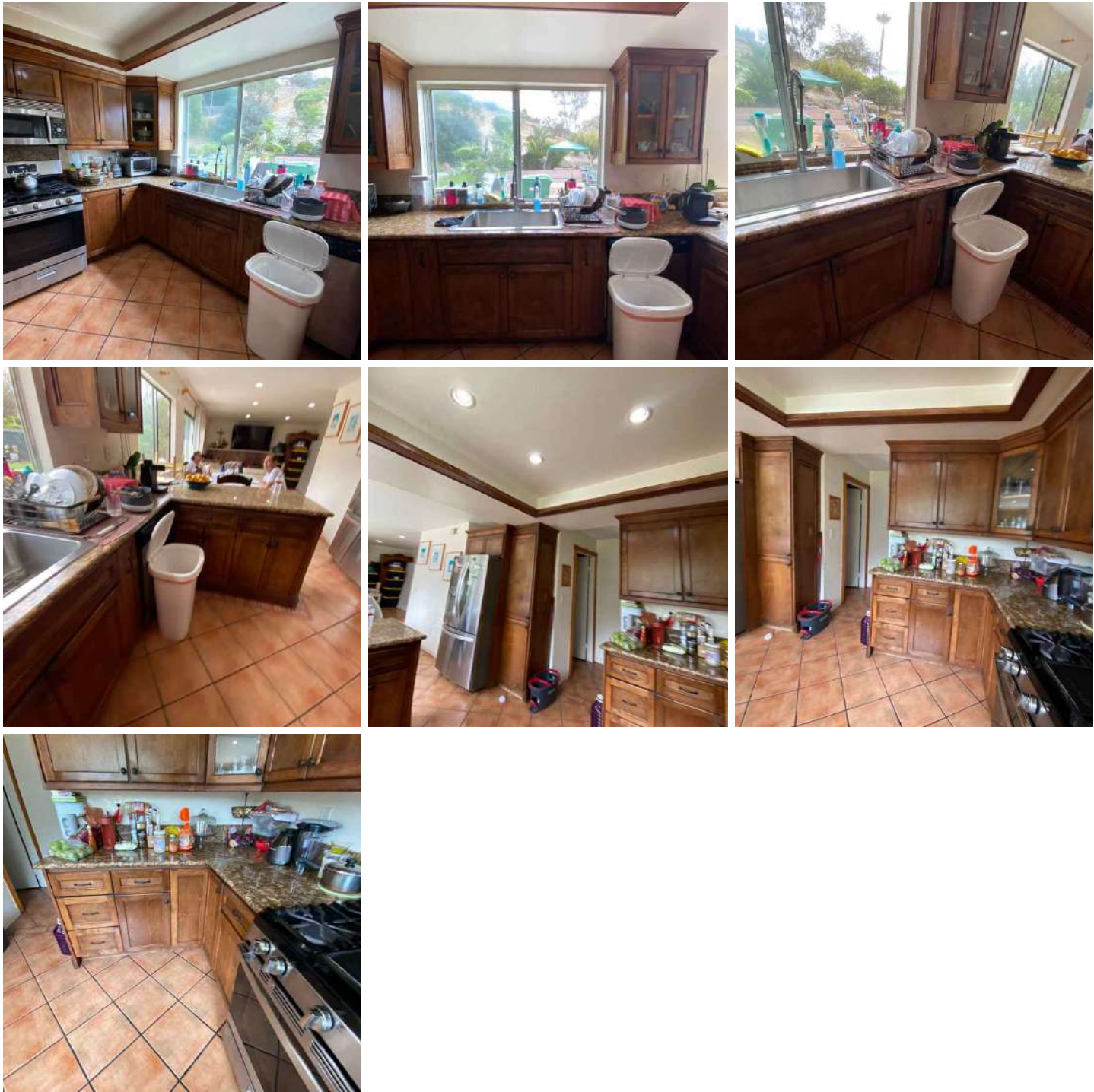


Kitchen General Photos/Videos

GENERAL KITCHEN PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.





Action items

8.1.1 Kitchen Sink
LIMITED REVIEW - PERSONAL BELONGINGS
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

 Information/Limitations

Limited access was observed under the sink due to stored belongings. Areas or components that are obscured, concealed, or not readily accessible are excluded from the inspection. This condition can lead to:

- Potentially missed reportable conditions, such as leaks, damage, or improper installations, that could go unnoticed.
- Delayed discovery of issues that may require repairs or maintenance.

Recommend removing stored items and having the area re-inspected by a qualified professional prior to the close of escrow to ensure no hidden issues are present.

8.2.1 Dishwasher



DISHWASHER - AIR GAP / HIGH LOOP MISSING

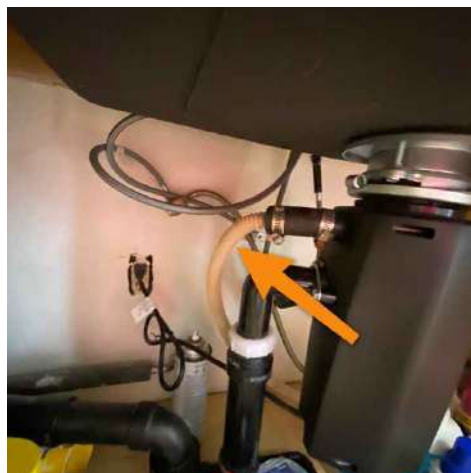
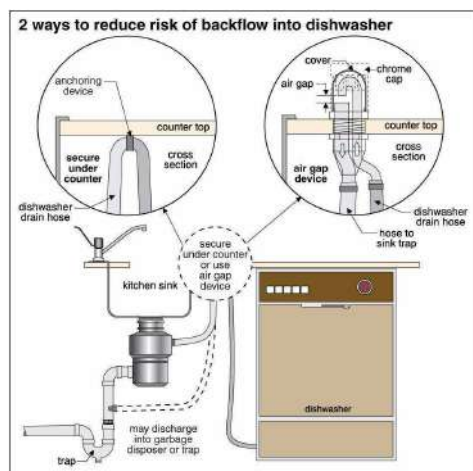
The dishwasher does not contain an air gap device or a properly installed high loop. These components are necessary to prevent potential backflow and bacterial contamination of the dishwasher. This condition can lead to:

- Health and safety concerns due to possible contamination of the dishwasher with wastewater.
- Non-compliance with plumbing code requirements, which may impact the proper function of the drainage system.

Recommend further evaluation and correction by a licensed plumber to install a proper air gap or high loop to ensure safe and code-compliant operation.

Recommendation

Contact a qualified plumbing contractor.



8.2.2 Dishwasher



DISHWASHER - INOPERABLE

The dishwasher was inoperable using standard controls at the time of inspection, indicating a potential electrical, mechanical, or water supply issue. The unit may have had power but no water was noted during testing, or it may not have been receiving power at all. This condition can lead to:

- Inability to use the appliance, causing inconvenience for occupants.
- Possible underlying electrical, water supply, or mechanical failures that may require repair or replacement.

Recommend further evaluation and correction as needed by a licensed appliance specialist or electrician to determine the cause and restore proper functionality.

Recommendation

Contact a qualified appliance repair professional.



8.2.3 Dishwasher

DISHWASHER - LOOSE / IMPROPERLY MOUNTED



Action Items

The dishwasher is not properly secured or fastened, which may cause instability during operation. This condition can lead to:

- The unit shifting or tipping forward when the door is opened, posing a safety hazard.
- Increased strain on plumbing and electrical connections, potentially leading to leaks or damage.

Recommend securing the dishwasher to the countertop using the appropriate length screws to prevent penetration through the top of the counter. A licensed appliance specialist or qualified professional should perform the installation to ensure proper and safe mounting.

Recommendation

Contact a handyman or DIY project



8.4.1 Cabinets

CABINET(S) - LIMITED ACCESS



Information/Limitations

Access inside and around the cabinets was limited at the time of inspection due to stored belongings. Areas and components that were obscured, concealed, or not readily accessible could not be inspected, and hidden or reportable conditions may be present.

This condition can lead to:

- Concealed damage, leaks, or infestations remaining undiscovered.
- Delayed or more costly repairs if hidden issues are not identified early.

Recommend removing stored items and having the cabinets and concealed areas re-evaluated by a qualified professional prior to the close of escrow.

8.4.2 Cabinets

CABINET(S) - HARDWARE LOOSE/DAMAGED/MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Cabinet hardware loose/missing/damaged in areas, recommend repair/replace as needed.



