



WEST IVY INSPECTIONS

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RESIDENTIAL INSPECTION

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08/14/2026



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Residential Inspection Report

Thank you for choosing **West Ivy Home Inspections**. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and West Ivy Home Inspections!******

Very Important Next Steps:

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

Step 2: Call your inspector immediately at **619-796-9077**, if you have any questions, concerns, or need changes made to the inspection report.

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

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

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **West Ivy Home Inspections** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited. Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving

this inspection report to anyone who does not have a signed contract or written agreement with **West Ivy Home Inspections**. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for **West Ivy Home Inspections** inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection agreement and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

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

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

******* VERY IMPORTANT*******

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

Definitions that may help you understand the above statement better:

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

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

SCOPE OF WORK

You have contracted for us, **West Ivy Home Inspections**, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

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

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

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

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to

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

Definitions of Comments:

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

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

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

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

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

Discovery Items Defined

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

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

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

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

Safety Concern = May include the following condition:

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

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek

further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

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

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

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. **West Ivy Home Inspections** performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-796-9077 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

Environmental Hazards:

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

Pest:

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

Pictures:

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

Please Note: West Ivy Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.



ITEMS INSPECTED



OBSERVATION ITEMS



ATTENTION ITEMS



SAFETY CONCERNS

- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stops Corrosion
- ⊖ 3.3.2 Plumbing System - FIXTURES AND CONNECTED DEVICES: Toilet Loose
- ⊖ 3.5.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 3.7.1 Plumbing System - WATER HEATERS: Expansion Tank Not Installed
- ⊖ 3.7.2 Plumbing System - WATER HEATERS: 6-10 years -Water Heater
- ⊖ 3.7.3 Plumbing System - WATER HEATERS: Moisture - Stains
- ⚠ 4.2.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Labels - Not Complete
- ⚠ 4.2.2 Electrical System - MAIN AND DISTRIBUTION PANELS: Knockout - Missing
- ⚠ 4.2.3 Electrical System - MAIN AND DISTRIBUTION PANELS: FPE / Stab-Lok
- ⚠ 4.5.1 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Double Tap
- ⊖ 4.7.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Lights - Inoperable
- 🔧 4.8.1 Electrical System - EXTERIOR LIGHTING : Sensor Light Not Tested
- 🔧 4.8.2 Electrical System - EXTERIOR LIGHTING : Landscape Lighting
- ⚠ 4.10.1 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : Kitchen Counter Receptacles Not GFCI Protected
- 🔧 4.11.1 Electrical System - AFCI - (ARC FAULT CIRCUIT INTERRUPTERS): AFCI's - Not Installed / Not Enough
- ⚠ 6.2.1 Interiors - CEILINGS: Popcorn on Ceiling
- ⊖ 6.2.2 Interiors - CEILINGS: Previous Repairs
- ⊖ 6.2.3 Interiors - CEILINGS: Moisture Staining - Possible Past Leak
- 🔧 6.3.1 Interiors - WALLS: Wall Patch/Mis-Match Paint
- ⊖ 6.3.2 Interiors - WALLS: Settlement Cracks
- 🔧 6.3.3 Interiors - WALLS: Cosmetic
- ⊖ 6.3.4 Interiors - WALLS: Prior Repair
- ⊖ 6.3.5 Interiors - WALLS: Damage - Peeling Paint
- ⊖ 6.4.1 Interiors - FLOOR COVERINGS: Tile - Cracked/Chipped

- ⊖ 6.4.2 Interiors - FLOOR COVERINGS: Flooring - Damaged
- ⊖ 6.4.3 Interiors - FLOOR COVERINGS: Flooring Trip Hazard
- ⊖ 6.4.4 Interiors - FLOOR COVERINGS: Carpet - in Bathroom
- ⚠ 6.5.1 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Balusters Spaced Too Far Apart
- ⊖ 6.5.2 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Center Handrail - Removed
- 🔧 6.6.1 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Cosmetic Damage
- ⊖ 6.7.1 Interiors - TUB/SHOWER ENCLOSURES: Shower Door/Enclosure - Not Installed
- ⊖ 6.7.2 Interiors - TUB/SHOWER ENCLOSURES: Shower Enclosure - Broken Panel(s)
- 🔧 6.8.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Door - Cosmetic Damage
- ⊖ 6.8.2 Interiors - DOORS (REPRESENTATIVE NUMBER): Interior Door(s) - Not Installed
- ⊖ 6.8.3 Interiors - DOORS (REPRESENTATIVE NUMBER): Door - Closes Unless Propped Open
- ⊖ 6.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Fogged Windows
- ⊖ 6.9.2 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Window - Tint Aging
- ⊖ 7.3.1 Garage - GARAGE WALLS (Including Firewall Separation): Walls Not Fully Visible
- ⊖ 7.4.1 Garage - GARAGE FLOOR: Floor Not Fully Visible
- 🔧 7.7.1 Garage - GARAGE VENTS: Vents - Not Installed
- ⊖ 8.3.1 Roofing - ROOF SHEATHING (As Observable From Attic): Stains at Sheathing/Framing
- ⊖ 10.2.1 Structural Components - FLOORS (Structural): Noisy Sub Floor
- 🔧 11.2.1 Heating/Central A/C - HEATING - EQUIPMENT: Heat Pump Turned On - Produced Heat
- ⊖ 11.2.2 Heating/Central A/C - HEATING - EQUIPMENT: Heat Pump - Replaced
- ⊖ 11.6.1 Heating/Central A/C - COOLING - EQUIPMENT: Air Conditioner - Produced Cool Air
- ⊖ 11.6.2 Heating/Central A/C - COOLING - EQUIPMENT: Condensation Drain - Limited Review
- ⊖ 11.6.3 Heating/Central A/C - COOLING - EQUIPMENT: A/C 0-10 years old
- 🔧 11.6.4 Heating/Central A/C - COOLING - EQUIPMENT: AC Replaced
- ⊖ 11.11.1 Heating/Central A/C - FIREPLACE - CHIMNEY: Chimney Liner/Flu - Not Inspected
- ⊖ 11.11.2 Heating/Central A/C - FIREPLACE - CHIMNEY: Clean Chimney

1: INSPECTION DETAILS

Information

Property: Type Condominium	Year: Built 1981 1981	Number of : Levels 2
Occupied: Is the Home Lived in No	Parties : Present Home Inspector	Weather: Conditions Clear, Dry
Outside: Air Tempreture 80-85 Degreed		



Home approx 40 Years Old or More

This home is approx older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Vacant Property

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

Condominium/Townhouse - Exclusion

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium or townhouse to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium or townhouse which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the items.

