



Inspection Report

Kevin and Carrie Brennen

Property Address:
20455 Elfin Forest Rd
Escondido CA 92029



The Property Inspection Pros

Mark Coviello
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Certified Profesional Inspector



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Date: 8/26/2025	Time: 01:00 PM	Report ID: 20250826-20455-Elfin-Forest-Rd
Property: 20455 Elfin Forest Rd Escondido CA 92029	Customer: Kevin and Carrie Brennen	Real Estate Professional: Kelli Miller

IN ATTENDANCE DURING THE INSPECTION:

BUYER, BUYER'S AGENT, INSPECTOR

INSPECTOR CONTACT INFO:

For your convenience, the name and direct contact number of your inspector can be found on the cover page of this report. If you have any questions or need clarification-especially if you were not present during the inspection-please feel free to call or text your inspector directly. Keep in mind that inspectors may be on-site conducting other inspections and may not be able to respond immediately. If your call is not answered right away, please leave a detailed message, and your inspector will return your call as soon as possible. We appreciate your patience and look forward to assisting you further.

TYPE OF BUILDING:SINGLE FAMILY DETACHED, WITH
DETACHED STRUCTURE**APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):**

2003

WEATHER TYPE:

CLEAR

TEMPERATURE:

90, DEGREES

GROUND/ SOIL SURFACE CONDITIONS:

DRY

RAINED IN THE LAST 3 DAYS:

NO

NUMBER OF LEVELS:

2

UTILITIES:

ALL UTILITIES WERE ON

OCCUPIED:

YES

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of The Property Inspection Pros and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

The Property Inspection Pros Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-525-6154.

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local

interpretations thereof. 2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations. 3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property. 4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase. 5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood. 6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers. 7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building. 8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing The Property Inspection Pros for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

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. 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 if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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 and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

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THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT ENTRY DOOR.

Inspected in accordance with "THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRACTICE AND CODE OF ETHICS".

1(A) . Main Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Items
☐	☐	☐	☒	☐	1.0.A ASPHALT COMPOSITION ROOF MATERIAL Comments: (1) Photo(s) of the roof.  1.0.A Item 1 (Picture)  1.0.A Item 2 (Picture)

IN NI NP RR IO Items

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1.0.A Item 3 (Picture)



1.0.A Item 4 (Picture)



1.0.A Item 5 (Picture)



1.0.A Item 6 (Picture)

(2) There are several damaged roof shingles observed. We recommend necessary

repairs by a licensed roof contractor.



1.0.A Item 7 (Picture)

- (3) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof contractor prior to the end of your contingency period.
- (4) Excessive granules have come off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace prior to the end of your contingency period.
- (5) There are several exposed nails and or fasteners are observed at the ridge caps and flashings. We advise sealing these nails and or fasteners by a qualified person to prevent roof leaks.
- (6) The roof covering was inspected from the ground, windows, attic and remotely with the use of a pole-mounted camera to avoid damaging the roof covering and possibly voiding any manufacture warranties and safety for the inspector. This is not a comprehensive inspection of the roof and is in accordance with the InterNACHI standards of practice we follow. All of the flashings and/pipe penetrations were not fully visible from our vantage point. I cannot guarantee that all of the pipe penetrations and flashings are in good condition. If you want a more comprehensive roof inspection, we recommend that you have the roof inspected by a licensed roof contractor prior to the end of your contingency. Be advised that a licensed roof contractor with the added benefit of walking the roof may find additional defects not listed in this report.

1.1.A FLASHINGS AND ROOF PENETRATIONS

Comments:

- (1) The exposed ABS plumbing vents at the roof area appear to not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.
- (2) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.

1.2.A ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

- (1) There is a downspout missing at the rear of home. We recommend installing downspouts to properly divert water away from the roof and the structure where

IN NI NP RR IO Items

missing. Missing downspouts can damage the house due to the quantity of water concentrated in this area. We recommend immediate replacement by a qualified licensed contractor.



1.2.A Item 1 (Picture)

(2) There are several upper level roof downspouts that discharging water onto the lower roof. This causes excessive water to flow in a concentrated portion of the roof causing wear, and staining. During heavy rain water can also be forced under the roofing material causing leaks. We recommend rerouting these downspouts to direct water away from the lower roofs to an approved location such as a lower gutter, or a downspout all the way to the ground by a qualified contractor.



1.2.A Item 2 (Picture)

- (3) The gutter appears to leak at several areas . We recommend cleaning and apply gutter sealant or epoxy as needed by a qualified contractor.
- (4) The gutters are observed to be damaged at several areas and appeared to be at or near the end of their useful life. We recommend replacing by a qualified licensed contractor.
- (5) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

1.3.A ROOF SHEATHING (OBSERVABLE)

Comments:
Stain(s) observed in the roof sheathing at various areas in attic. Water stains on the

IN NI NP RR IO Items

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IN NI NP RR IO Items

ceilings, or on the framing within attics will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof has had past repairs preformed since the roof covering was installed; visible on the roof at the time of the inspection. Staining found in the attic may have resulted from previous roof leaks which may have been repaired. However, due to the lack of recent rain, I was unable to confirm if the repairs were adequate. Staining in the attic was dry at the time of the inspection.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.



1.3.A Item 1 (Picture)

1.4.A ROOFING - OTHER

Comments:

Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period.

IN NI NP RR IO Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

1(B) . ADU Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.



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INNI NPNP RR IOItems

1.0.B ASPHALT COMPOSITION ROOF MATERIAL

Comments:

(1) [Photo\(s\) of the roof.](#)



1.0.B Item 1 (Picture)



1.0.B Item 2 (Picture)

INNI NPNP RR IOItems

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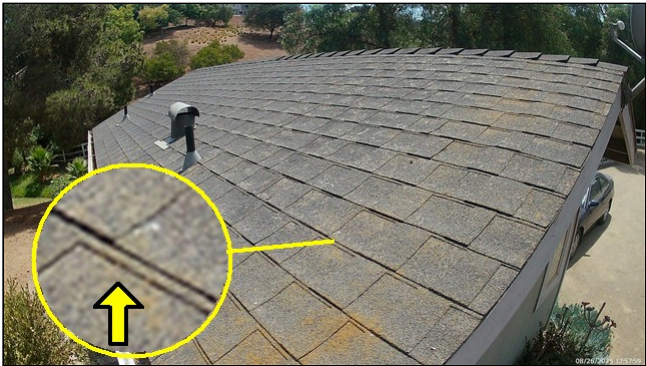


1.0.B Item 3 (Picture)



1.0.B Item 4 (Picture)

(2) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof contractor prior to the end of your contingency period.



1.0.B Item 5 (Picture)

IN NI NP RR IO Items

(3) Excessive granules have come off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace prior to the end of your contingency period.



1.0.B Item 6 (Picture)

(4) The roofing material is noted to be brittle and showing signs of wear and aging. The roof appears to be near the end of its useful life. We recommend consulting with a licensed roof contractor for an estimate of life remaining, or cost to replace prior to the end of your contingency period.

(5) You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. We strongly advised that you obtain a roof certification, and maintain a good home warranty with roof coverage. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

(6) The roof covering was inspected from the ground, windows, attic and remotely with the use of a pole-mounted camera to avoid damaging the roof covering and possibly voiding any manufacture warranties and safety for the inspector. This is not a comprehensive inspection of the roof and is in accordance with the InterNACHI standards of practice we follow. All of the flashings and/pipe penetrations were not fully visible from our vantage point. I cannot guarantee that all of the pipe penetrations and flashings are in good condition. If you want a more comprehensive roof inspection, we recommend that you have the roof inspected by a licensed roof contractor prior to the end of your contingency. Be advised that a licensed roof contractor with the added benefit of walking the roof may find additional defects not listed in this report.

1.1.B FLASHINGS AND ROOF PENETRATIONS

Comments:

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IN NI NP RR IO Items

(1) Sheet metal flashings at the roof penetrations were not lapped into the shingles in a weather board fashion. The lower portion of the flashing should extend on top of the roof shingles. This condition could cause the roof to leak in these areas. We recommend further evaluation and necessary repairs by a licensed roof contractor prior to the end of your contingency period.



1.1.B Item 1 (Picture)

- (2) Sealant around some of the roof flashings/ penetrations is missing. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.
- (3) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.
- (4) The exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.

1.2.B ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

(1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.



1.2.B Item 1 (Picture)

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

1.3.B ROOF SHEATHING (OBSERVABLE)

IN NI NP RR IO Items

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IN NI NP RR IO Items

Comments:
The roof sheathing and related components was not visible due to no attic access.

1.4.B ROOFING - OTHER

Comments:
Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period.

IN NI NP RR IO Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

1(C) . Barn Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.



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IN NI NP RR IO Items

1.0.CASPHALT COMPOSITION ROOF MATERIAL

Comments:
(1) [Photo\(s\) of the roof.](#)



1.0.C Item 1 (Picture)



1.0.C Item 2 (Picture)

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1.0.C Item 3 (Picture)



1.0.C Item 4 (Picture)

- (2) The roof material shows normal wear for its age and type; appears to be in serviceable condition.
- (3) The roof covering was inspected from the ground, windows, attic and remotely with the use of a pole-mounted camera to avoid damaging the roof covering and possibly voiding any manufacture warranties and safety for the inspector. This is not a comprehensive inspection of the roof and is in accordance with the InterNACHI standards of practice we follow. All of the flashings and/pipe penetrations were not fully visible from our vantage point. I cannot guarantee that all of the pipe penetrations and flashings are in good condition. If you want a more comprehensive roof inspection, we recommend that you have the roof inspected by a licensed roof contractor prior to the end of your contingency. Be advised that a licensed roof contractor with the added benefit of walking the roof may find additional defects not listed in this report.
- (4) You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. We strongly advised that you obtain a roof certification, and maintain a good home warranty with roof coverage. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.
- (5) The roof was not fully visible due to the solar system. We recommend that you have this area inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

1.1.C FLASHINGS AND ROOF PENETRATIONS

Comments:

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IN NI NP RR IO Items

A section of the drip edge flashing is missing.We recommend having drip edge flashing installed where needed by a licensed roof contractor.



1.1.C Item 1 (Picture)

1.2.C ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:
(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.
(2) Gutters require cleaning. We recommend having the gutters cleaned by a qualified contractor.