8.7.1 Cooktop

COOKTOP - BURNER NOT OPERATING

Burner does not ignite/heating element(s) did not heat up when turned on. Recommend qualified professional evaluate & repair.



8.8.1 Range/Wall Oven

RANGE/OVEN - PERSONNEL ITEMS

The oven could not be tested at the time of the inspection due to the presence of the owner's belongings obstructing access to the appliance. As a result, the operational condition of the oven could not be confirmed. This condition can lead to:

- Undetected functional issues or safety hazards that may affect the appliance's performance.
- Unexpected repair or replacement costs if problems are discovered after occupancy.

Recommend removing the stored items to allow proper access and having the oven re-evaluated by a qualified professional prior to the close of escrow.

Recommendation

Contact a qualified professional.

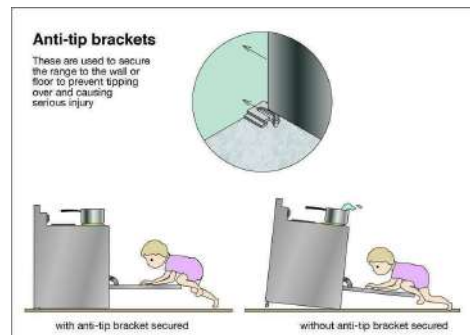


8.8.2 Range/Wall Oven

RANGE/OVEN - NO ANTI-TIP BRACKET

Action Items

Anti-tip bracket is missing from range installation. All free-standing and slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.



8.10.1 Electrical

OUTLET/SWITCH - COVER MISSING / DAMAGED

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

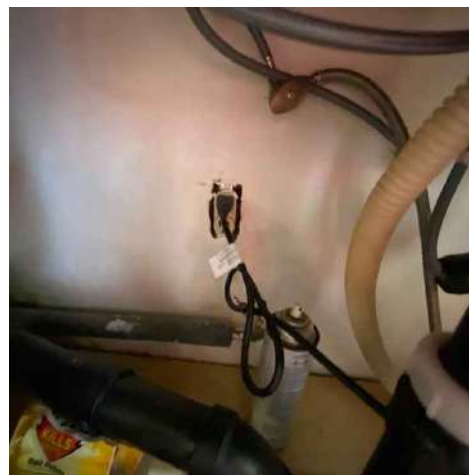
One or more electrical cover plates were observed to be damaged or missing. This condition can lead to:

- Increased risk of electrical shock due to exposed wiring or components.
- Non-compliance with electrical safety standards, potentially posing a hazard to occupants.

Recommend further evaluation and correction as needed by a licensed electrician to replace or repair the cover plates and ensure proper safety and compliance.

Recommendation

Contact a qualified professional.



Sink

8.10.2 Electrical

OUTLET(S) - NO GFCI PROTECTION

Safety Concerns

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No GFCI protection was observed for one or more outlets. Lack of GFCI protection can lead to:

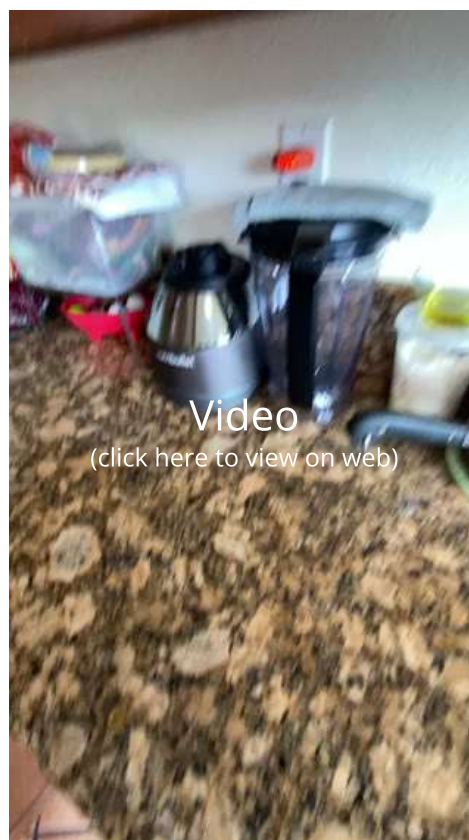
- Increased risk of electrical shock: GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- Non-compliance with current electrical standards: Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)

8.10.3 Electrical



Action Items

LIGHT FIXTURE(S) - INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Light(s) did not respond to testing in one or more areas. This could be due to a faulty bulb or other underlying issue.

We recommend replacing the bulb(s) and rechecking the light fixture prior to the close of escrow to ensure proper operation and to confirm there are no additional concerns.



9: INTERIOR AREAS

Information

Windows: Materials Aluminum, Vinyl, Wood	Windows: Window Type Dual pane, Single Pane	Fireplaces: Type of Fireplace Wood-Burning
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Interior Doors: Interior Doors

At the time of inspection, the interior doors were inspected. Here are some maintenance tips for homeowners:

- Regularly check and tighten hinges to ensure smooth operation.
- Keep the door frames clean and free of dust to prevent wear on seals and finishes.
- Lubricate door locks and hinges periodically to maintain functionality.

Please note that owners' belongings or other items may prevent a full inspection of the doors. If there are any limitations, we recommend addressing them and considering a re-inspection to ensure all areas are adequately assessed.

Windows: Windows

Please note that determining the condition of all thermo-pane windows is not always possible due to variations in temperature, weather, and lighting. Additionally, the inspector is unable to determine if retrofitted windows have been properly flashed or installed.

Here are some common maintenance tips for homeowners:

- Regularly check and clean window seals to prevent drafts and moisture intrusion.
- Inspect and replace weather-stripping as needed to maintain energy efficiency.

Windows: Window Screens

Screens were present at the time of inspection.

Please note that while the screens appeared to be in good condition, regular maintenance is essential. Here are some maintenance tips for homeowners:

- Clean screens regularly to remove dirt and debris, ensuring optimal visibility and airflow.
- Inspect for any tears or damage and repair or replace screens as needed to maintain their effectiveness.

Cabinets/Closets: Cabinet Condition

The cabinets were inspected for damage by testing a representative number of doors and drawers to evaluate their operation.

Here are some maintenance tips for homeowners:

- Regularly check and tighten hardware, such as hinges and knobs, to ensure smooth operation.
- Wipe down cabinet surfaces with a gentle cleaner to remove grease and grime, maintaining their appearance and preventing damage.

Walls/Ceilings: Limited Access

Various Locations- Not All Areas May Be Shown

Limited access was noted in one or more areas of the property due to stored personal belongings, furniture, or other obstructions, preventing a full evaluation. The inspection was limited to visible and accessible surfaces at the time of inspection.

- Potential hidden issues, such as moisture damage, structural concerns, or defects, that may not be immediately visible.
- Delayed discovery of necessary repairs, which could impact the property's condition and future maintenance.

Recommend removing obstructions and reinspecting these areas prior to the close of escrow to ensure a thorough assessment of the property's condition. If concerns persist, further evaluation by a qualified professional may be necessary.

Floors : Floor Type

Carpet, Engineered Wood, Tile

The interior flooring was visually inspected during the inspection; however, portions of the floor covering may have been obscured by furniture or other items, preventing a complete evaluation. The inspection was limited to visible and accessible surfaces.

- Potential hidden issues beneath the flooring, such as moisture damage, mold, or subfloor deterioration, that may not be immediately visible.
- Limited assessment, as conditions or defects beneath the floor covering, such as stains, damage, or structural issues, may not be disclosed in this report.

The inspector was unable to assess conditions beneath the flooring. Recommend further evaluation if there are concerns about hidden moisture, damage, or subfloor integrity.

Interior Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Interior Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Interior Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Fireplaces: Fireplace

The National Fire Protection Association (NFPA) recommends a thorough Level 2 chimney inspection during the sale or transfer of any property involving a wood-burning device.

Inspection Limitations:

- The inspection includes only a basic visual examination of the chimney and wood-burning devices.
- The shape, design, and air draw of the fireplace are not evaluated.
- The inspector does not verify whether the flues are properly sized or drafted.
- Compliance with manufacturer standards for prefabricated or zero-clearance fireplaces is not determined.

We recommend hiring a qualified chimney sweep to clean and inspect the chimney liner and any wood-burning devices. Regular maintenance of wood-burning systems is essential to prevent potential hazards and ensure proper functionality.

Smoke/Carbon Monoxide Detector : Carbon Monoxide Detectors

The life expectancy of carbon monoxide detectors is approximately 7 years, after which their sensors may lose sensitivity and may not detect carbon monoxide effectively.