2: KITCHEN APPLIANCES - BUILT IN

Information

Dishwasher Frigidaire	Disposer In Sink Erator	Built-in Microwave Samsung
Range -Electric-, Samsung	Oven Built into Range	Exhaust/Range Hood -Vented-, Built into Microwave

REFRIGERATOR: Not Present



KITCHEN GENERAL : Built-in Appliance Overview

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

KITCHEN GENERAL : Appliances - Not Moved

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

KITCHEN GENERAL : Built-in Appliance Inspection Limitations

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

DISHWASHER: Dishwasher Turned On - Inspection Limited

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



DISHWASHER: Dishwasher Test - Limited Review

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

DISHWASHER: Heating Element - Not Inspected

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

GARBAGE DISPOSER: Efficiency - Not Inspected

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

BUILT-IN MICROWAVE: Picture Showing Microwave Working

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



RANGES AND COOKTOPS: Thermal Image Showing Range Working

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



OVEN: Thermal Image Showing Oven Working

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



WASHER/DRYER: Laundry Equipment - Not Inspected

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



WASHER/DRYER: Washing machine not moved

The washing machine and dryer are not moved as part of this inspection. Areas of the washing machine and dryer connections, and components may not be inspected, ie flooring, plumbing connections, dryer vent, Connection and fuel source connections. Moving of the washing machine and dryer can damage the flooring, plumbing connections, fuel source and dryer vent connections. **Please Note:** Damage can exist to these components that are not visible because of this limitation. Recommend asking the seller to move the washing machine and dryer to allow you to view the space behind and below the wash, washing machine and dryer before the removal of contingencies.

WASHER/DRYER: Washing mashine drain and Floor Drains - Not Tested

Washing machine drain and floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

TRASH COMPACTOR: Turned On and Compressed Item

The trash compactor turned on and compressed trash as design. It's just for your information.

3: PLUMBING SYSTEM

Information

Water Source Public	Plumbing Supply Copper	Plumbing Distribution Copper
Water Pressure 75-80 psi	Washer Drain Size 2 Inches	Water Heater Fuel Source Electric
Plumbing Waste Partially Visible, ABS	Water Heater Flue Pipe Material N/A	Water Heater Manufacturer Reliance
Water Heater Capacity 40 Gallons	Year Water Heater Was Made 2019	Water Filters None
Gas Distribution Piping Not Visible	MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location Common Area	PRESSURE REGULATOR: Pressure Regulator Common area
MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location Rear of building		



PLUMBING GENERAL: Plumbing Overview

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

PLUMBING GENERAL: Completed House - Plumbing Concealed

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

PLUMBING GENERAL: Plumbing Inspection Limitations

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

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM: General Plumbing Limitations

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

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

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

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

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

WATER HEATERS: Picture of Water Heater

Picture of water heater(s).



SA		ELECTRIC STORAGE TANK WATER HEATER		UL LISTED 932N	
MODEL NUMBER		SERIAL NUMBER		ITEM ID / PART NUMBER	
6-40-EORS 110		1951117521901		100223858	
VOLTS AC	PHASE	TERMS	TERMS	TOTAL WATTS	AMPERES
240	1	4500	4500	4500	150
MAXIMUM WATTS		MAXIMUM WATTS		MAXIMUM WATTS	
208		3380		3380	
MAXIMUM WATTS		MAXIMUM WATTS		MAXIMUM WATTS	
208		3380		3380	
MADE IN MEXICO RELIANCE WATER HEATER COMPANY ASHLAND CITY, TN, USA					

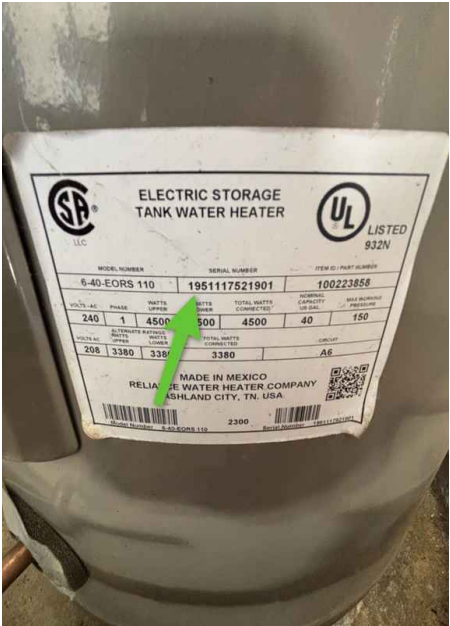
WATER HEATERS: Thermal Image of Hot Water

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



WATER HEATERS: Water Heater Age and Maintenance

Water heaters typically have a service life of 8-10 years, depending on water quality, maintenance, and usage patterns. Regular maintenance—such as flushing sediment, inspecting the anode rod, and checking pressure relief valves—extends equipment life and ensures efficient operation. Knowing the age and maintenance history helps assess remaining useful life and plan for eventual replacement.



Manufactured 2019

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks): General Gas Supply and Distribution Limitations

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

MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off - Condo/Townhome

The main water shut off valve appears to be located in the common area. Unable to verify. Recommend inquiry with the Home Owners' Association (HOA) or seller.

PRESSURE REGULATOR: Condo/Towhome Exclusion

The water pressure regulator appears to be located in the common area. Recommend asking the seller or Home Owner's Association (HOA) for the location.

Findings

3.3.1 FIXTURES AND CONNECTED DEVICES

ANGLE STOPS CORROSION



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

Recommendation

Contact a qualified plumbing contractor.



Example Primary Bathroom

3.3.2 FIXTURES AND CONNECTED DEVICES

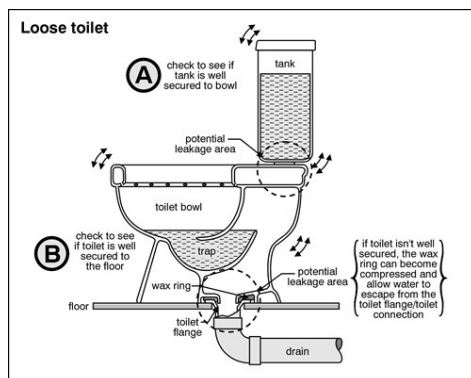
TOILET LOOSE



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

Recommendation

Contact a qualified plumbing contractor.