1.3.C ROOF SHEATHING (OBSERVABLE)

Comments:

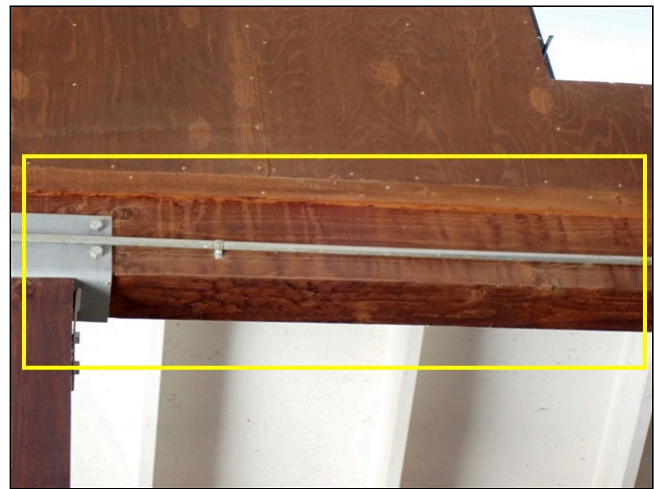
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Stain(s) observed on several wood framing members at various areas. Water stains on the ceilings or on the framing will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. Due to the lack of recent rain, I was unable to confirm.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.



1.3.C Item 1 (Picture)

☐☒☐☐☐

1.4.C SOLAR SYSTEM

Comments:

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.

We also recommend having all the solar panels cleaned by a qualified person.



1.4.C Item 1 (Picture)

IN NI NP RR IO Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2(A) . Main House

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

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.



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2.0.A EXTERIOR (GENERAL COMMENTS)

Comments:

(1) The Spa and its equipment was not included in this home inspection report. Spa repairs can be costly if not properly maintained. Spas are a great recreational amenity. However, they can also be very dangerous for small children. We highly recommend that you take steps to secure the Spa to prevent accidental drownings. It is your responsibility to determine which type of safety barrier best meets your needs and the needs of your family and guests. We highly recommend having the spa inspected by this company or by a qualified licensed pool contractor before the close of your contingency period.



2.0.A Item 1 (Picture)

(2) Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

2.1.A VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Comments:

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Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.



2.1.A Item 1 (Picture)

2.2.A GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT TYPE: SLOPED
LOT DRAINAGE: GRADED, BURRIED DRAIN LINES

Comments:
(1) Similar elevations are noted between the interior floor and exterior grade levels. This is not ideal and moisture intrusion remains a possibility whenever this condition exist. We recommend further evaluation by a qualified licensed contractor and grading/ drainage contractor to determine repairs options.



2.2.A Item 1 (Picture)

IN NI NP RR IO Items

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(2) Some yard drains were noted with missing or damaged screens or covers. The drains will be subject to debris and may become blocked. This can be problematic during heavy rain or extended irrigation. We recommend installing new drain covers and keeping them cleared as regular maintenance of your yard.



2.2.A Item 2 (Picture)

(3) Ground drain lines were visible in the yard at several areas. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We recommend having all ground drain lines inspected and cleaned after moving into the property and on a periodic basis by a qualified person.

2.3.A WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: WOOD, WOOD TRIM, LEAD BASED PAINT(40 Years Older)

Comments:

(1) Several holes are observed in the siding at several areas. We recommend sealing these holes to prevent rodent or water intrusion.



2.3.A Item 1 (Picture)

IN NI NP RR IO Items

(2) The stem wall paint is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.



2.3.A Item 2 (Picture)



2.3.A Item 3 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.



2.3.A Item 4 (Picture)



2.3.A Item 5 (Picture)

(4) Paint is worn and failing at the wood trim at several areas. We recommend prep and paint as needed to protect the trim by a qualified paint contractor.



2.3.A Item 6 (Picture)

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IN NI NP RR IO Items

- (5) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.
- (6) **Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.**

2.4.A EAVES, SOFFITS, FASCIAS

- Comments:**
- (1) There are several stains noted at the eaves. Due to lack of recent rain, determining the presence of an active roof leak was not possible. These stains were dry at the time of the inspection. The roof may be leaking in these areas. We recommend further evaluation by a licensed roof contractor or leak detection company prior to the end of your contingency period.



2.4.A Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



2.4.A Item 2 (Picture)



2.4.A Item 3 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) Some of the fascia boards that are in contact with the roof. This condition could result in moisture damage to the wood where the wood touches the roof. We recommend a gap be created between the wood and the roof by a qualified licensed contractor.



2.4.A Item 4 (Picture)

(4) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

2.5.A DOORS (EXTERIOR)

Comments:

(1) Damaged wood is observed at some of the exterior door frames. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

(2) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.

2.6.A WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: SINGLE PANE, DOUBLE PANE ALUMINUM

Comments:

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IN NI NP RR IO Items

(1) There are several window screens that are damaged throughout the house. We recommend repair or replace as needed by a qualified person.



2.6.A Item 1 (Picture)

(2) Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

(3) Dual Pane Window Note - Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

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2.7.A SAFETY GLASS (EXTERIOR)

Comments:
The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.

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2.8.A DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: CONCRETE
Comments:

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IN NI NP RR IO Items

(1) A tripping hazard exists at the pathway at the front of the house. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.



2.8.A Item 1 (Picture)

(2) Several cracks were observed in the front and rear patio bricks. We recommend further evaluation and any necessary repairs made by a qualified licensed contractor.



2.8.A Item 2 (Picture)

IN NI NP RR IO Items

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2.8.A Item 3 (Picture)

(3) Some damaged wood is observed at the patio cover at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the damaged wood as needed by a qualified licensed contractor.



2.8.A Item 4 (Picture)

IN NI NP RR IO Items

(4) The footing connection for the patio cover could not be verified due to concealment by finished surfaces or soil; since the structural integrity of the connection is not visible, its adequacy and compliance with current standards could not be confirmed. We recommend further evaluation and any necessary repairs made by a qualified licensed contractor.



2.8.A Item 5 (Picture)

(5) A hole/digging was observed at the right side exterior door slab. We recommend further evaluation and any necessary repairs made by a qualified licensed contractor.



2.8.A Item 6 (Picture)

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2.8.A Item 7 (Picture)

(6) There are several cracks in the concrete patio(s), walkway(s), and driveway. We recommend necessary repairs where needed by a qualified licensed concrete contractor.

2.9.A EXTERIOR STAIRS/ STEPS

Comments:
There is no handrail installed at the right side exterior stairs/ steps. A handrail is required at least one side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing a handrail for safety by a qualified licensed contractor.



2.9.A Item 1 (Picture)

2.10.A FENCE AND/OR GATES

Comments:
(1) Some damaged wood is observed at the fence in several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood trim/fence as needed by a qualified licensed contractor.
(2) Inspection of the fencing, landscape, and boundary walls lies beyond the scope of

IN NI NP RR IO Items

the general home inspection. The inspector may report on defects observed near the home. However, due to the size of this homesite, fences, landscape and boundary walls not in contact with the home were not inspected. If concerned we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.

2.11.A OUTLETS/ WIRING/ FIXTURES

Comments:
(1) Several exterior weatherproof switch covers are damaged or missing. We recommend necessary repairs or replacing where needed by a qualified person.



2.11.A Item 1 (Picture)

(2) Several GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.



2.11.A Item 2 (Picture)

2.12.A IRRIGATION

Comments:
Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect or check any type of landscape sprinklers or irrigation

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IN NI NP RR IO Items

systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

•

2.13.A ADDITIONAL BUILDINGS/ STRUCTURES ON THE PROPERTY

Comments:
We did not inspect any additional buildings or structures on the property. I only inspected the main structure on the property. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s). We do recommend that any and all additional buildings on the property be inspected prior to the end of your contingency period.

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2.14.A EXTERIOR - OTHER

Comments:
Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

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

2(B) . ADU

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

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.



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IN	NI	NP	RR	IO	Items
☐	☐	☐	☐	☒	2.0.B EXTERIOR (GENERAL COMMENTS) Comments: Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.
☐	☐	☐	☒	☐	2.1.B DOORS (EXTERIOR) Comments: (1) The front door weather-stripping is damaged. We recommend replacement by a qualified person. (2) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.
☐	☐	☐	☒	☐	2.2.B WINDOWS (INTERIOR AND EXTERIOR) Comments:

IN NI NP RR IO Items

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(1) A window had a missing crank handle. This window could not be tested for proper operation. We recommend replacing the handle and testing this window for proper operation prior to the end of your contingency period.



2.2.B Item 1 (Picture)

(2) Several windows throughout the unit are blocked by stored items and could not be inspected at the time of the inspection. The windows are excluded from this inspection due to lack of access from stored items. We recommend further evaluation of all the windows throughout the unit by this company or by a qualified person once the items have been removed and prior to the end of your contingency period.

2.3.B EXTERIOR - OTHER

Comments:

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

IN NI NP RR IO Items

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

2(C) . Barn

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

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.



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IN	NI	NP	RR	IO	Items
☐	☐	☐	☐	☒	2.0.C EXTERIOR (GENERAL COMMENTS) Comments: Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.
☐	☐	☐	☒	☐	2.1.C DOORS (EXTERIOR) Comments: Moisture damage was observed at the barn doors on both sides of the barn. These areas were tested with a handheld moisture meter and were found to be dry at the time of inspection. We recommend repairs or replacement where needed by a qualified licensed contractor.
☐	☐	☐	☐	☒	2.2.C EXTERIOR - OTHER Comments: Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

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

3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and 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.

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3.0 MAIN PANEL
MAIN PANEL CAPACITY: 200 AMP
ELECTRIC SERVICE CONDUCTORS: BELOW GROUND

Comments:
(1) [Photo of the main electrical panel.](#)



3.0 Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

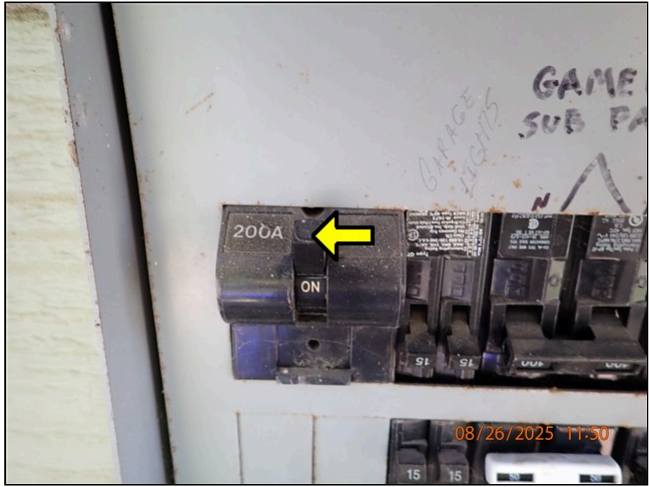


3.0 Item 2 (Picture)

(2) The main panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)

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(3) The main electrical breaker panel is outdated and shows signs of age-related wear. While it appears to be functioning at the time of inspection, its age raises concerns regarding long-term reliability and safety. The panel may not meet current electrical code standards, and components such as breakers, wiring, and bus bars should be evaluated by a licensed electrician. Recommend further evaluation and possible upgrade to a modern panel to ensure continued safe operation and code compliance.