- The test button on a carbon monoxide detector only confirms that the battery, electronics, and alert system are functioning. It does not verify the operational status or sensitivity of the carbon monoxide sensor.
- **Detectors older than 7 years should be replaced to ensure they remain effective in detecting carbon monoxide and providing timely alerts.**

Regularly test carbon monoxide detectors to verify functionality and replace any units that are over 7 years old or show signs of malfunction.

Smoke/Carbon Monoxide Detector : Smoke Detectors

The life expectancy of smoke alarms is generally 10 years, after which their sensors may lose sensitivity and become less effective at detecting smoke.

- Pressing the test button on a smoke alarm only confirms that the battery, electronics, and alert system are functioning; it does not verify the sensitivity or operational status of the smoke sensor.
- **Smoke alarms older than 10 years should be replaced to ensure they remain effective in providing early warnings in case of fire.**

Regularly test smoke alarms to confirm functionality and replace any units that are over 10 years old or show signs of malfunction.

Steps/Stairways/Railings: Stair Information

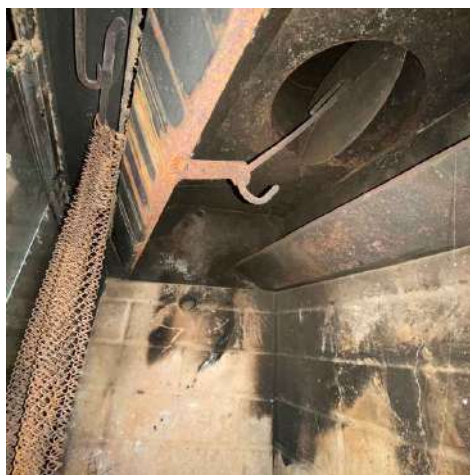
The inspection of the staircase included a visual examination of the following components:

- Treads and risers: Checked for proper condition, alignment, and wear.
- Landings: Evaluated for stability and safety.
- Angle of the staircase: Assessed for compliance with typical standards.
- Handrails and guardrails: Inspected for secure installation and adequate height.
- Lighting: Reviewed for proper illumination of the staircase.
- Headroom: Checked for sufficient clearance.

Overview photos

Fireplaces

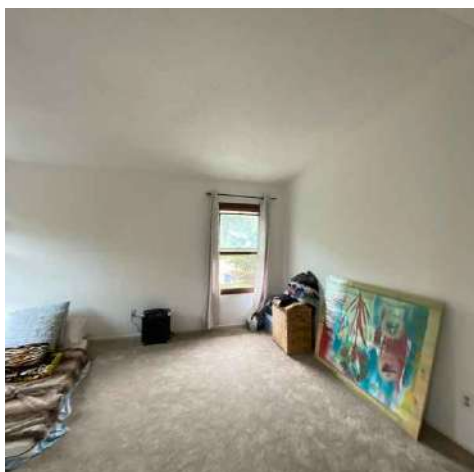
FIREPLACE - OVERVIEW

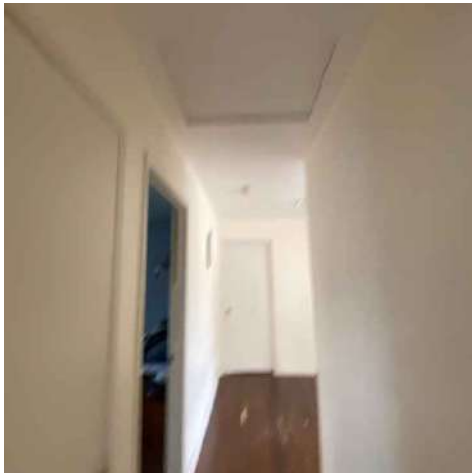
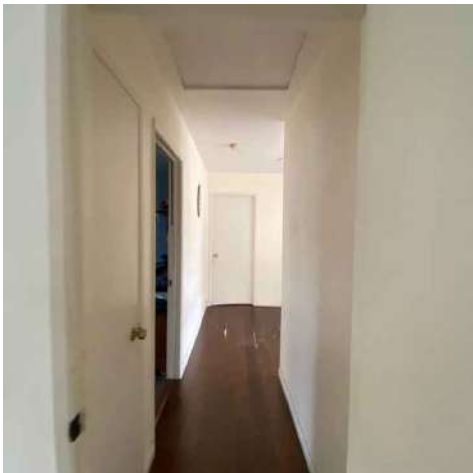
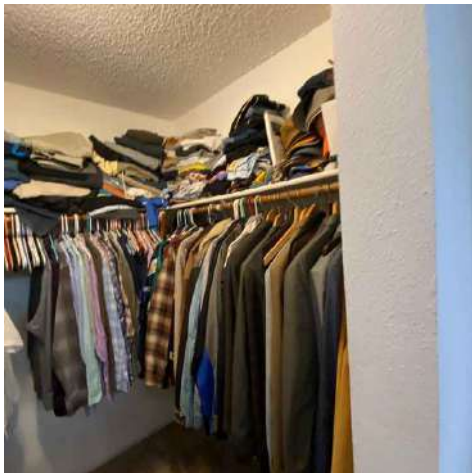
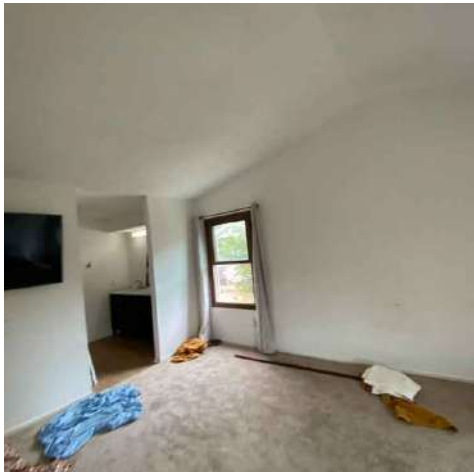