3.5.1 TUB/SHOWER FIXTURES

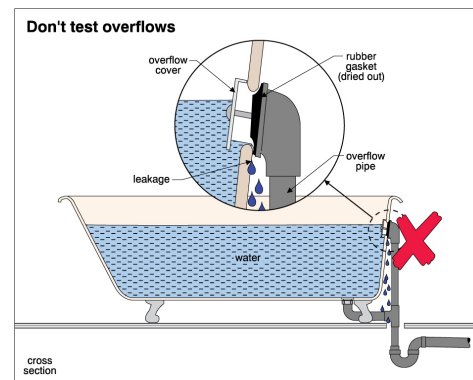
DRAIN OVERFLOW - INFORMATION



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

Recommendation

Contact a qualified plumbing contractor.



3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINES - SCOPE RECOMMENDED



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

Recommendation

Contact a qualified plumbing contractor.

3.7.1 WATER HEATERS

EXPANSION TANK NOT INSTALLED

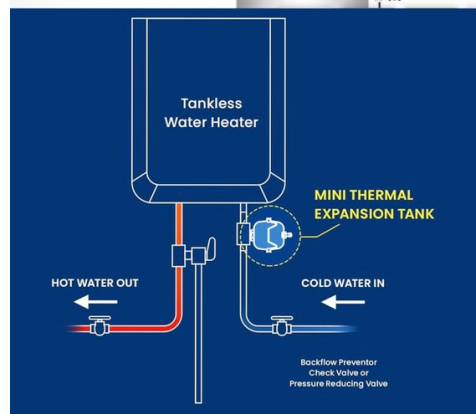


An expansion tank is not installed at the water heater. Most water heater manufacturers recommend an expansion tank be installed whenever the water system is a "closed" system, such as this home. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's standards.

Recommendation

Contact a qualified plumbing contractor.

A schematic diagram of a water heater system. On the left, a pipe labeled 'COLD WATER' with a blue arrow pointing right enters a 'WATER HEATER' tank. A 'THERMAL EXPANSION TANK' is connected to this cold water line before it enters the heater. To the left of the expansion tank is a 'BACKFLOW PREVENTER'. On the right side of the heater tank, a pipe labeled 'HOT WATER' with a red arrow pointing right exits. Below the heater tank, a 'PRESSURE & TEMPERATURE RELIEF VALVE' is shown with a 'DISCHARGE LINE' extending downwards from it.



Attention Items

The water heater appears to be between 6-10 years old based on visual inspection. Water heaters typically have a useful lifespan of 10-15 years depending on maintenance, water quality, and usage patterns. Knowing the age helps establish when replacement or professional servicing may become necessary.

Contact a qualified professional.



Manufactured 2019

Attention Items

Moisture stain(s) noted at/near the water heater. The area was dry at the time of the inspection. However, this may be indicative of past or ongoing leaks at the water heater. Recommend to ask the seller about this and/or have further evaluation by a licensed restoration or plumbing contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified professional.



4: ELECTRICAL SYSTEM

Information

Panel Manufacturer STAB-LOK (Federal Pacific)	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Service Conductors Below Ground, Aluminum	Branch Wire 15 and 20 Amp Copper	Wiring Methods Romex
Exterior Lighting Control Standard Switched	LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location Left Side of the Building	LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location None



ELECTRICAL GENERAL: Electrical General

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

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

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

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

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

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

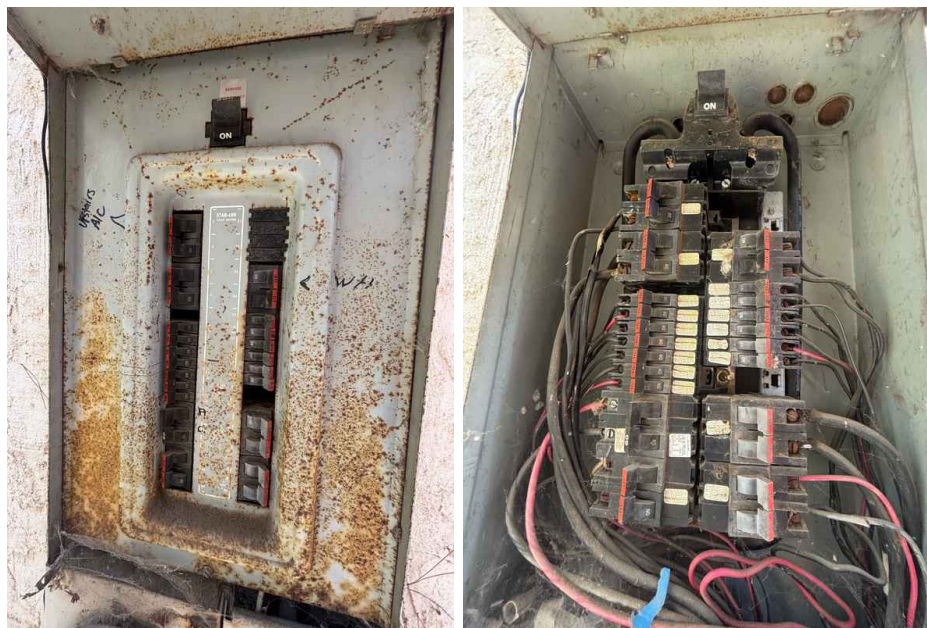
It is recommended that a qualified electrician be consulted for a comprehensive evaluation of electrical circuit breakers and GFCIs, particularly if concerns regarding load capacities or operational integrity arise. This ensures that these critical safety devices are functioning as intended and can provide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

ELECTRICAL GENERAL: Electrical Inspection Limitations

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

MAIN AND DISTRIBUTION PANELS: Picture of Electrical Panel(s) / Type

Main Panel



BRANCH CIRCUIT CONDUCTORS: Additional Electrical Inspection Limitations

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

EXTERIOR LIGHTING : Sensor Lights - Not Tested

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

SMOKE DETECTORS: Smoke Detector General Information

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

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

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

Findings

4.2.1 MAIN AND DISTRIBUTION PANELS

LABELS - NOT COMPLETE

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

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



4.2.2 MAIN AND DISTRIBUTION PANELS

KNOCKOUT - MISSING

"Knockout(s)" noted missing from inside the panel. Whenever a knockout is removed and left empty, a cover plug is required to be installed for fire safety and to prevent rodent intrusion. We recommend installing knockout plug(s) by a licensed electrical contractor as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