3.1 SUB PANEL

Comments:
(1) The breaker box and adjacent wire on the exterior of the ADU were observed to be loose. We recommend further evaluation and any necessary repairs made by a qualified licensed electrician.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

IN NI NP RR IO Items

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3.1 Item 3 (Picture)

(2) The sub panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

(3) **Photo of the sub electrical panel(s).**



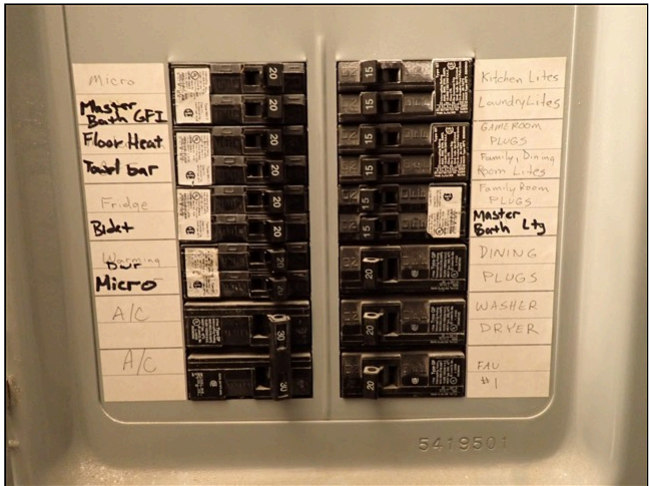
3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)



3.1 Item 7 (Picture)

3.2 CIRCUIT BREAKERS/ FUSES

IN NI NP RR IO Items

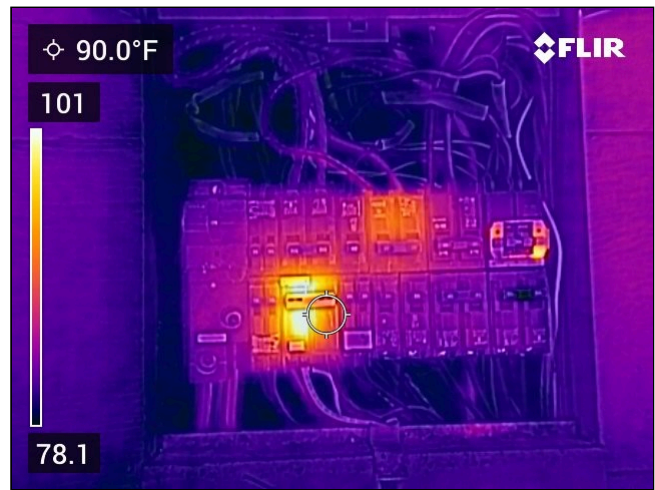
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

PANEL TYPE: CIRCUIT BREAKERS

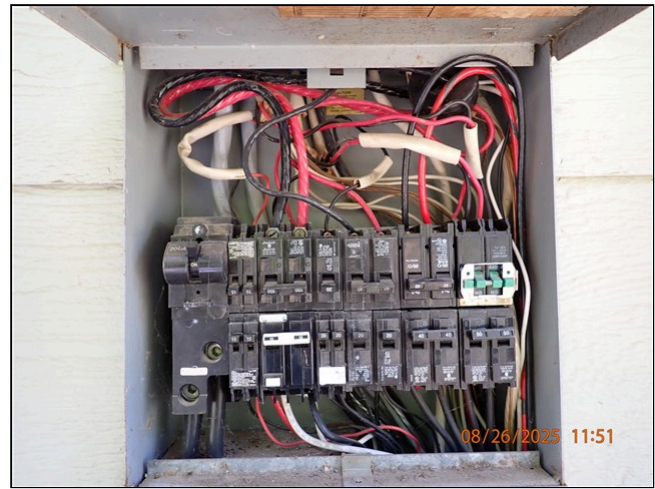
Comments:

- (1) **Photo inside of the main electrical panel.**

The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.2 Item 1 (Picture)

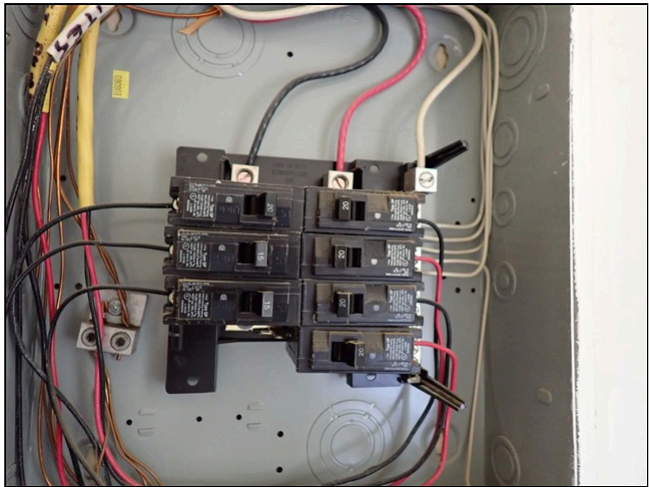


3.2 Item 2 (Picture)

IN NI NP RR IO Items

(2) **Photo inside of the sub electrical panel(s).**

The dead front covers were removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



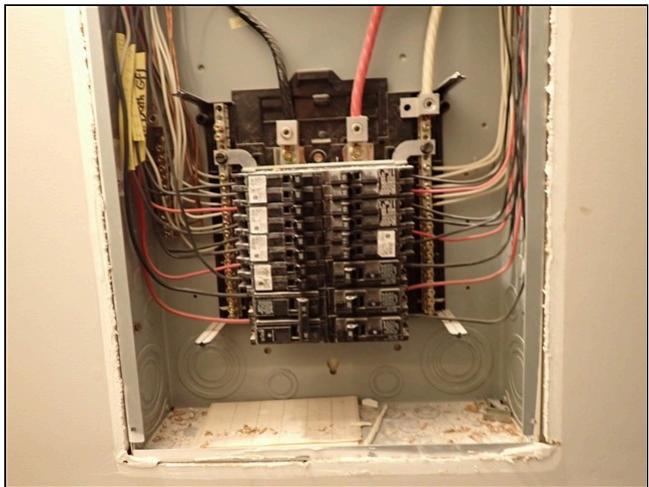
3.2 Item 3 (Picture)



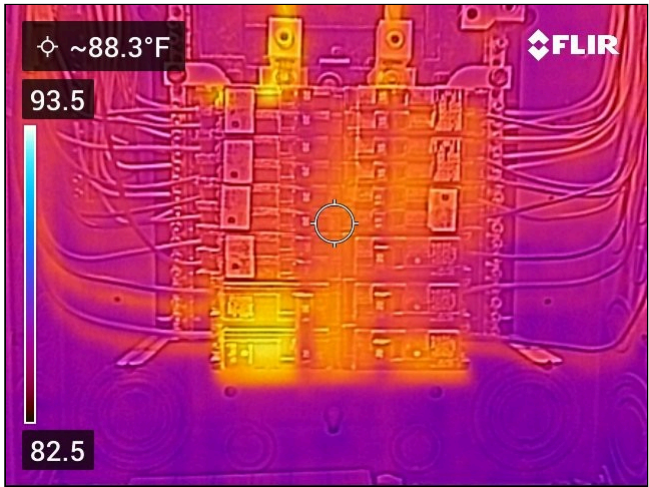
3.2 Item 4 (Picture)

IN NI NP RR IO Items

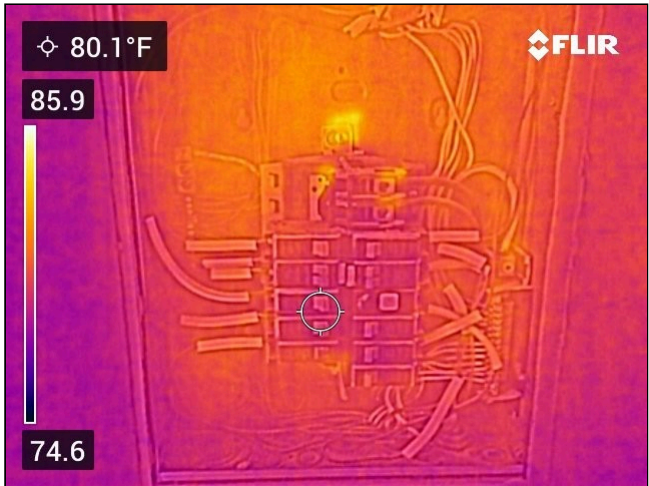
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



3.2 Item 5 (Picture)

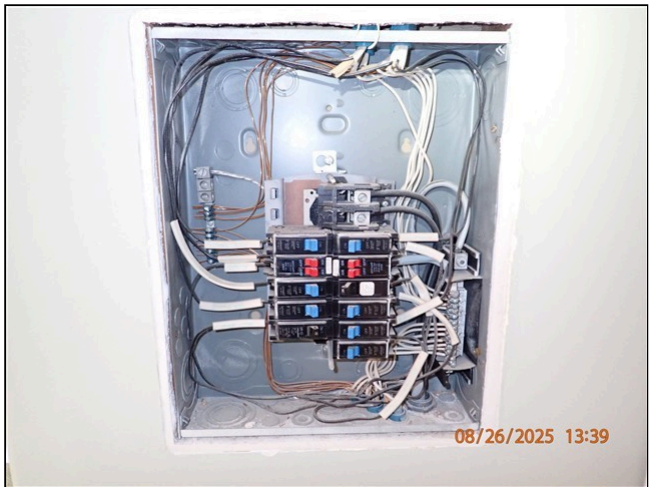


3.2 Item 6 (Picture)



3.2 Item 7 (Picture)

IN NI NP RR IO Items



3.2 Item 8 (Picture)

3.3

BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX, CONDUIT

Comments:
(1) Unprotected Romex was present in the attic adjacent to the attic scuttle. Romex located within 6 feet of the attic scuttle must be protected from damage. We recommend adding protection to the Romex in attic by the access a qualified licensed electrician.