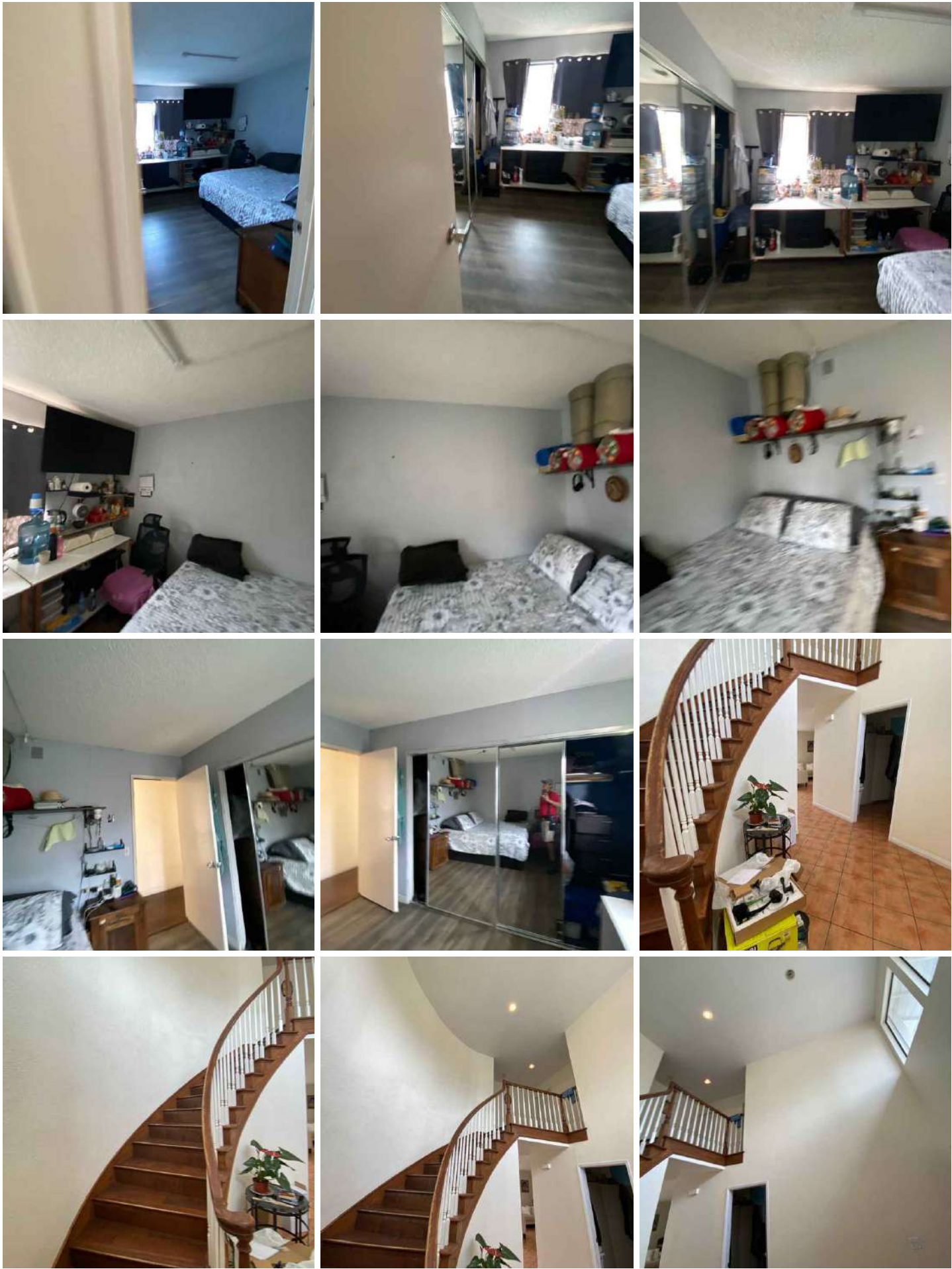
Interior General Photos/Videos

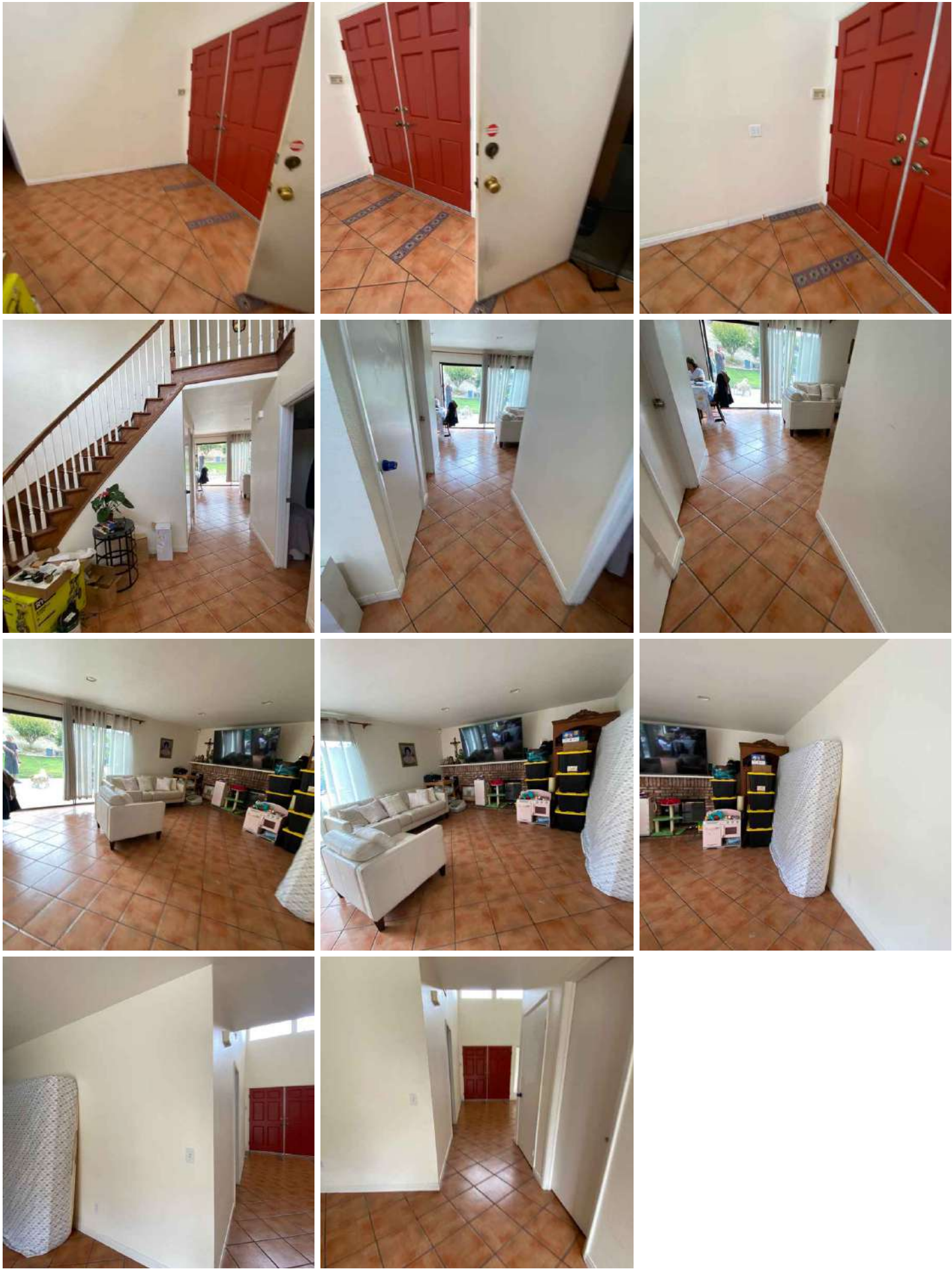
GENERAL INTERIOR PHOTOS

The general overview photos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.









Action items

9.1.1 Interior Doors

INTERIOR DOOR - LOCKED

Information/Limitations

One or more doors were locked , occupied or inaccessible at the time of inspection, preventing evaluation of the door and the area within. This condition can lead to:

- Potential unnoticed damage or operational issues that may not be identified until after closing.
- Inability to verify the condition, security, or functionality of the door and enclosed space.

Recommend testing the door(s) for proper operation and checking for any damage during the final walk-through prior to closing. If issues are found, further evaluation and correction by a qualified professional may be necessary.

Recommendation

Contact a qualified professional.



Upper Bedroom



Upper Bedroom



Lower Bedroom



Lower Bedroom

9.1.2 Interior Doors

INTERIOR DOOR(S) - DAMAGED

Action Items

Damage was observed on one or more interior doors, which may affect functionality and appearance. This condition can lead to:

- Difficulty in proper door operation, including closing, latching, or alignment issues.
- Further deterioration over time, potentially requiring more extensive repairs or replacement.

Recommend repair or replacement as necessary by a qualified professional to restore proper function and aesthetics.

Recommendation

Contact a qualified professional.



Various Locations- Not All Areas May Be Shown

9.1.3 Interior Doors

INTERIOR DOOR - MISSING

 Action Items

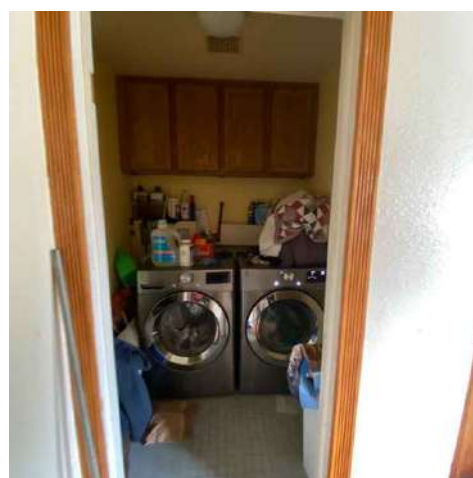
One or more interior doors were missing at the time of inspection. This condition can lead to:

- Reduced privacy and sound control between rooms.
- Potential aesthetic and functional concerns, depending on the intended use of the space.

Recommend replacing the missing door(s) as needed by a qualified professional to restore functionality and privacy.

Recommendation

Contact a qualified professional.



Laundry Room

9.1.4 Interior Doors

CLOSET DOOR(S) - MISSING / NOT INSTALLED

 Information/Limitations

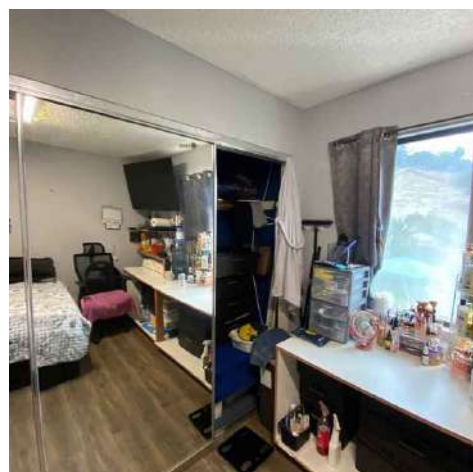
Closet door(s) were missing or not yet installed in various areas throughout the home. This condition can lead to:

- Reduced privacy and aesthetic appeal in affected rooms.
- Potential difficulty keeping stored items concealed and protected from dust or damage.