4.2.3 MAIN AND DISTRIBUTION PANELS

FPE / STAB-LOK



Safety Concerns

A Federal Pacific Electric panel is installed in the home. These panels are legal. However they are known to be problematic. Opinions by licensed electricians on this panel vary between safe and unsafe. Recommend consulting with a licensed electrical contractor for an opinion and any corrections made if necessary. Please see attached information: [Federal Pacific](#)

Note: The property is equipped with an electrical panel that is considered problematic by some industry standards (e.g., certain brands or models known for performance or safety issues). Additionally, its proximity to the gas meter may raise concerns with some home insurance providers. Some insurance companies may require replacement or relocation of electrical panels that are considered problematic or that are installed too close to the gas meter. Furthermore, some licensed electricians may decline to service or repair these types of panels due to safety concerns or liability policies. We recommend consulting both your homeowner's insurance provider and a licensed electrician for further evaluation and guidance—prior to the removal of inspection contingencies.

Recommendation

Contact a qualified electrical contractor.



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



Safety Concerns

DOUBLE TAP

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

Recommendation

Contact a qualified electrical contractor.



4.7.1 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Attention Items

LIGHTS - INOPERABLE

One or more lights appear to be inoperable at the time of the inspection (possibly due to bulb). Recommend replacing bulb(s) and checking the operation of the fixture(s). If light(s) fail to work, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Kitchen

4.8.1 EXTERIOR LIGHTING

SENSOR LIGHT NOT TESTED

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

Recommendation

Contact a qualified electrical contractor.



Observation Items

4.8.2 EXTERIOR LIGHTING

LANDSCAPE LIGHTING

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

Recommendation

Contact a qualified professional.



Observation Items

4.10.1 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)



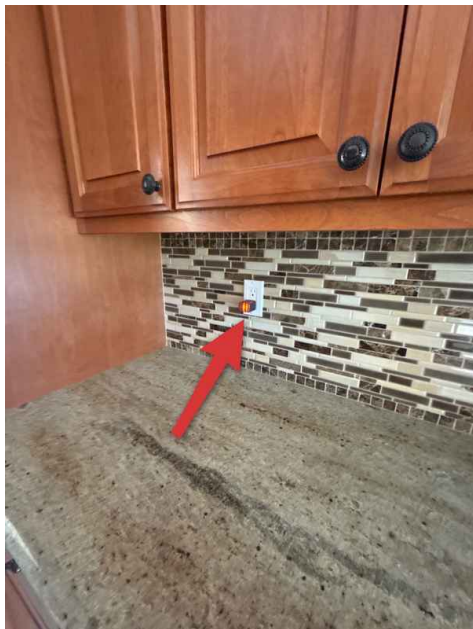
Safety Concerns

KITCHEN COUNTER RECEPTACLES NOT GFCI PROTECTED

The kitchen counter receptacles do not appear to be GFCI protected. This is a possible safety concern. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs or upgrades possible at this time for safety.

Recommendation

Contact a qualified electrical contractor.



4.11.1 AFCI - (ARC FAULT CIRCUIT INTERRUPTERS)



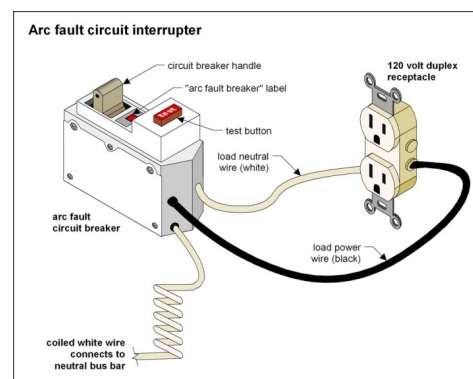
Observation Items

AFCI'S - NOT INSTALLED / NOT ENOUGH

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

Recommendation

Contact a qualified electrical contractor.



5: INSULATION/VENTILATION

Information

Attic Insulation Fiberglass	Floor System Insulation Fiberglass	Ventilation Roof Vents
Exhaust Fans Fan, Window	Dryer Power Source 220 Electric	Dryer Vent Flexible Metal

Insulation and Ventilation General Information

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

Insulation and Ventilation Inspection Limitations

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

ATTIC INSULATION: Limited Inspection

Due to roof structure and ducting, our inspection of insulation was limited and viewed from access point.

FLOOR INSULATION: Limited Inspection

Due to floor structure,plumbing, and ducting our inspection of insulation was limited and viewed from access point.

WALL INSULATION: Wall Covering- Not Visible

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

6: INTERIORS

Information

Ceiling Materials Sheetrock	Wall Materials Sheetrock	Floor Coverings Carpet, Tile
Interior Doors Wood	Cabinetry Wood	Kitchen Countertop Granite
Windows Double Pane, Vinyl		

INTERIOR GENERAL: Interior General Information

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

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

INTERIOR GENERAL: General Limitations

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

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

WALLS: Wall Paper - Limited Inspection

One or more areas of this home have wall paper installed. This makes our wall inspections extremely limited due to the covering. Our company does not remove wall paper for inspections. Defects in the wall can be covered by this installation. Recommend having the walls further evaluated once wall paper has been removed.



ATTICS: Attic Access Limited

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected.

ATTICS: Attic Access Location/ Interior photos

For Your Information.



Example Bedroom 2



Example Bedroom 3

Findings

6.2.1 CEILINGS

POPCORN ON CEILING



Safety Concerns

Acoustic texture, also known as "popcorn", was present at the ceiling(s). This material was often used from the late 1950's into the 1980's in residential construction. Some of this material installed before the 1980's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence, or absence, of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, a licensed environmental contractor and asbestos-testing lab should be consulted for further review.

Recommendation

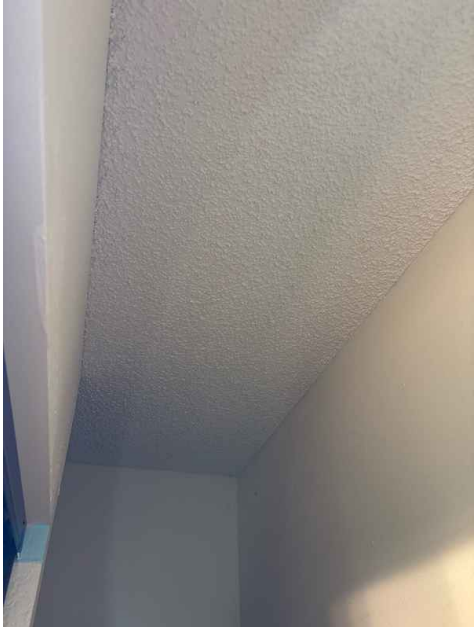
Contact a qualified environmental contractor



Example Entry Way



Example Primary Bathroom



Example Primary Bathroom



Example Bedroom 3

6.2.2 CEILINGS

PREVIOUS REPAIRS

Evidence of previous possible repairs and/or modifications noted. Recommend asking the seller(s) for work completed receipts, and/or further evaluation by a qualified professional to determine if additional repairs are necessary at this time.