3.3 Item 1 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

- (2) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.
- (3) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician.
- (4) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician.
- (5) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.
- (6) There are extension cords that are being used as permanent wiring throughout the property. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.
- (7) There is exposed Romex type wires noted in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

3.4 SERVICE AND GROUNDING EQUIPMENT

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

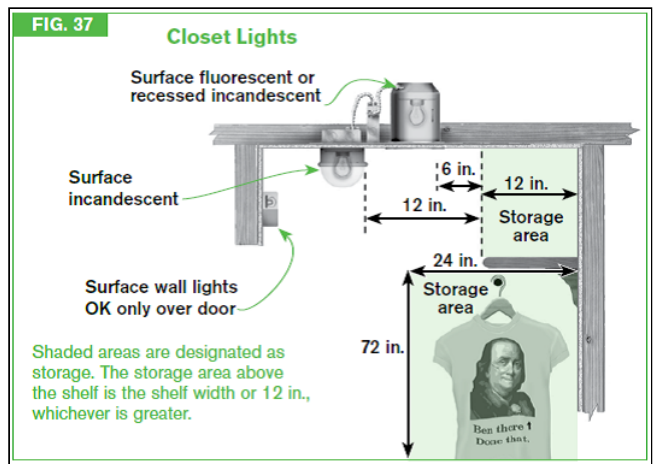
IN NI NP RR IO Items

(1) A light in the right side upstairs closet did not function when tested due to no bulb installed. Occasionally there may something wrong with the fixture which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again. If the light does not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.



3.5 Item 1 (Picture)

(2) There are several bare bulb light fixtures in a bedroom closets throughout the property. Bare bulb light fixture in cabinets or closets are now considered to be a safety concern. We recommend replacing all bare bulb light fixtures with an approved covered fixture by a qualified person.



3.5 Item 2 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



3.5 Item 3 (Picture)



3.5 Item 4 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There are several recessed light fixtures (can lights) in contact with insulation observed in the attic. I was not able to determine if the fixtures are Non-IC (Insulation contact) rated. A minimum 3" clearance is required around these fixtures from insulation. This condition is non standard and a potential fire hazard. We recommend further evaluation by a qualified licensed electrician and necessary corrections made if needed.



3.5 Item 5 (Picture)

(4) Several lights throughout the property did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

3.6 SWITCHES

Comments:

- (1) I was unable to determine the function of several wall switches throughout the property. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.
- (2) A damaged light switch cover is observed in the right side attic space. We recommend replacement by a qualified licensed electrician.

3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

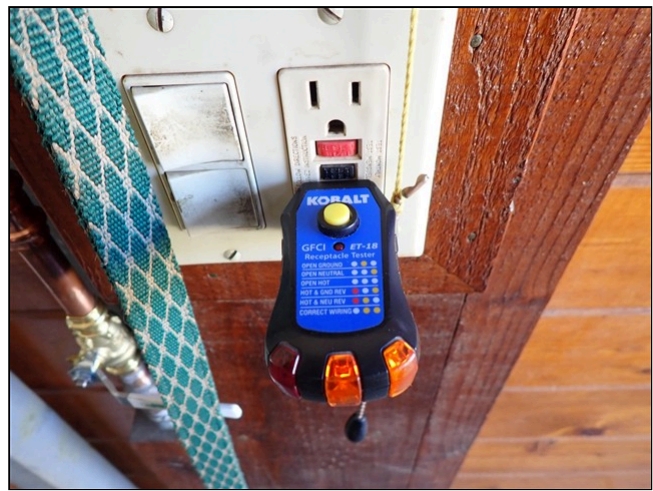
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

Photo of a receptacle being tested.

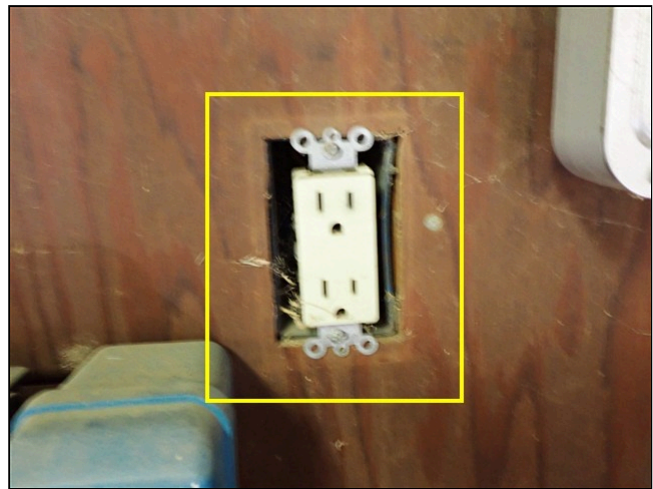
A representative number of receptacles throughout the property were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



3.7 Item 1 (Picture)

3.8 RECEPTACLE(S) ISSUES

Comments:
There are several receptacle covers missing in the barn. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.



3.8 Item 1 (Picture)

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

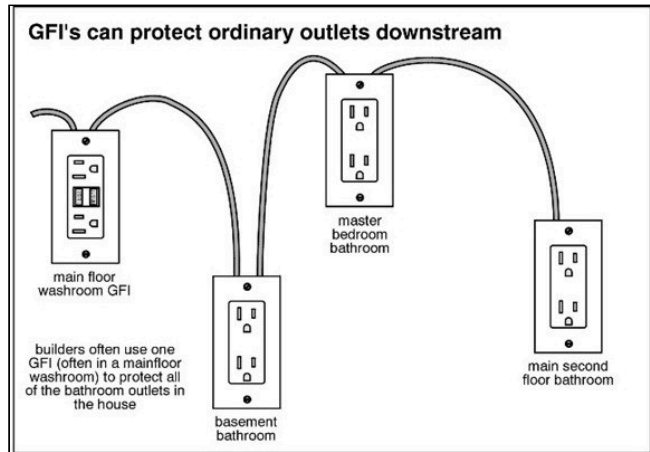
Comments:

(1) Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical

IN NI NP RR IO Items

circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

(2) All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



3.9 Item 1 (Picture)

(3) Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.

(4) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

3.10 JUNCTION BOXES (OBSERVABLE)

3.11 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.



3.11 Item 1 (Picture)

(2) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

IN NI NP RR IO Items

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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. 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

4(A) . Main House Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.



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IN NI NP RR IO Items

4.0.A GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Comments:

(1) The side weather seal is damaged at the garage vehicle door. The weather seal is needed at garage vehicle door to properly seal the sides of this door for moisture and pest intrusion. We recommend replacing the weather seal by a qualified licensed garage door contractor.



4.0.A Item 1 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The garage vehicle door wood trim is damaged in some areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



4.0.A Item 2 (Picture)

(3) **Garage door photo(s).**

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



4.0.A Item 3 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



4.0.A Item 4 (Picture)



4.0.A Item 5 (Picture)



4.0.A Item 6 (Picture)

☐☐☐☒☐

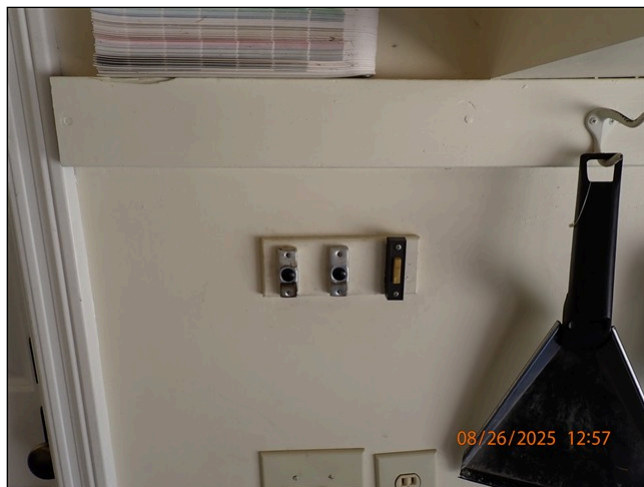
4.1.A GARAGE VEHICLE DOOR OPENER(S)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

Comments:

(1) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.



4.1.A Item 1 (Picture)

(2) All 3 sets of sensors are in place, were tested and will reverse the garage door.



4.1.A Item 2 (Picture)

IN NI NP RR IO Items



4.1.A Item 3 (Picture)

(3) The lights did not work when the center garage door opener was tested. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified garage door contractor.



4.1.A Item 4 (Picture)

(4) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend further evaluation and any necessary repairs made by a qualified licensed garage door contractor.

4.2.A GARAGE CEILING

Comments:
The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

4.3.A GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.



4.3.A Item 1 (Picture)

- (2) The walls have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.
- (3) Hairline cracking was observed at the garage walls in several areas. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.
- (4) Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

4.4.A GARAGE FLOOR/ SLAB

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) Typical shrinkage cracks were observed at the garage slab in several areas. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition.



4.4.A Item 1 (Picture)

(2) Several cracks are observed in the garage stemwall. Cracks like these are usually repaired with epoxy. However, the exact evaluation of slab cracks is beyond the scope of a general home inspection. We recommend necessary repairs by a qualified licensed contractor.



4.4.A Item 2 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) There is white efflorescence (powder substance) is observed on the garage stem wall and slab in some areas. This condition indicates that moisture is in contact with the masonry. We recommend checking the gutters, downspouts, and drain lines for proper operation. A water proofing paint could be applied the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring. We recommend necessary corrections to help this condition from occurring.



4.4.A Item 3 (Picture)

(4) The garage slab is deteriorated/ pitted in several areas. We recommend necessary repairs by a qualified licensed foundation contractor.



4.4.A Item 4 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



4.4.A Item 5 (Picture)

(5) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



4.5.A FIRE-RATED DOOR

Comments:

In order to comply with current fire and safety standards and regulations, fire doors must be fire rated. The fire rating plate was observed to be painted over and I was unable to verify its rating. We recommend further evaluation and any necessary repairs/replacement by a qualified licensed contractor.



4.5.A Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

4.6.A FIRE-DOOR CLOSING DEVICE

Comments:
The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door contractor.