Recommend installation of closet doors as needed by a qualified professional to restore functionality and appearance.

Recommendation

Contact a qualified professional.



Various Locations- Not All Areas May Be Shown

9.2.1 Windows

WINDOW(S) - FAILED THERMAL SEAL(S)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

 Action Items

Condensation or fogging was observed between the window panes, indicating a possible failed seal or loss of thermal insulation. Not all affected windows may be visible due to weather or lighting conditions. This condition can lead to:

- Reduced energy efficiency, as the insulating gas between panes may have escaped, impacting temperature regulation.
- Decreased visibility and aesthetic concerns due to persistent fogging or moisture buildup.

Recommend a window specialist re-evaluate all windows and replace the affected ones as needed to restore proper sealing, insulation, and functionality.

Recommendation

Contact a qualified window repair/installation contractor.



Various Locations- Not All Areas May Be Shown

9.2.2 Windows

SCREEN(S) - DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Window screens were damaged/torn or out of spline in areas around the home, recommend repair as needed.



Action Items



Various Locations- Not All Areas May Be Shown

9.2.3 Windows

SCREEN(S) - MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Window screen(s) were missing in areas around the home. Recommend repair as needed.

Recommendation

Contact a qualified professional.



Action Items



Various Locations- Not All Areas May Be Shown

9.4.1 Walls/Ceilings

COMMON - NAIL POPS, SHRINKAGE, TAPE JOINTS



Information/Limitations

As is common for many homes/buildings, nail pops, settling/shrinkage cracks, and/or joint tape separation may be observed on finished surfaces. These are typically cosmetic issues that may be seasonal due to the natural swelling and shrinkage of building materials. Finished surfaces also limit a conclusive evaluation of the underlying framing and structure. This condition can lead to:

- Minor aesthetic imperfections that may require periodic maintenance.

Repairs can be made as needed for cosmetic purposes, and further monitoring is advised for any signs of continued movement. If cracks expand or worsen, further evaluation by a qualified professional may be necessary.

Recommendation

Contact a qualified professional.

9.4.2 Walls/Ceilings

WALL(S)/CEILING(S) - ACOUSTIC POPCORN CEILING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

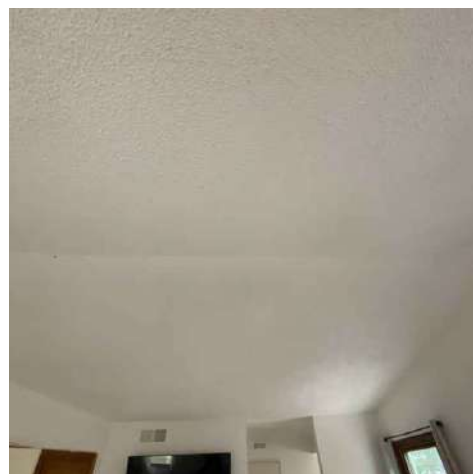
Acoustic (popcorn) ceilings were observed in the home. If installed prior to the mid-1980s, the material may contain asbestos. Although asbestos was outlawed in 1978, existing supplies continued to be used in construction. This condition can lead to:

- Potential health risks if disturbed, as airborne asbestos fibers can pose respiratory hazards.
- Increased costs and specific removal procedures if abatement is required.

Recommend testing by a qualified professional before any removal or disturbance. If asbestos is present, removal should be performed by a licensed asbestos abatement specialist in accordance with safety regulations.

Recommendation

Contact a qualified professional.



Various Locations- Not All Areas May Be Shown

9.5.1 Floors

FLOORING - DAMAGED

Damage was observed to the flooring in one or more areas, which may affect both appearance and functionality. This condition can lead to:

- Tripping hazards or further deterioration if the damaged areas worsen over time.
- Potential moisture intrusion if flooring materials are compromised, leading to subfloor damage.

Recommend correction or replacement as needed by a qualified professional to restore safety, durability, and aesthetics.

Recommendation

Contact a qualified professional.



Various Locations- Not All Areas May Be Shown

9.6.1 Interior Electrical



Action Items

LIGHT FIXTURE(S) - GLOBE / LENS DAMAGED / MISSING

Light lens are damaged or missing in one or more areas. This condition can lead to:

- Exposure to elements: The absence of a protective lens may lead to deterioration of the bulb and other internal components.

We recommend further evaluation and correction as needed by a licensed professional to restore the fixtures and ensure safe operation.



Master Bedroom

9.7.1 Fireplaces



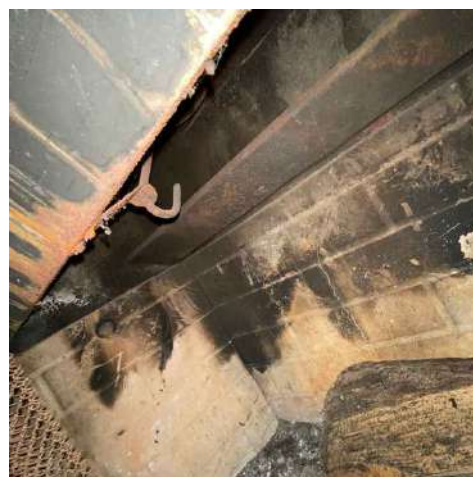
Action Items

FIREPLACE - CREOSOTE/BUILDUP

A notable amount of creosote and buildup was observed in the flue. This indicates that the fireplace has not been recently cleaned and may not be drafting efficiently. This condition can lead to:

- Increased risk of a chimney fire due to accumulated combustible deposits.
- Reduced airflow, which can cause smoke to enter the interior of the property.

Recommend further evaluation and cleaning as needed by a licensed fireplace or chimney contractor, and continued annual inspections to ensure safe operation.



9.7.2 Fireplaces



Action Items

FIREPLACE - FIREWALL CRACKED

The brick lining of the fireplace was cracked in one or more places, which could potentially lead to chimney damage or fumes entering the home. Recommend a qualified professional evaluate and repair.



9.8.1 Smoke/Carbon Monoxide Detector

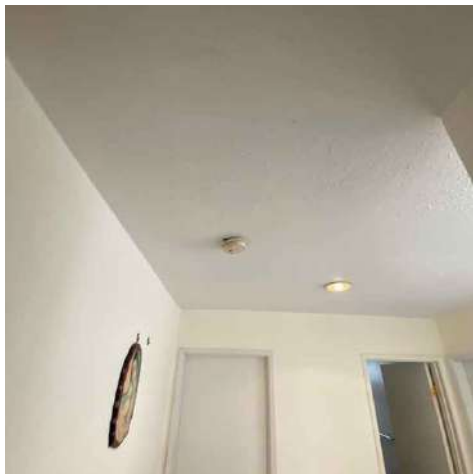


Safety Concerns

SMOKE DETECTOR(S)- INOPERABLE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Smoke detector(s) did not operate, recommend replacement.



9.8.2 Smoke/Carbon Monoxide Detector

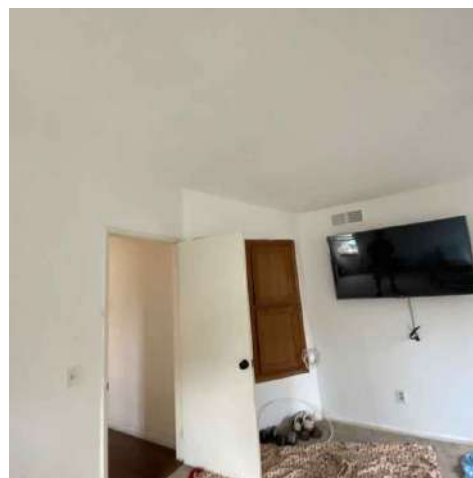


Safety Concerns

SMOKE DETECTOR(S) - MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No smoke detectors were observed in the home, recommend installing for safety.



Entire Home

9.8.3 Smoke/Carbon Monoxide Detector



Safety Concerns

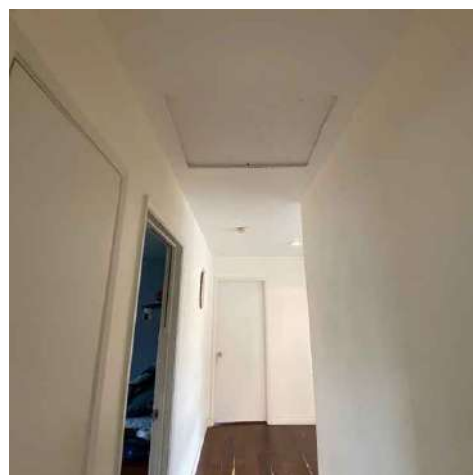
CARBON MONOXIDE DETECTOR(S)- MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Missing carbon monoxide detector(s) noted in the home. Recommend installing detectors on each level and within close proximity to all bedrooms.