Attention Items

Recommendation

Contact a qualified professional.



Example Dining Room



Example Primary Bedroom

6.2.3 CEILINGS

MOISTURE STAINING - POSSIBLE PAST LEAK

Attention Items

Moisture stain(s) noted on the ceiling(s). This could be indicative of a previous leak(s). The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed plumbing contractor and/or restoration contractor to determine if repairs are necessary at this time. Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Example Bedroom 3

6.3.1 WALLS

WALL PATCH/MIS-MATCH PAINT

Observation Items

Patch(es)/evidence of previous repairs and/or mismatched paint noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

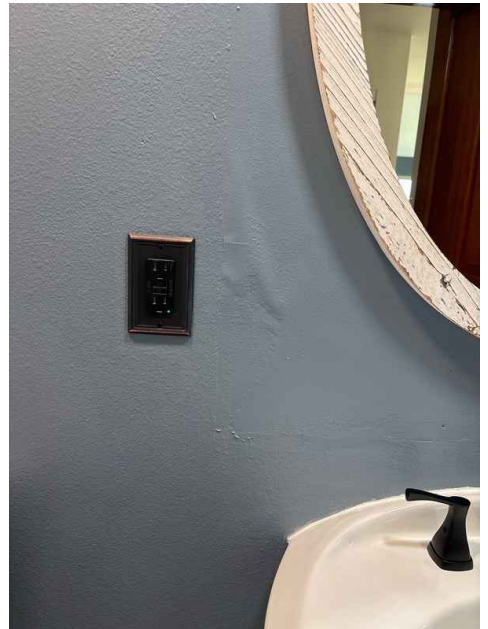
Contact a qualified professional.



Example Entry Hall



Example entry Closet



Example 1/2 Bath

6.3.2 WALLS

SETTLEMENT CRACKS

**Attention Items**

The wall(s) appear to have cracks in one or more areas. The cause can vary from typical settlement to major structural movement. Recommend further evaluation by a licensed general contractor to determine the most likely cause and have repaired as necessary at this time.

Recommendation

Contact a qualified general contractor.



Example Living Room



Example Living Room



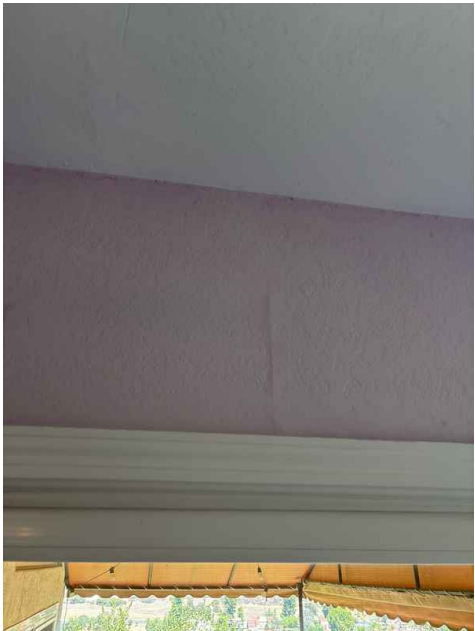
Example Living Room



Example Living Room



Example Living Room



Example Primary Bedroom

6.3.3 WALLS

COSMETIC

 Observation Items

Typical cosmetic stains/damage noted in areas. Recommend paint and/or repairs as necessary.

Recommendation

Contact a qualified professional.



Example Kitchen



Example Kitchen



Example Kitchen



Example Kitchen



Example Living Room



Example Entry Hall



Example Primary Bedroom



Example Primary Bathroom



Example Primary Bathroom



Example Primary Bathroom



Example Bedroom 2

6.3.4 WALLS



Attention Items

PRIOR REPAIR

Evidence of a prior repair noted. Uncertain of the cause for repair. You may wish to ask the sellers about any repairs you are concerned with.

Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection. asking seller for more information.

Recommendation

Contact a qualified professional.



Example Primary Bathroom

6.3.5 WALLS



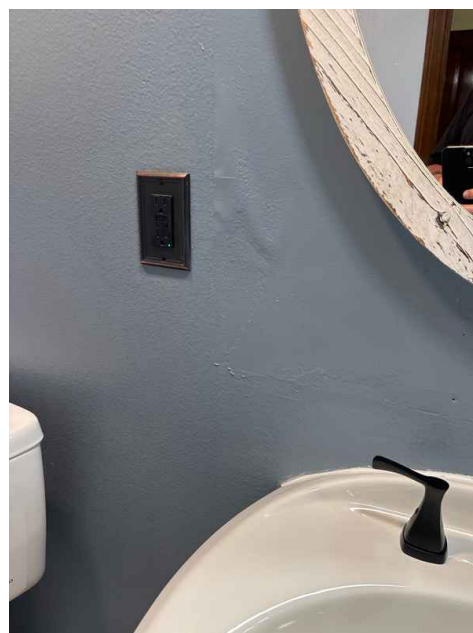
Attention Items

DAMAGE - PEELING PAINT

Peeling paint noted. The wall materials appeared to be dry at the time of the inspection. Unable to determine the exact cause. Recommend further evaluation and repair as necessary at this time by a qualified painting contractor.

Recommendation

Contact a qualified painting contractor.



Example 1/2 Bath

6.4.1 FLOOR COVERINGS



Attention Items

TILE - CRACKED/CHIPPED

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

Recommendation

Contact a qualified tile contractor



Example Living Room

6.4.2 FLOOR COVERINGS

FLOORING - DAMAGED

Damaged flooring noted at one or more areas. You may wish to view this for yourself and have repaired by a licensed flooring contractor as necessary.

Recommendation

Contact a qualified flooring contractor



Attention Items



Example Laundry room

6.4.3 FLOOR COVERINGS

FLOORING TRIP HAZARD

Offsets noted in areas of the flooring that may prove to be a trip hazard. Recommend further evaluation by a licensed contractor as necessary at this time for safety.