4.6.A Item 1 (Picture)

4.7.A GARAGE VENTILATION

4.8.A OUTLETS/ FIXTURES/ WIRING/ 220V

4.9.A GARAGE PEDESTRIAN DOOR(S)

4.10.A GFCI OPERATION

Comments:
Several GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.



4.10.A Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

4.11.A POLARITY/ GROUNDING (RECEPTACLES)

IN NI NP RR IO Items

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

4(B) . Barn Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

4.0.B GARAGE VEHICLE DOOR(S)

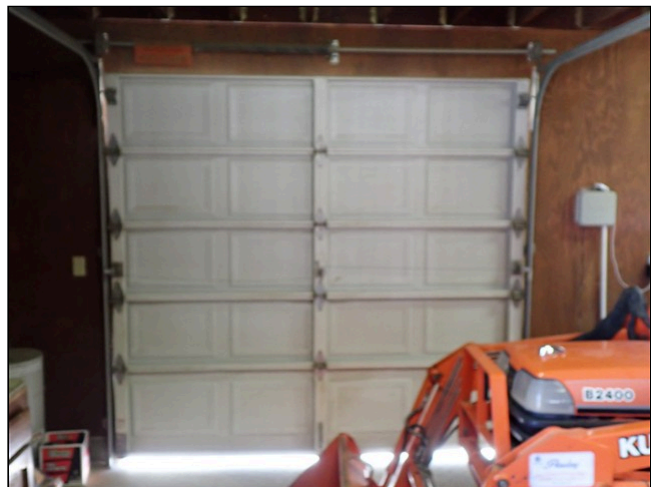
GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Comments:

(1) [Garage door photo\(s\).](#)



4.0.B Item 1 (Picture)



4.0.B Item 2 (Picture)

(2) The garage vehicle door is dented. Over time, dents may become larger or develop

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

cracks due to the bending of the metal panels. We recommend necessary repairs by a qualified licensed garage door contractor.

IN NI NP RR IO Items

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

5(A) . Main House

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

5.0.A MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: 2017

WATER HEATER POWER SOURCE: PROPANE

WATER HEATER CAPACITY: TANKLESS, 12 GALLON

Comments:

- (1) [Photo of the water heater.](#)



5.0.A Item 1 (Picture)

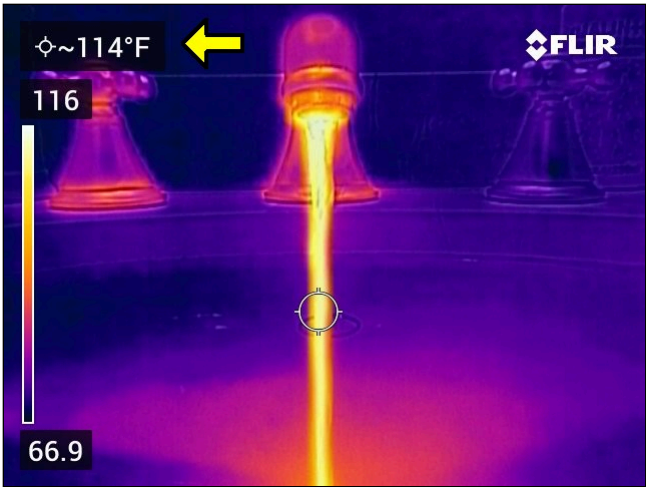
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



5.0.A Item 2 (Picture)
(2) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



5.0.A Item 3 (Picture)

IN NI NP RR IO Items

(3) A gas leak test was conducted at accessible gas fittings at the water heater using a gas leak detector. There were no gas leaks detected at the time of the inspection.



5.0.A Item 4 (Picture)

(4) A carbon monoxide test was preformed using a hand help carbon monoxide detector during the inspection while testing the gas water heater. Carbon monoxide was not detected at the time of the inspection.



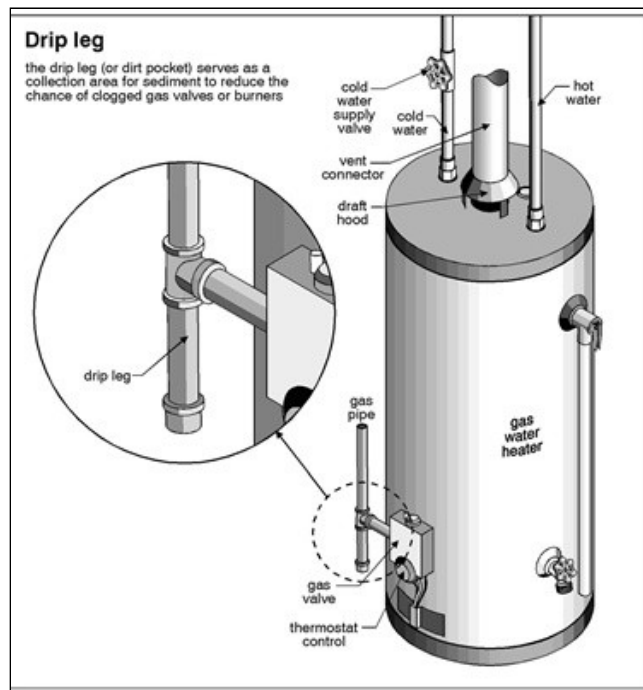
5.0.A Item 5 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(5) The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.



5.0.A Item 6 (Picture)

(6) The gas line was observed to be reduced down from its designed 3/4 inch fitting and this is non standard. We recommend further evaluation and any necessary repairs made by a qualified licensed plumber.



5.0.A Item 7 (Picture)

(7) A tankless water heater is installed in this property. Tankless water heaters do not store water in a tank like conventional tank water heater. When a hot water fixture is opened in the property, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and shortened life span. Due to this condition we recommend having the tankless water heaters serviced upon moving into the property and on a yearly basis or as needed by a licensed plumber.

5.1.A MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:
The water heater platform is damaged. The water heater platform appears to have been weakened and or damaged by a previous leak. We recommend necessary repairs or replacement by a qualified licensed plumber.



5.1.A Item 1 (Picture)



5.1.A Item 2 (Picture)

5.2.A MAIN WATER HEATER FLUE

5.3.A MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The water heater 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. 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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Barn

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

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IN NI NP RR IO Items

5.0.B MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: 2011
WATER HEATER POWER SOURCE: ELECTRIC
WATER HEATER CAPACITY: 12 GALLON

Comments:
(1) [Photo of the water heater.](#)



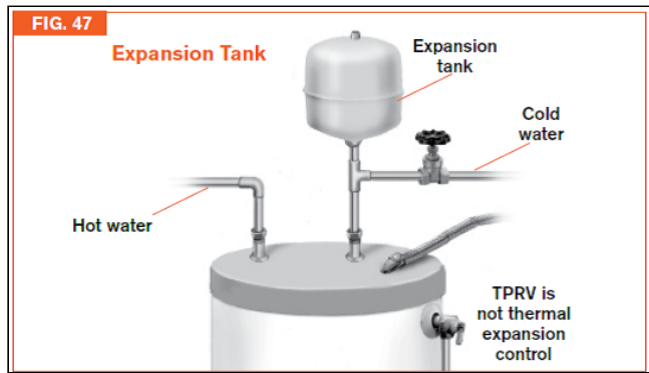
5.0.B Item 1 (Picture)

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(2) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.



5.0.B Item 2 (Picture)

- (3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.
- (4) The water heater in garage is subject to potential vehicle damage. We recommend installing a vehicle barrier (bollard) by a qualified licensed contractor as a safety upgrade.
- (5) There is no electric disconnect in sight of the water heater or lockable disconnect at the circuit breakers. These are current standard requires. We recommend necessary corrections by a qualified licensed contractor as a safety upgrade.
- (6) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.
- (7) The water heater did not appear to be operable at the time of the inspection. We recommend further evaluation by a licensed plumber prior to the end of your contingency period.

5.1.B MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:
Seismic strapping is not installed at the water heater as required. We recommend seismic straps installed by a qualified person or qualified licensed plumber.

5.2.B MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

5.3.B WATER HEATER OTHER

Comments:
We recommend further evaluation of the water heater and its related components prior to the end of your contingency period by a qualified licensed plumber due to the number of defects discovered at the time of the inspection. We recommend necessary repairs or replacement made as needed.

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The water heater 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. 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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Main House

The home inspector shall observe: Walls, ceiling, 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. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.



Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

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IN NI NP RR IO Items

	6.0.A INTERIORS (GENERAL COMMENTS) WALL/ CEILING MATERIAL: SHEETROCK, WOOD PANELING, LEAD BASED PAINT (40 YEARS), OLDER, WOOD BEAM Comments: (1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (<i>areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows</i>). An elevated moisture was not detected at the time of the inspection unless otherwise noted. (2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist. (3) A WORD ABOUT PHOTOS: The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included. (4) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The
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IN NI NP RR IO Items

home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

(5) This home is older 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 crawlspaces 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.

(6) A Word About Verbal/ Oral Statements or Conversations: The inspector may offer verbal/ oral statements, comments or conversations as a courtesy "only" during the time of the inspection or after the inspection via phone calls, but these statements or comments will not comprise the bargained-for written report. The written report to be prepared by the Inspector for the client shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Per the agreement the client(s) agreed to not rely on any verbal or oral statements made by the Inspector prior to issuance of the written report.

(7) Note: This home is over 25 years old: Client must understand that any original components in the house are very likely worn. HOME INSPECTORS DO NOT PREDICT THE LIFE REMAINING OF ANY COMPONENT. If concerned about the life remaining of any component, we recommend further evaluation by a licensed contractor in the appropriate trade prior to the end of your contingency period.

(8) We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a qualified licensed contractor.

(9) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.



6.1.A CEILINGS

Comments:

- (1) Patching was noted at the ceiling in several areas throughout the home. We recommend asking the seller if they have knowledge of the repair or cause.
- (2) The ceiling has typical cosmetic wear. You may wish to view this for yourself and

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have necessary repairs made by a qualified person.



6.2.A WALLS

Comments:

- (1) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.
- (2) Moisture damaged is noted at the baseboards in the laundry room. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.



6.2.A Item 1 (Picture)



6.2.A Item 2 (Picture)

IN NI NP RR IO Items

6.3.A FLOOR COVERINGS

Comments:
(1) Carpet in several throughout the house is loose which could be a tripping hazard and lead to premature wear. We recommend having the carpet stretched by a qualified licensed floor contractor.