Recommendation

Contact a qualified professional.



Entire Home

10: BATHROOMS

Information

Locations: Bathroom Locations

Master, Hall, 1/2 Bath

The inspection of bathrooms is limited by the following conditions:

- The inspector cannot see or detect any leaks, moisture, mold, or other defects behind walls, ceilings, floors, tiles, or other surfaces that are not readily accessible.
- The inspector is not responsible for any hidden damages that may be present or become evident after the inspection.
- The inspector cannot verify the quality or compliance of any remodeling work performed on the bathroom by previous owners or contractors.

Bathroom Walls / Ceiling : Ceiling / Walls

The bathroom ceiling and walls, were visually inspected during the inspection.

- The inspection was limited to visible and accessible surfaces.
Hidden areas: The inspector was unable to assess conditions inside walls, beneath floors, or above ceilings. As a result, potential issues such as mold or hidden leaks behind these surfaces could not be detected.

Bathroom Floors: Floor Type

Tile

The bathroom flooring was visually inspected during the inspection; however, portions of the floor covering may have been obscured by furniture or other items, preventing a complete evaluation. The inspection was limited to visible and accessible surfaces.

- Potential hidden issues beneath the flooring, such as moisture damage, mold, or subfloor deterioration, that may not be immediately visible.
- Limited assessment, as conditions or defects beneath the floor covering, such as stains, damage, or structural issues, may not be disclosed in this report.

The inspector was unable to assess conditions beneath the flooring. Recommend further evaluation if there are concerns about hidden moisture, damage, or subfloor integrity.

Mirrors: Condition

The bathroom mirror(s) were inspected during the inspection.

- The mirrors were checked for visible damage, such as cracks or chips, that may pose a safety concern.

Countertops/Cabinets: Countertop Material

Other

The bathroom cabinets and countertops were inspected during the inspection.

- A representative number of cabinet doors and drawers were tested for proper operation, and visible surfaces were checked for signs of damage.
- Areas beneath the cabinets, including hidden surfaces, were not accessible and could not be inspected for damage, mold growth, or other hidden issues.

Bathroom Sink: Bathroom Sink

The sink was inspected by operating the faucet and any attached spray wand, whether standalone or integrated with the faucet.

- The faucet and spray wand were checked for proper water flow and functionality.
- The inspection included looking for leaks or signs of significant deficiencies in visible components, such as the sink basin, faucet connections, and drain.

It is recommended to maintain regular checks for leaks or other concerns to ensure the continued functionality of the sink.

Bathroom Electrical: Receptacle & GFCI

The electrical outlets were visually evaluated, and a sample of the installed receptacles was tested.

- The outlets were inspected for functionality and proper operation. However, the outlets were not removed, and the inspection was limited to visual observations.
- Outlets that were not easily accessible, such as those hidden or difficult to reach, were not inspected.

The repair and evaluation recommendations listed in this report should be carefully reviewed before purchasing the home. We strongly recommend hiring qualified contractors for further inspections or repair work as needed based on the findings in this report to ensure safety and compliance with electrical standards.

Bathroom Electrical: Switches & Light Fixtures

During the inspection, the switches and light fixtures were visually examined to identify any signs of damage, wear, or improper installation. However, it's important to note that this inspection may not reveal all potential issues, particularly those that are hidden or intermittent, occurring only under specific conditions. Additionally:

- The inspector is not equipped to assess the future lifespan or durability of these switches and fixtures.
- Motion detection lights: These were not evaluated during the inspection.

The recommendations for repair and further evaluation outlined in this report are crucial considerations for prospective homebuyers. To ensure a comprehensive understanding of the property's condition and to address any identified issues, we recommend engaging qualified contractors for additional inspections or repair work as needed.

Note: Landscape, dusk to dawn sensors and motion sensor lights are not part of this home inspection. It is recommended to ask the seller for more information regarding their operation.

Bathroom Electrical: Ages of GFCI's

The following GFCI (Ground Fault Circuit Interrupter) locations are required by code:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

It is important to ensure that GFCI protection is present in these areas for safety and compliance with current electrical standards.

Exhaust Systems: Ventilation

Exhaust Fan, Window

The bathroom ventilation fan(s) were tested during the inspection by operating the switch and observing for proper operation.

- Ventilation requirements: Bathrooms containing a shower or tub are required to have a functional ventilation fan or an operable window to ensure adequate ventilation and moisture control.

Toilets: Toilets Functional

The toilets were inspected by flushing them to evaluate basic functionality and check for visible leaks.

- The inspection was limited to visible and accessible components. Plumbing inside walls or concealed areas around the toilet could not be evaluated.

Bathtubs/showers: Bathtub(s)/Shower(s)

The bathtub(s) and shower(s) were inspected by operating the faucet valves to evaluate functionality.

- The inspection included checking for proper water flow, drainage, and visible leaks, as well as inspecting for cracks or damage to the tub or shower surface.
- Overflow cover: The drain overflow cover appeared to be correctly installed; however, it was not possible to verify whether the drain line was properly connected behind the cover.
- Mats and floor coverings: Anti-slip mats, shower mats, and similar coverings are not removed during the inspection. Surfaces beneath these items could not be viewed, and staining, cracking, deterioration, or other conditions may be present. Recommend removing all mats and floor coverings prior to the close of escrow so the underlying surfaces can be evaluated.

This inspection did not include testing for leaks in tub overflow drains, shower pans, or enclosures, nor did it cover steam units.