Recommendation

Contact a qualified professional.



Attention Items



Example Bedroom 2

6.4.4 FLOOR COVERINGS

CARPET - IN BATHROOM

Attention Items

Carpet noted installed in the bathroom(s). This typically results in the presence of organic growth at the underside of the carpet and/or pad. These conditions cannot be identified within the scope of a standard home inspection. You may wish to have this further evaluated by a licensed flooring contractor and repair as necessary at this time.

Recommendation

Contact a qualified flooring contractor



Example Primary Bathroom

6.5.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

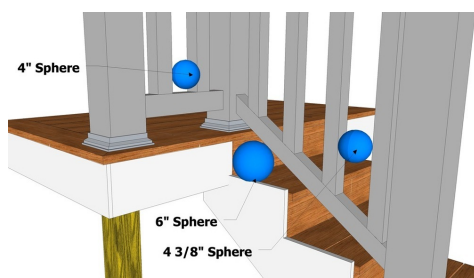
BALUSTERS SPACED TOO FAR APART

Safety Concerns

The balusters at the railing are spaced too far apart for today's safety standards. Balusters should not have more than a 4-inch gap between them. This relatively tight amount of spacing still allows for visibility between spindles, but also stands as a safety measure to prevent small children from becoming stuck between spindles or from slipping through the balusters. You are not required to retrofit older homes with current standards. However, recommend a qualified professional to further evaluate as needed.

Recommendation

Contact a qualified general contractor.



Example Dining Room

6.5.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

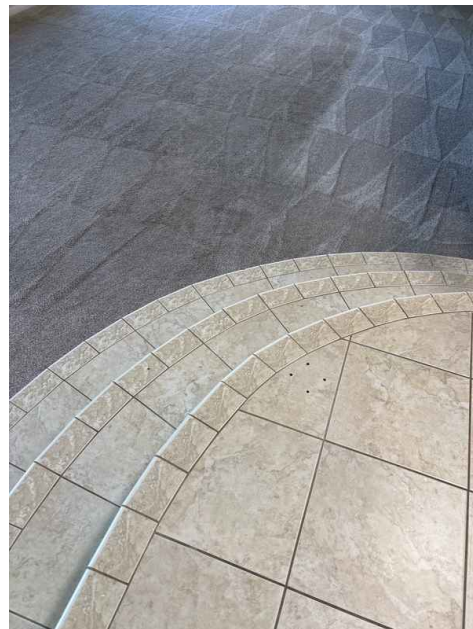
CENTER HANDRAIL - REMOVED

Attention Items

The center handrail on the stairway has been removed. A missing handrail eliminates a critical safety feature designed to provide support and stability for occupants using the stairs, particularly children, elderly individuals, and anyone with mobility limitations. The handrail should be reinstalled or replaced by a qualified professional to restore proper safety functionality to the stairway.

Recommendation

Contact a qualified professional.



Example Living Room

6.6.1 COUNTERS, CABINETS, DRAWERS, CLOSET

COSMETIC DAMAGE

Cosmetic damage noted in areas. This is for your information. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified cabinet contractor.



Observation Items



6.7.1 TUB/SHOWER ENCLOSURES

SHOWER DOOR/ENCLOSURE - NOT INSTALLED

Shower door not installed or inadequate. This may allow moisture outside of the shower enclosure. Recommend installation or repair as necessary at this time by a qualified professional to prevent moisture from escaping the enclosure.



Attention Items

Recommendation

Contact a qualified professional.



Example Bedroom 3



Example Bedroom 3

6.7.2 TUB/SHOWER ENCLOSURES

SHOWER ENCLOSURE - BROKEN PANEL(S)

The enclosure panels appear to be cracked. This could lead to moisture leaks outside of the shower enclosure. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Attention Items



Example Primary Bathroom

6.8.1 DOORS (REPRESENTATIVE NUMBER)

DOOR - COSMETIC DAMAGE

One or more doors shows signs of cosmetic damage. If this is of concern we recommend contacting a qualified handyman for repairs.

Recommendation

Contact a qualified door repair/installation contractor.



Observation Items



Example Bedroom 2



Example Bedroom 3

6.8.2 DOORS (REPRESENTATIVE NUMBER)

INTERIOR DOOR(S) - NOT INSTALLED

Door(s) noted removed at the time of the inspection. You may wish to view this for yourself and have replaced as necessary.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Items



Example Bedroom 3

6.8.3 DOORS (REPRESENTATIVE NUMBER)

DOOR - CLOSSES UNLESS PROPPED OPEN

Door(s) noted closing on its own unless propped open. This condition can be indicative of poorly installed doors, however, this can also indicate movement in the structure. Recommend further evaluation by a licensed door contractor to determine the most likely cause and any corrections necessary at this time to ensure proper function.

Recommendation

Contact a qualified professional.



Attention Items



6.9.1 WINDOWS (REPRESENTATIVE NUMBER)

FOGGED WINDOWS

 Attention Items

Fogged window(s) noted. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of the affected windows. Recommend further evaluation of all windows by a licensed window contractor to determine corrections necessary at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Example Dining Room



Example Dining Room



Example Dining Room



Example Living Room



Example Living Room

6.9.2 WINDOWS (REPRESENTATIVE NUMBER)

WINDOW - TINT AGING

**Attention Items**

Several of the windows in the home appear to be equipped with a window tint or film. Aging, peeling or damaged tint/film noted in areas. This may be an indication of failing tint or of a possible issue with the window seal. You may wish to view this for yourself and/or have further evaluated and repaired by a licensed window contractor as necessary at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Example Primary Bedroom



Example Bedroom 4



Example Bedroom 3

7: GARAGE

Information

Garage Door Type	Garage Door Material	Auto-Opener Manufacturer
One automatic	Metal	GENIE

GARAGE GENERAL: Personal Property

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

Findings

7.3.1 GARAGE WALLS (Including Firewall Separation)

 Attention Items

WALLS NOT FULLY VISIBLE

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

Recommendation
Contact a qualified professional.

7.4.1 GARAGE FLOOR

 Attention Items

FLOOR NOT FULLY VISIBLE

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

Recommendation
Contact a qualified professional.

7.7.1 GARAGE VENTS

 Observation Items

VENTS - NOT INSTALLED

Due to the location of the home, garage vents may not be required due to the possibility of being in a fire rated area or the home sharing neighboring walls for example condos and townhomes. This is for your information, if you would like more information on this matter please contact your Home Insurance Carrier or the local fire marshal .