6.3.A Item 1 (Picture)
(2) There is damaged wood flooring observed in the left side 2nd floor family room. We recommend necessary repairs or replacing by a qualified licensed flooring contractor.



6.3.A Item 2 (Picture)
(3) The grout is cracked/ damaged between several floor tiles in the laundry room. We recommend necessary repairs as needed by a qualified licensed tile contractor.
(4) Several tiles are not level under the wine refrigerator in the laundry room. We recommend correction by a qualified licensed contractor.
(5) Carpets throughout the house are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

6.4.A STEPS, STAIRWAYS, RAILINGS

6.5.A COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

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- (1) Due to stored personal items such as towels, clothing, personal items, hygiene and/ or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period or during your final walk through. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade..
- (2) There are several holes/ openings under the kitchen island cabinet(s) possible due to plumbing repairs. We recommend necessary repairs where needed by a qualified person.



6.5.A Item 1 (Picture)

- (3) The cabinets throughout the house have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

6.6.A DOORS (REPRESENTATIVE NUMBER)

Comments:
Several interior door casings were observed to have cosmetically cracked corners. We recommend further evaluation and any necessary prep and painting by a qualified person.

6.7.A INFRARED CAMERA INSPECTION FINDINGS

Comments:

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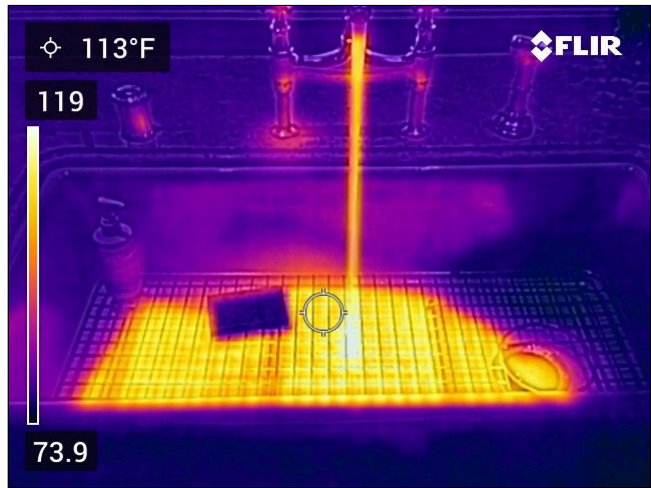
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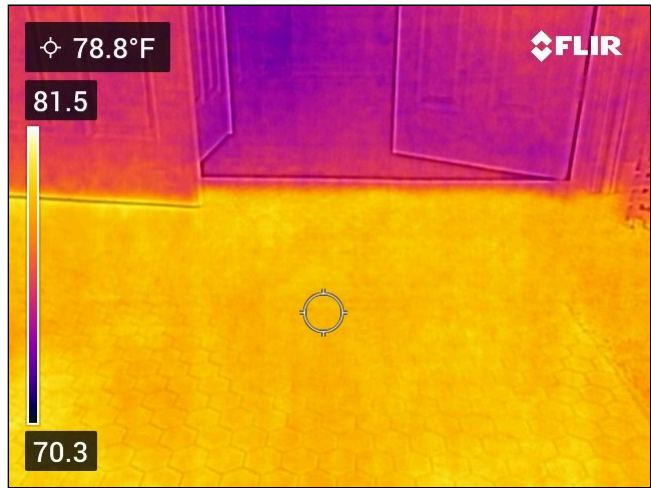
(1) Infrared Camera Thermal Photos.



6.7.A Item 1 (Picture)



6.7.A Item 2 (Picture)

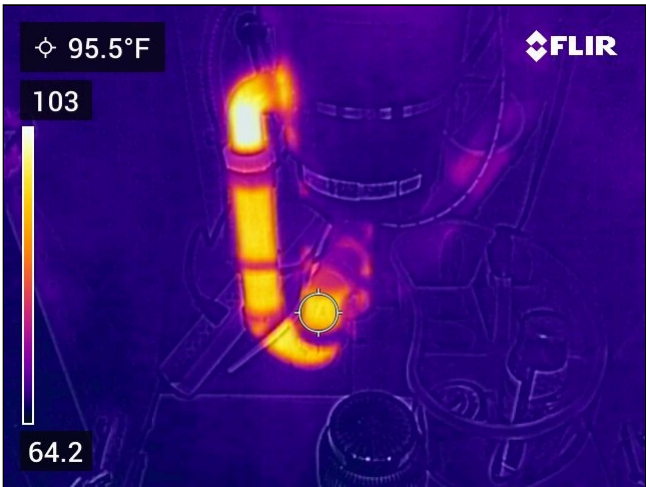


6.7.A Item 3 (Picture)

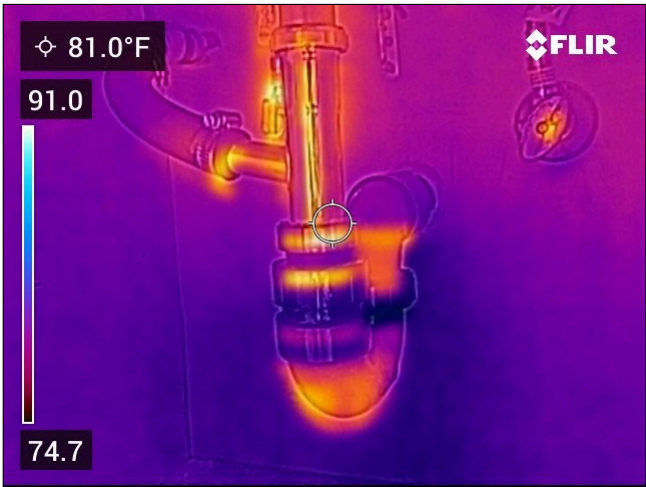
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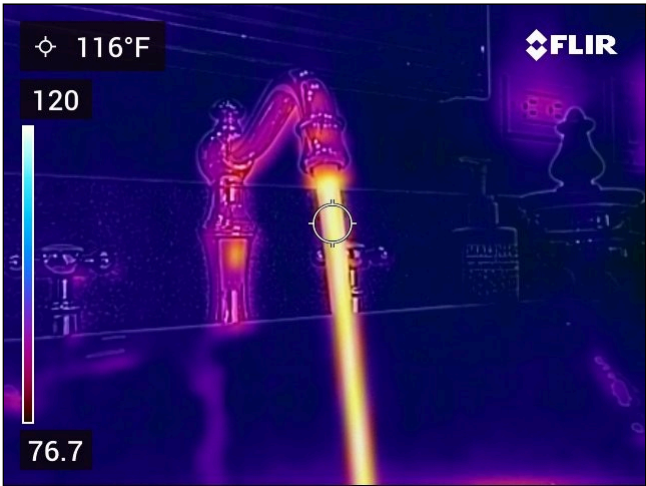
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6.7.A Item 4 (Picture)



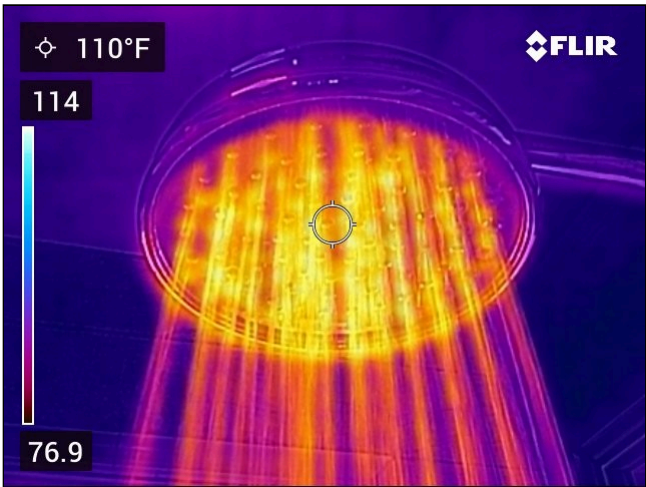
6.7.A Item 5 (Picture)



6.7.A Item 6 (Picture)

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6.7.A Item 7 (Picture)

(2) An infrared (thermal imaging) scan was performed throughout the property at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera unless otherwise noted.

6.8.A SAFETY GLASS (INTERIOR)

6.9.A INTERIORS - OTHER

Comments:

- (1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation and by a qualified licensed contractor or a environmental hygienist.
- (2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.
- (3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

6.10.A ADDITIONS/ MODIFICATIONS

Comments:

This home appears to have undergone major renovations, remodeling, and additions to the original structure. It is beyond the scope of our general home inspection to verify the existence of permits. We recommend checking city records to verify the existence of permits prior to the end of your contingency period.

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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

6(B) . ADU

The home inspector shall observe: Walls, ceiling, 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. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.



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6.0.B INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK

Comments:

- (1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected at the time of the inspection unless otherwise noted.
- (2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.
- (3) **A WORD ABOUT PHOTOS:** The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included.
- (4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for**

IN NI NP RR IO Items

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asbestos by a qualified licensed contractor.

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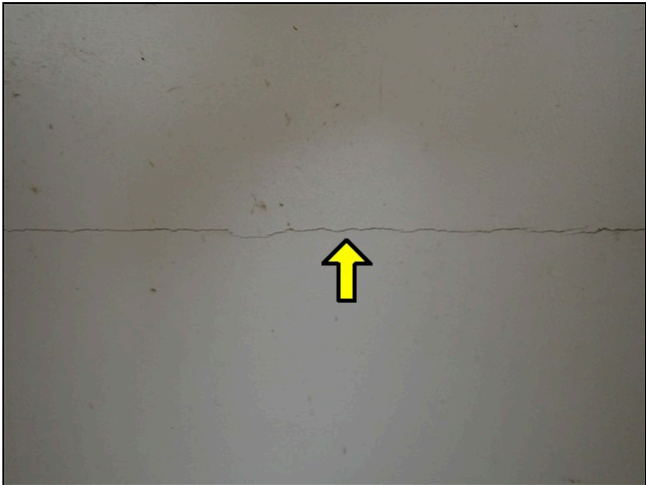
6.1.B CEILINGS

Comments:
The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

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6.2.B WALLS

Comments:
(1) Hairline cracking was observed at several locations throughout the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint where needed by a qualified licensed painter.



6.2.B Item 1 (Picture)

(2) The wall near the kitchen area is damaged. We recommend repairs made by a qualified licensed contractor.