Overview photos

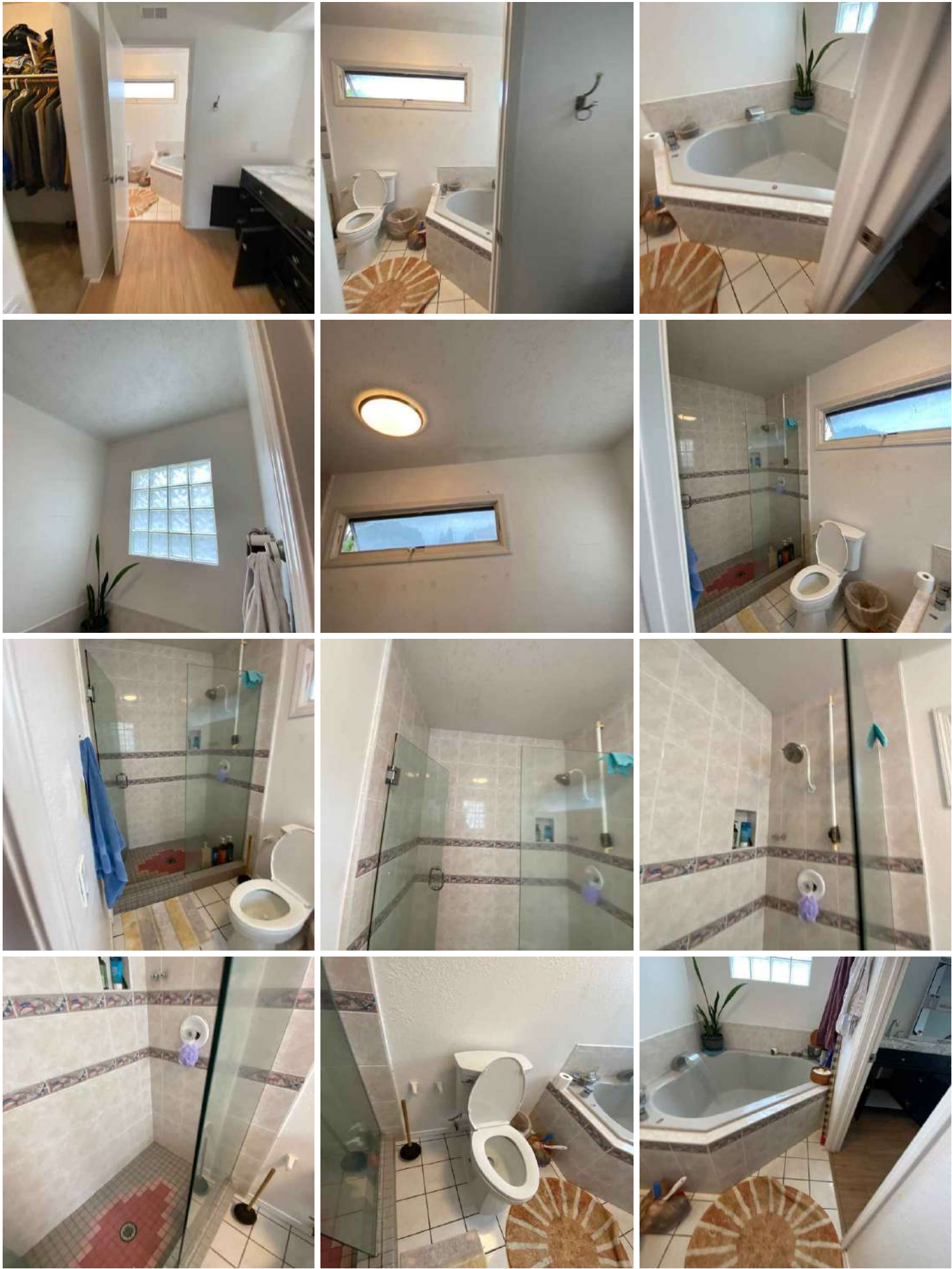
Bathroom General Photos/Videos

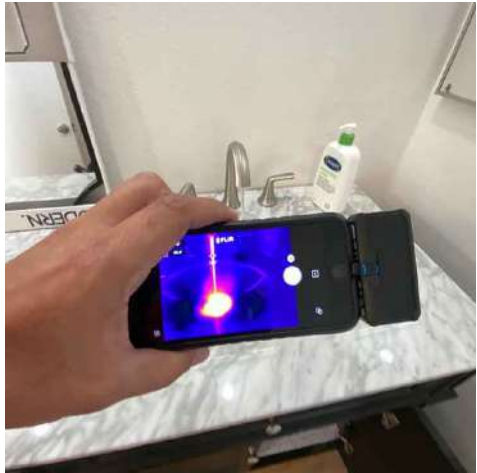
GENERAL BATHROOM PHOTOS

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Master Bathroom

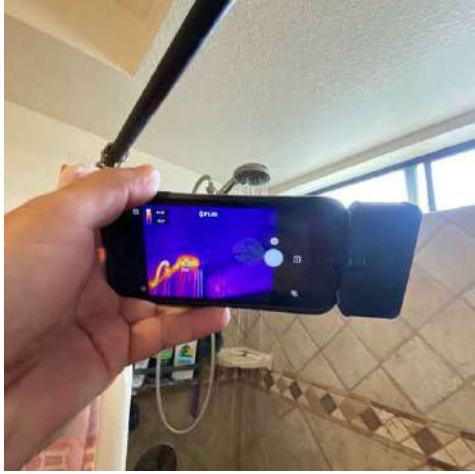






Upper Hall Bathroom





1/2 Bath

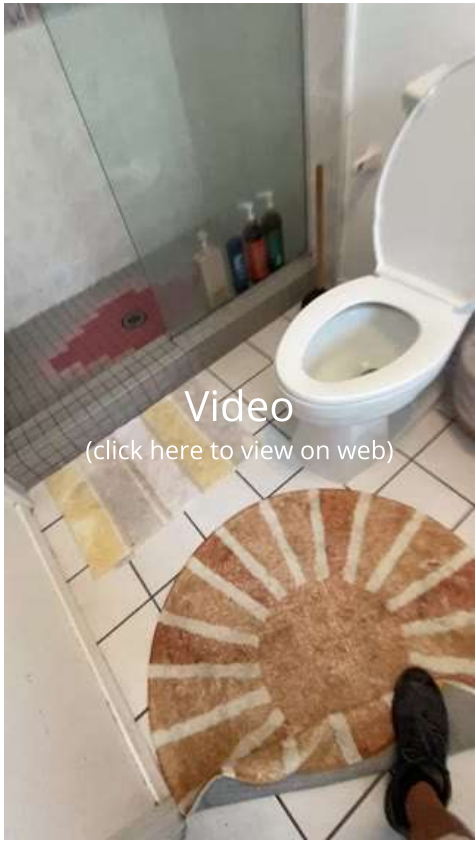




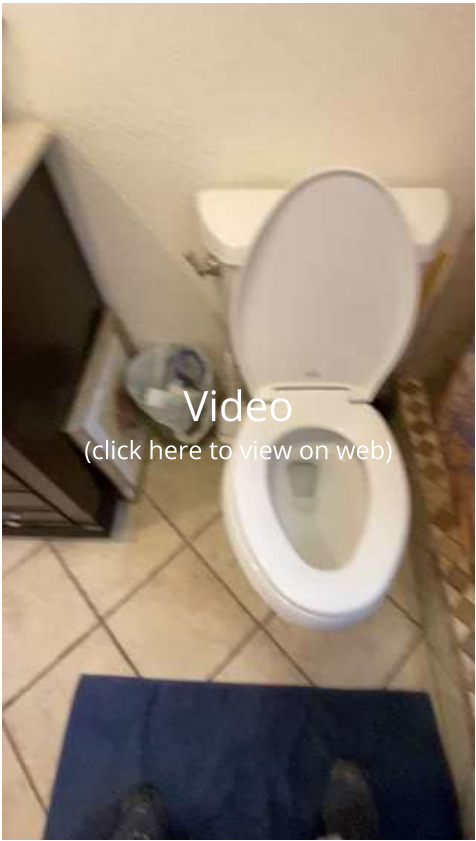
Bathroom General Photos/Videos

GENERAL BATHROOM VIDEOS

The general overview videos included in this inspection report are intended to provide a broad visual representation of the home's condition at the time of inspection. These images help document the overall layout, features, and appearance of the property for reference. They do not highlight specific defects, which are addressed separately in the detailed sections of the report.



Video
(click here to view on web)



Video
(click here to view on web)



Video
(click here to view on web)

Action items

10.5.1 Countertops/Cabinets

COUNTER TOP - LOOSE

The counter top appears to be loose on the cabinet. Recommend further evaluation and correction as needed by licensed professional.

Action Items



Upper Hall Bathroom

10.6.1 Bathroom Sink

LIMITED REVIEW - PERSONAL BELONGINGS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Information/Limitations

Limited access was observed under the sink due to stored belongings. Areas or components that are obscured, concealed, or not readily accessible are excluded from the inspection. This condition can lead to:

- Potentially missed reportable conditions, such as leaks, damage, or improper installations, that could go unnoticed.
- Delayed discovery of issues that may require repairs or maintenance.

Recommend removing stored items and having the area re-inspected by a qualified professional prior to the close of escrow to ensure no hidden issues are present.

10.6.2 Bathroom Sink

SINK FAUCET - POOR WATER PRESSURE



Very low water pressure was observed at the sink faucet during the inspection. This condition can lead to:

- Reduced functionality and inconvenience.
- Potential underlying issues, such as clogged aerators, supply line obstructions, or valve malfunctions, that could worsen over time.

Recommend a licensed plumber further evaluate and correct the issue as needed to restore proper water pressure and functionality to the faucet.

Recommendation

Contact a qualified professional.



Upper Hall Bathroom

10.7.1 Bathroom Electrical

GFCI RESET LOCATION



The GFCI reset location for the outlet(s) is located at the photo/video location. Please note that not all outlets may reset at this location, and there may be additional GFCI reset points throughout the home.

Recommendation

Contact a qualified professional.



Master Bathroom

10.7.2 Bathroom Electrical

OUTLET(S) - INOPERABLE / NO POWER



VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Outlet(s) in one or more areas were inoperable at the time of inspection (no power). This condition can lead to:

- Loss of functionality: Inoperable outlets may affect the ability to power devices or appliances in certain areas.
- Potential underlying electrical issues: Inoperability may indicate wiring problems or other electrical system malfunctions that require attention.

We recommend further investigation and correction as needed by a licensed professional to restore power and ensure safe operation.

Recommendation

Contact a qualified professional.



Upper Hall Bathroom

10.8.1 Exhaust Systems



Action Items

EXHAUST FAN - INOPERABLE

The exhaust fan was inoperable at time of inspection. Recommend further evaluation and correction as needed by licensed professional.