Recommendation
Contact a qualified professional.

8: ROOFING

Information

STYLES AND MATERIALS: Roof Covering Tile	STYLES AND MATERIALS: Roof Covering Observed From N/A	STYLES AND MATERIALS: Chimney (Exterior) N/A
--	---	--

STYLES AND MATERIALS: Roof Underlayment Inspection Limitation

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

ROOF GENERAL: Townhouse/Condo Roof Exclusion

This inspection is being performed on a townhouse. A townhouse inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

Findings

8.3.1 ROOF SHEATHING (As Observable From Attic)

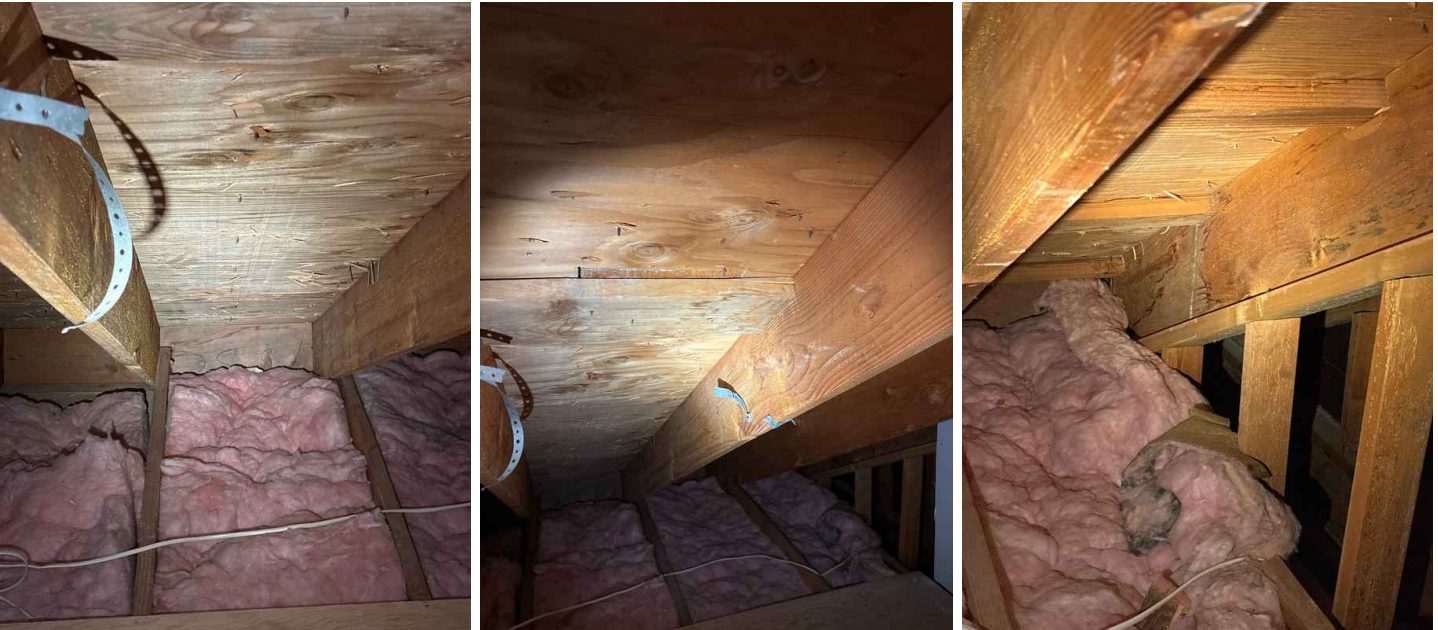
 Attention Items

STAINS AT SHEATHING/FRAMING

Stain(s) noted at the roof sheathing and/or framing structure in one or more locations. Determining if these stains are due to an active or past leak is outside the scope of this standard home inspection. Recommend asking the seller if repairs have been performed, and/or further evaluation by a licensed roofing contractor prior to the removal of contingencies to determine if repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.





9: EXTERIOR

Information

EXTERIOR GENERAL : Townhome/Condo Exterior Exclusion

This inspection is being performed on a condominium. A condo or townhome inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

10: STRUCTURAL COMPONENTS

Information

Method Used to Observe Crawl Space

Walked

Foundation

Poured concrete, Masonry block

Columns or Piers

Concrete Piers, Masonry Block

Wall Structure

Wood, Metal studs

Floor Structure

Wood Joists, Wood Beams

Ceiling Structure

2X4

Roof Structure

Engineered Wood Trusses

Roof Type

Gable

Attic Info

Attic Access

Method Used to Observe Attic

Limited Access

STRUCTURAL GENERAL : Structural General Information

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

FLOORS (Structural): Floor/Foundation Inspection Limitations

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

Findings

10.2.1 FLOORS (Structural)

NOISY SUB FLOOR



Attention Items

One or more areas of the flooring appear to be noisy. This typically happens due to loose sub flooring. If this is of concern we recommend repairs by a qualified contractor.

Recommendation

Contact a qualified professional.



Example Primary Bedroom

11: HEATING/CENTRAL A/C

Information

Number of Heating Systems (Excluding Wood) Two	Heating Equipment Type Heat Pump Forced Air (also provides cool air)	Heating Equipment Manufacturer AC PRO
Heating Equipment Energy Source Electric	Filter Type Disposable	Ductwork Insulated, Partially Visible
Number of Air Conditioning Systems Two	Cooling Equipment Type Air Conditioner Unit	Cooling Equipment Manufacturer AC PRO
Cooling Equipment Energy Source Electricity	Types of Fireplaces Vented gas logs	HEATING - EACH ROOM: Type In Ceiling, In Floor
HVAC AUTOMATIC SAFETY CONTROLS: Type Safety Switch	THERMOSTAT: Type Thermostat	FIREPLACES - FIRE BOX : Fireplace Turned on Fireplace turned on



HVAC GENERAL: Heating and Cooling System General Information

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

HVAC GENERAL: Heating and Cooling System Limitations

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

HVAC GENERAL: HVAC Distribution System Limitations

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

HEATING - EQUIPMENT: Heat Pump / HVAC - Picture

Photo of heat pump



Manufactured 2024

AIR-HANDLER AIR CONDITIONERS									
The Rated Input Current of The Power Connection Equipment									
Model	ACPRO 18000 BTU								
Manufacturer	ACPRO								
Rated Input Current	15.0 A								
Rated Input Voltage	230V-1								
Rated Input Power	3300W								
Rated Input Frequency	60 Hz								
Rated Input Phase	1-Phase								
Rated Input Current (Max)	15.0 A								
Rated Input Voltage (Max)	230V-1								
Rated Input Power (Max)	3300W								
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Rated Input Frequency (Max)	60 Hz								
Rated Input Phase (Max)	1-Phase								
Rated Input Current (Min)	15.0 A								

HEATING - EQUIPMENT: Heater Age and Maintenance

This is for your information

The average residential HVAC system has the life expectancy on 15- 25 years. Regular maintenance of heating equipment is essential for safe, efficient operation and longevity of the system. Routine maintenance typically includes filter changes, inspection of combustion components, lubrication of moving parts, and testing of safety controls to ensure the system operates reliably throughout the heating season.