6.2.B Item 2 (Picture)

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- (3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.
- (4) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.
- (5) The walls have typical cosmetic wear throughout the property. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

6.3.B FLOOR COVERINGS

Comments:
Carpets throughout the house are old, worn, loose, damaged, and stained. We recommend consulting with a qualified flooring contractor to discuss options and costs for replacement.

6.4.B COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:
The cabinets throughout the house have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

6.5.B DOORS (REPRESENTATIVE NUMBER)

6.6.B INTERIORS - OTHER

Comments:
(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation and by a qualified licensed contractor or a environmental hygienist.
(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.
(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

6(C) . Barn

The home inspector shall observe: Walls, ceiling, 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. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

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IN NI NP RR IO Items

	6.0.C INTERIORS (GENERAL COMMENTS) WALL/ CEILING MATERIAL: WOOD PANELING Comments: (1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (<i>areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows</i>). An elevated moisture was not detected at the time of the inspection unless otherwise noted. (2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist. (3) A WORD ABOUT PHOTOS: The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included. (4) We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for
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IN NI NP RR IO Items

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asbestos by a qualified licensed contractor.

6.1.C WALLS

Comments:
(1) Several walls are covered with the bedding for the horses. This material can trap moisture against the woof walls. We recommend removal of the bedding and the walls be reinspected by this company or a qualified licensed contractor.



6.1.C Item 1 (Picture)

(2) The walls have typical cosmetic wear throughout the property. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

6.2.C FLOOR COVERINGS

Comments:
(1) The flooring shows areas of ponding (standing water) noted by dirt on the floor covering. We recommend further evaluation by a licensed qualified contractor prior to the end of your contingency period and ground drain lines added or other corrections made.



6.2.C Item 1 (Picture)

(2) The majority of the floors are dirt with rubber mats installed over the dirt. This is for

IN NI NP RR IO Items

your information only.

6.3.C DOORS (REPRESENTATIVE NUMBER)

Comments:
The storage closet door rubs at the frame. We recommend necessary corrections by a qualified person.

6.4.C INTERIORS - OTHER

Comments:
(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation and by a qualified licensed contractor or a environmental hygienist.
(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.
(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.
(4) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned.

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.



Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

Underground Gas Pipe Note: Determining if the below ground gas pipes leak is beyond the scope of a home inspection. If concerned we recommend further evaluation of all underground gas piping by a licensed plumbing contractor prior to the end of your contingency period. Note: While the inspector attempts to discover gas leaks at the accessible gas fittings and appliances while using a gas leak detector, some leaks can go undetected.

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

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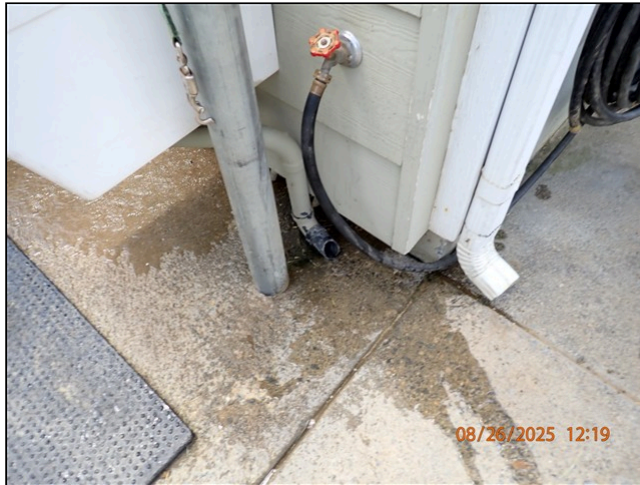
IN	NI	NP	RR	IO	Items
☒	☐	☐	☐	☐	7.0 DRAIN, WASTE, AND VENT SYSTEMS PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALLY VISIBLE, SEPTIC TANK GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE WASHER DRAIN SIZE: NOT VISIBLE, UNABLE TO DETERMINE Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) The barn exterior sink waste line was observed to discharge close to the foundation and has caused skim coat damage. We recommend directing the water away from the foundation and any necessary repairs made by a qualified licensed plumber.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

(2) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

(3) The septic tank was not part of this inspection/ was not inspected by this company as septic tanks are beyond the scope of a general home inspection. We recommend having the septic tank inspected and certified by a qualified licensed contractor prior to the end of your contingency period.

(4) At the time of the inspection, the Inspector did offer the Client(s) the opportunity to get the Main Sewer Line inspected. However, the Client(s) declined this service. Do to the Clients declining this service at the time of the inspection we recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: UNABLE TO DETERMINE
PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE, COPPER IN SLAB, GALVANIZED

Comments:
(1) Several corroded pipes were observed in the garage. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



7.1 Item 1 (Picture)



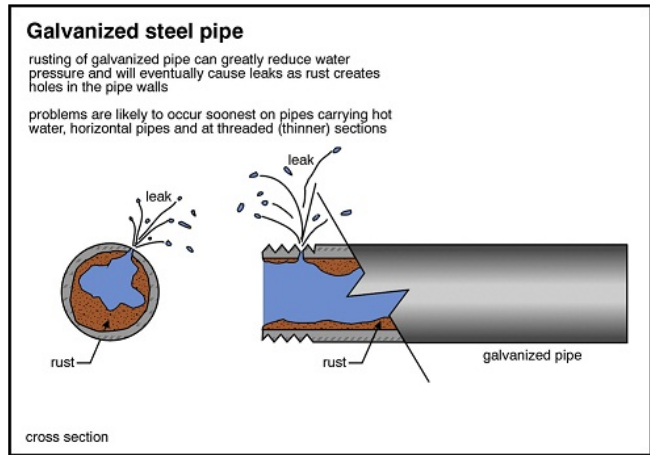
7.1 Item 2 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Galvanized steel pipes are installed in the ADU. These pipes are known to become clogged with rust which reduces water flow. We recommend further evaluation and replacing these pipes where needed by a qualified licensed plumber.



7.1 Item 3 (Picture)



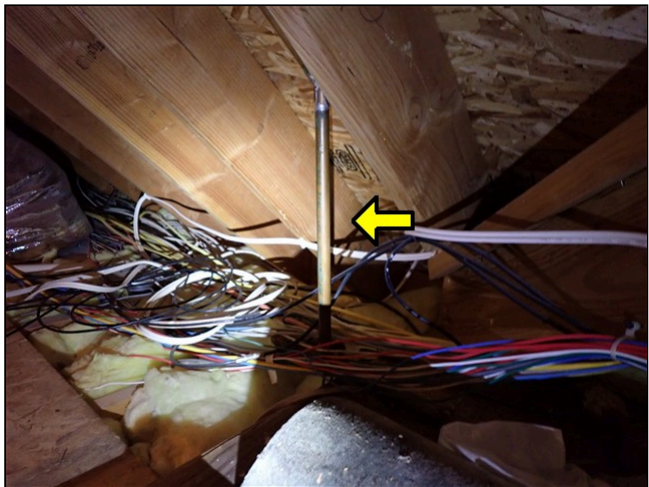
7.1 Item 4 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There were un-insulated water supply pipes noted in several areas. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.



7.1 Item 5 (Picture)

(4) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 70-75 PSI

Comments:

(1) The water pressure regulator is rusted/ corroded. We recommend replacement by a qualified licensed plumber.



7.2 Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The water pressure was checked with a water pressure gauge and was measured and was found to be within the acceptable range at the time of the inspection.



7.2 Item 2 (Picture)

7.3 HOSE SPIGOT(S)

Comments:

(1) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.3 Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 2 (Picture)

(3) The accessible hose spigots were tested and were found to be operational at the time of the inspection. Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) Several gas pipe fittings appear to have white teflon tape installed on them throughout the property. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.



7.4 Item 1 (Picture)

(2) A gas leak test was conducted at accessible gas fittings and appliances using a gas leak detector. There were no gas leaks detected at the time of the inspection.



7.4 Item 2 (Picture)

7.5 SINK(S)

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) There are older one piece angle stop valve(s)/ supply line(s) observed at the sink(s). These one piece angle stop valve(s)/ supply line(s) have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve(s)/ supply line(s). We recommend that these one piece angle stop valve(s)/ supply line(s) be replaced by a qualified licensed plumber as an upgrade.



7.5 Item 1 (Picture)

(2) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.

7.6 WATER FILTER(S)

Comments:

There is a water filter installed which we did not inspect. Water filters are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



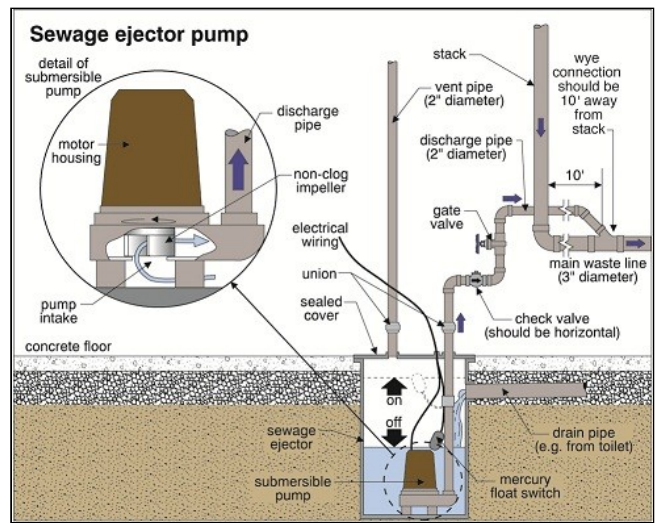
7.6 Item 1 (Picture)

7.7 SEWER EJECTOR PUMP

IN NI NP RR IO Items

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Comments:
There is a sewer ejector pump installed at the ADU. Sewer ejector pumps are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



7.7 Item 1 (Picture)



7.7 Item 2 (Picture)

IN NI NP RR IO Items

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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 line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails 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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Laundry

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IN NI NP RR IO Items

8.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: GAS VISIBLE, ELECTRIC UNKNOWN

Comments:
The laundry faucet valves are corroded. We recommend replacement by a qualified licensed plumber.



8.0 Item 1 (Picture)

8.1 CLOTHES DRYER VENT

DRYER VENT: FOIL

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

- (1) We recommend having the dryer vent cleaned by a qualified person.
- (2) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.



8.1 Item 1 (Picture)

- (3) We recommend having the dryer vent cleaned by a qualified person.