1/2 Bath

10.10.1 Bathtubs/showers



Action Items

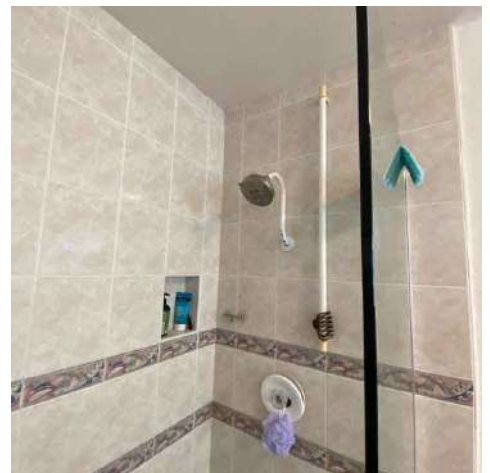
FAUCET/FIXTURE(S) - NO HOT WATER

Hot water did not disperse from the tub and/or shower fixture at the time of inspection. Only cold water was observed during testing.

This condition can lead to:

- Inability to properly use the bathing fixture, reducing functionality and comfort.
- Possible indication of a plumbing issue such as a defective mixing valve, blockage in the hot water line, or water heater issue.

Recommend further evaluation and correction as needed by a licensed plumber to identify the cause and restore proper hot water flow to the fixture.



Master Bathroom

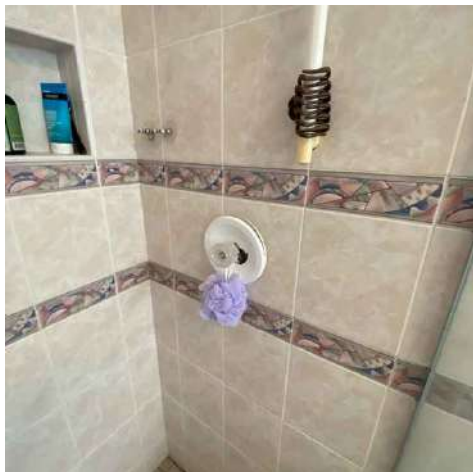
10.10.2 Bathtubs/showers



Action Items

FAUCET/FIXTURE(S) - LOOSE

Plumbing fixtures appeared to be loose when operated. Recommend further evaluation and correction as needed by licensed professional.



Master Bathroom

10.10.3 Bathtubs/showers

FAUCET/FIXTURE(S) - NO VALVE STOP Action Items

Valve stop missing from faucet. Valve turns 360 deg. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



Master Bathroom

10.10.4 Bathtubs/showers

TUB/SHOWER DOOR - DAMAGED/NOT OPERATING CORRECTLY Action Items

Bathtub/Shower door is damaged/not operating correctly. Recommend further evaluation and correction as needed by licensed professional.



Hits showers surround in master bathroom

11: CLIENT / AGENT - ADDITIONAL INFORMATION & BENEFITS

Information

Additional Information & Benefits : Client/Agent – Additional Information & Benefits

Buying or selling a home is a big deal, and we want you to feel supported every step of the way. This section is here to make sure you've got all the follow-up info, tools, and next steps in one easy place.

Here's what you'll find:

- **Supplemental reports** – Items delivered separately from the main inspection report (e.g., mold lab results, solar health reports, floor plans).
- **Helpful resources** – Educational videos, downloadable PDFs, and checklists related to homeownership, maintenance, and inspection findings.
- **Feedback & reviews** – Opportunities to share your experience so we can keep improving and continue serving clients and agents at the highest level.

Need help or have questions?

- If you have any questions or require additional support, our team is just a call or email away. We're here to make sure you feel confident moving forward.



Action items

11.1.1 Additional Information & Benefits

HOMEINDER - BENEFIT



A complimentary **HomeBinder** account has been created for you as part of your inspection. HomeBinder is a digital home management platform designed to help you organize and protect your property information. Within 24–48 hours after your inspection, you will receive an email from HomeBinder with your secure login details and instructions to access your binder.

What to Expect:

- Your binder will include your full inspection report and a secure place to store documents, appliance details, maintenance records, and receipts.
You will also gain access to HomeBinder Assistant (HBA), a concierge service that can connect you with vetted contractors, provide project estimates, and assist with tasks such as utility setup and home services.
- The binder is private to you but can be shared with future buyers to add value and confidence when selling your property.

Getting Started:

Once you receive your welcome email, you can log in immediately and begin exploring your binder. If you do not see the email in your inbox within 48 hours, please check your spam/junk folder. For any questions or help using HomeBinder or HBA, feel free to reach out to our team — we're happy to assist.



11.1.2 Additional Information & Benefits

HOME ENERGY REPORT - BENEFIT

As a complimentary benefit of your inspection, an energy report has been completed and submitted to SPRK for validation. Within 1–2 business days, the finalized report will be uploaded to your client portal as a PDF for review.

Next Steps:

- An energy specialist may contact you to review the findings. You will have the option to share personal living details (such as family size and daily usage habits). While optional, providing this information can make the report more accurate and reflective of your household's actual energy use.

Important Notes:

- The report estimates expected utility bills based on the property's current energy setup.
- It highlights opportunities for efficiency improvements and potential savings.
- If solar is not currently installed, the report also provides an estimate of how much capacity would be needed should you choose to add it in the future.

This free report is provided as a resource to help you better understand your property's energy performance and identify ways to improve efficiency.



11.1.3 Additional Information & Benefits

 Action Items**DON'T FORGET TO LEAVE A REVIEW**

Thank you so much for trusting us with your home inspection

- Your feedback is invaluable in helping us continue to improve and provide the best possible service.
- If you have a moment, we'd be grateful if you could click the link (avocado) below and leave a review. Your opinion not only means a lot to us but also helps other clients make informed decisions.



or

[Click HERE to leave a review](#)

STANDARDS OF PRACTICE

Exterior/Grounds

I. The inspector shall inspect:

- A. the exterior wall-covering materials, flashing and trim;
- B. all exterior doors;
- C. adjacent walkways and driveways;
- D. stairs, steps, stoops, stairways and ramps;
- E. porches, patios, decks, balconies and carports;
- F. railings, guards and handrails;
- G. the eaves, soffits and fascia;
- H. a representative number of windows; and
- I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

IV.

The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, break walls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass. H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drain fields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof/Attic

This report provides an opinion on the general quality and condition of the roof. The inspector cannot and does not offer any warranty regarding whether the roof has leaked in the past, is currently leaking, or may leak in the future.

The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

- A. observed indications of active roof leaks.

IV.

The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

Electrical / Plumbing

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II.

The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and
- E. the capacity of the water heating equipment, if labeled.

III.

The inspector shall report as in need of correction:

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV.

The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Laundry:

The inspector shall inspect/report on: The condition of the floor, walls, ceiling, windows, doors, and cabinets. The provision for hot and cold water. Type of fuel for a dryer. A dryer's capacity to vent to the exterior or to an approved location

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. The functionality of the washer and dryer. Life-expectancy of washer and dryer.

HVAC

I. The inspector shall inspect:

A. the HVAC system, using normal operating controls.

II. The inspector shall describe:

A. the condition of the thermostat for the heating/cooling system; and

B. the heating/cooling method.

III. The inspector shall report as in need of correction:

A. any heating/cooling system that did not operate; and

B. if the heating/cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system.

B. inspect portable window units, through-wall units, or electronic air filters.

C. operate the cooling equipment or systems if the exterior temperature is below 60 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

E. examine electrical current, coolant fluids or gases, or coolant leakage.

Kitchen

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

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

Interior Areas

I. The inspector shall inspect:

A. a representative number of doors and windows by opening and closing them;

B. floors, walls and ceilings;

C. stairs, steps, landings, stairways and ramps;

D. railings, guards and handrails; and

E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

B. photo-electric safety sensors that did not operate properly; and

C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

J. inspect or operate equipment housed in the garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Bathrooms

A significant amount of accidents occur in bathrooms, usually due to wet and slippery floors, and less often because of hazardous conditions involving water and electricity. However, safety is a truly personal responsibility that consumers should accept not only for themselves but for dependant family members, such as children and the elderly. It is important, therefore, to follow all recommendations for safety upgrades.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. Faucets and the drains in sinks, tubs, hydro-spas and showers. Toilets and bidets, but not their shut-off valves. The ground fault protection of counter top outlets. The ground fault protection of hydro-spas. The presence of impact glazing where appropriate.

The inspector IS NOT required to report on: Flood-test showers or guarantee the integrity of shower pans. The condition or effectiveness of the over-flow drains at tubs, sinks, or drain pans (water heater, washer, AC units, etc.). Cosmetic deficiencies, mineral stains on enclosures, fixtures, etc. Temperature regulating devices. Steam showers and their components. Saunas and their components.