Manufactured 2025



Manufactured 2024

HEATING - FLUE : Flue Pipes - Not Fully Visible

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

COOLING - EQUIPMENT: AC Condenser (Photo)

Photo of AC condenser

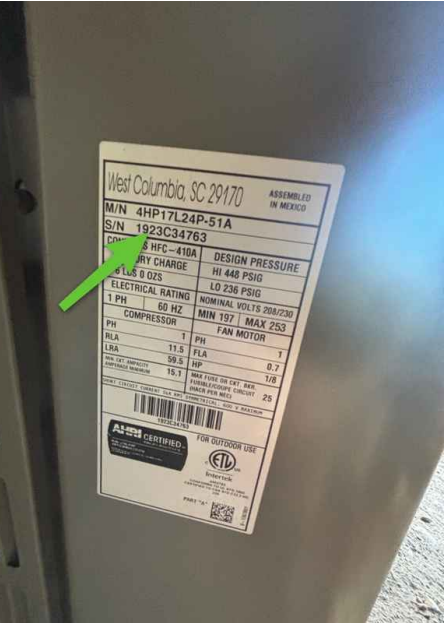


COOLING - EQUIPMENT: A/C Condensation - Limited

A/C condensation drain line and refrigerant line is often within the wall or behind insulation. If so we are unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

COOLING - EQUIPMENT: Air Conditioning Maintenance

Air conditioning condensers typically have an operational lifespan of 10-15 years with proper maintenance. Regular upkeep—including cleaning the condenser coils, checking refrigerant levels, and ensuring proper airflow around the unit —helps maximize efficiency and extends equipment life. Neglected maintenance can reduce lifespan and increase energy costs.



Manufactured 2023



Manufactured 2025

THERMOSTAT: Thermostat Location(s)

Entryway, Bedroom #3

Thermostat Location(s).



Findings

11.2.1 HEATING - EQUIPMENT



Observation Items

HEAT PUMP TURNED ON - PRODUCED HEAT

The heat pump appeared to turn on and produce heat at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. These units will typically last between 10-15 years. However, due to the mild climate in San Diego county, it is not uncommon to see older units (15+ years) still in use. If you are concerned with the condition of the heat pump, you should consult with a licensed HVAC contractor to determine life remaining and/or potential cost of replacement.

Recommendation

Contact a qualified heating and cooling contractor



11.2.2 HEATING - EQUIPMENT



Attention Items

HEAT PUMP - REPLACED

The heat pump air conditioner installed in this home does not appear to be original. The unit appeared functional at the time of inspection. However, we recommend asking the seller for documentation showing that this unit was installed by a licensed HVAC contractor per the manufacturers installation requirements. If documentation cannot be produced, we recommend this unit be further explored by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

11.6.1 COOLING - EQUIPMENT



Attention Items

AIR CONDITIONER - PRODUCED COOL AIR

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional.

We are unable to verify the condition of the entire span of the air conditioner refrigerant line, and condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



11.6.2 COOLING - EQUIPMENT

CONDENSATION DRAIN - LIMITED REVIEW

Attention Items

We are unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor

11.6.3 COOLING - EQUIPMENT

A/C 0-10 YEARS OLD

Attention Items

The air conditioning equipment is 0-10 years old. This relatively young system suggests it is still within a typical service lifespan and should be functioning near design capacity. Regular maintenance and filter changes help ensure continued reliable operation and efficiency.

Recommendation

Contact a qualified heating and cooling contractor



Manufactured 2023



Manufactured 2025

11.6.4 COOLING - EQUIPMENT

AC REPLACED

Observation Items

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

Recommendation

Contact a qualified heating and cooling contractor

11.11.1 FIREPLACE - CHIMNEY

CHIMNEY LINER/FLU - NOT INSPECTED

Attention Items

We do not inspect the chimney liner or flu because often it would require disassembly of vent pipes either at the fireplace or at the vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of the liner in order to properly inspect for cracks or loose sections. We recommend a licensed chimney contractor or licensed chimney sweep to clean and inspect for safety.

Recommendation

Contact a qualified chimney contractor.

11.11.2 FIREPLACE - CHIMNEY



Attention Items

CLEAN CHIMNEY

Recommend having the chimney/fireplace professionally cleaned and inspected by a licensed chimney sweep before attempting to use this fireplace.

Recommendation

Contact a qualified chimney sweep.

12: REPAIR QUOTES

Information

Get a Quote For Repairs

Upload your reports into  and get real repair cost for these defects in 24 hours.

1. **Upload** this or any inspection report (Home, Sewer, Pool, Roof or any Specialty Report)
2. Receive an accurate, itemized **quote** that you can use. Backed by licensed contractors.
3. Then use it to negotiate **credits**, plan your **budget**, or get work scheduled **before you close**.

West Ivy Home Inspections client's save \$20.



CLICK LINK BELOW

<https://theqwikfix.com/qfp/q1850426>

13: COMPLEMENTARY PICTURES

Information

Interior: Kitchen



Interior: Dining Room/Area



Interior: Living Room



Interior: Laundry Room/Area



Interior: 1/2 Bathroom



Interior: Primary Bedroom



Interior: Primary Bathroom**Interior: Bedroom #2****Interior: Bedroom #4****Complimentary Photographs**

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

Interior: Bedroom #3

STANDARDS OF PRACTICE

Repair Quotes

Use this report to your advantage.

Upload it to TheQwikFix and get a real repair quote in 24 hours — backed by licensed contractors. Then use it to negotiate credits, plan your budget, or get work scheduled before you close.

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