8.2 LAUNDRY ROOM VENT

8.3 LAUNDRY OTHER

Comments:
The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

8.4 LAUNDRY SINK

Comments:
(1) The sink faucet handle leaks when operated. We recommend necessary repairs or replacement by a qualified licensed plumber.
(2) The sink stopper is missing. We recommend replacement where missing by a qualified person.
(3) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

IN NI NP RR IO Items

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The laundry room/ area 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 personal property, furniture, washing machine/ dryer 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

9. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

We recommend that all fireplaces be cleaned and inspected by a qualified licensed person prior to using and on a regular basis to insure safe operation.

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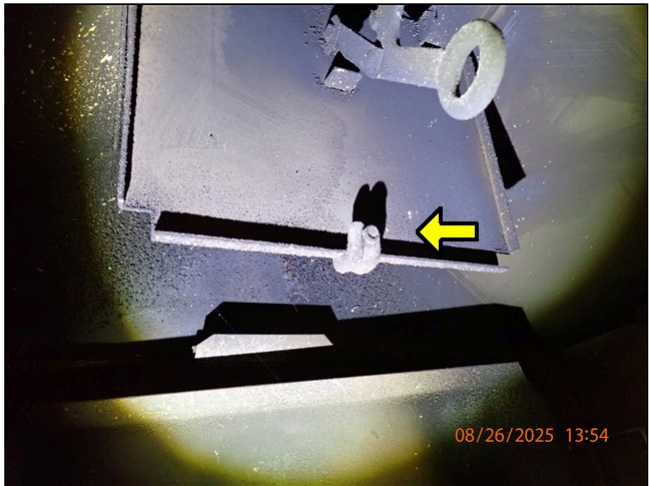
IN	NI	NP	RR	IO	Items
					9.0 CHIMNEY(S) FIRE PLACE TYPES: CONVENTIONAL, GAS LOG STARTER NUMBER OF FIREPLACE(S): TWO Comments: We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.
					9.1 FIREPLACE(S) Comments: There are no glass doors installed at the fireplace. We recommend having glass doors installed by a qualified licensed chimney contractor as a safety upgrade.  9.1 Item 1 (Picture)
					9.2 DAMPER/ DAMPER CLAMP Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

There is a damper clamp installed at the family room fireplace for safety.



9.2 Item 1 (Picture)

- 9.3 HEARTH/ MANTLE
- 9.4 OPERATING CONTROLS

Comments:
(1) We do not light gas log lighters or concrete log kits installed at the fireplace. This is beyond the scope of the home inspection. However, the fireplace gas valve was tested and gas was noted to come out of the fireplace gas pipe.
(2) The remote activated gas fireplace in the master bedroom was functional at the time of the inspection.



9.4 Item 1 (Picture)

IN NI NP RR IO Items

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

10. Detectors, Safety, Security



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IN NI NP RR IO Items

10.0 SMOKE DETECTORS

Comments:
(1) The smoke detectors in the property are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.



10.0 Item 1 (Picture)
(2) **Photo of a smoke detector(s).**



10.0 Item 2 (Picture)

10.1 CARBON MONOXIDE DETECTOR(S)

Comments:
A carbon monoxide test was preformed using a hand help carbon monoxide detector

IN NI NP RR IO Items

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IN NI NP RR IO Items

during the inspection while testing the gas appliances. Carbon monoxide was not detected at the time of the inspection.



10.1 Item 1 (Picture)

10.2 SAFETY - OTHER

Comments:

- (1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.
- (2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.
- (3) We recommend replacing all exterior locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.

IN NI NP RR IO Items

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11. Heating Equipment

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 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: the interior of ducts; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.



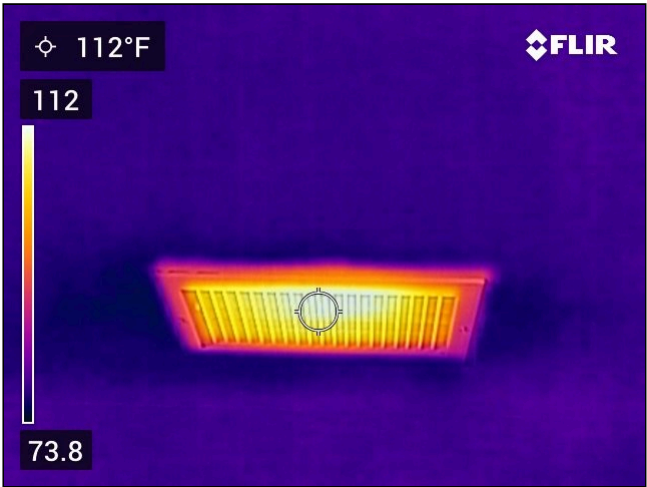
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IN NI NP RR IO Items

11.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): TWO
ENERGY SOURCE: PROPANE
AGE OF HEATER: GAS - 15-20 YEARS OLD, GAS - OVER 20 YEARS OLD

- Comments:
- (1) The furnace was tested and was functional/ operated at the time of the inspection.
 - (2) **Infrared Thermal photo of the furnace(s) being tested.**



11.0 Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) **Photo of the furnace(s).**



11.0 Item 2 (Picture)



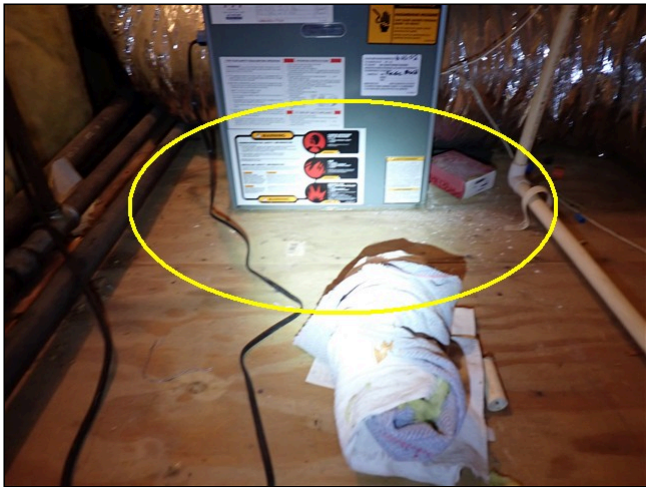
11.0 Item 3 (Picture)

IN NI NP RR IO Items

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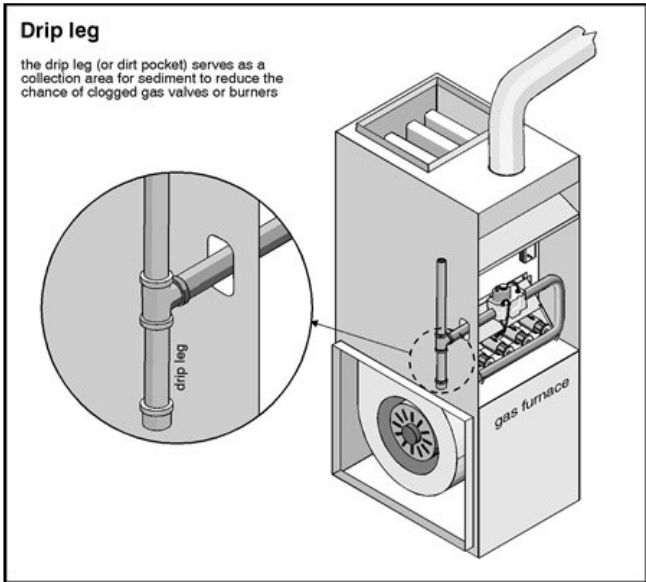
IN NI NP RR IO Items

(4) The gas furnace is installed on a wood floor in the left side attic space. Most gas fired appliances need to be elevated off the floor. The furnace burn chamber should be approximately 20 inches above the floor. We recommend contacting a licensed HVAC contractor or SDG&E to confirm that this furnace installation is correct prior to the end of your contingency period.



11.0 Item 4 (Picture)

(5) The gas supply pipe at the furnaces did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed at both furnaces by a qualified licensed HVAC contractor.



11.0 Item 5 (Picture)

(6) The right side furnace installed in this home is not original. We recommend asking the sellers for documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this furnace be further evaluated by a qualified licensed HVAC contractor.

(7) The left side furnace is older. I was unable to determine life remaining. Most HVAC

IN NI NP RR IO Items

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IN NI NP RR IO Items

contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

(8) Both of the furnaces were tested and were observed to be functional/ operated at the time of the inspection.

11.1 THERMOSTAT(S)

Comments:

(1) Both of the thermostats in the house were operational when used to operate the HVAC systems at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings by a qualified person.



11.1 Item 1 (Picture)



11.1 Item 2 (Picture)

(2) Both of the thermostats in the house were operational when used to operate the HVAC systems at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the

IN NI NP RR IO Items

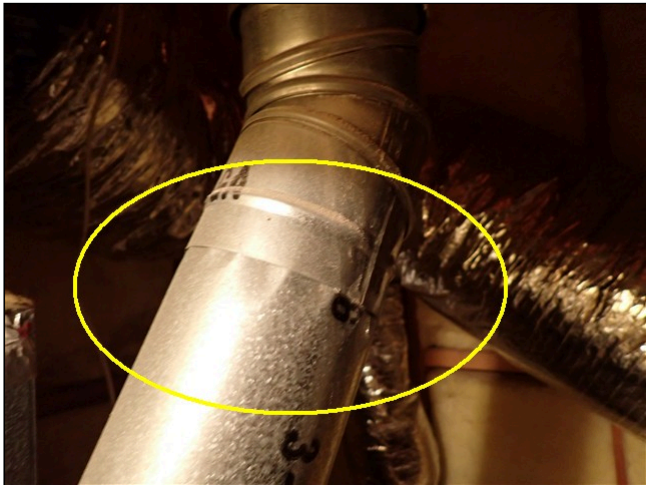
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

11.2 VENTS AND FLUES (HEATING SYSTEM)

Comments:
The left side furnace flue sections are not fastened together. Flue sections must be secured with 3 sheet metal screws at each junction. We recommend adding sheet metal screws by a qualified person.



11.2 Item 1 (Picture)

11.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

DUCTWORK: INSULATED, NOT FULLY VISIBLE
FILTER TYPE: FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

Comments:
The air filter(s) for the HVAC system is dirty. We recommend recommend replacing by a qualified person.

11.4 HEATING EQUIPMENT - OTHER

Comments:
(1) There is no heat source visible in the ADU. This is non-standard. We recommend installing a heat source in the ADU by a qualified licensed HVAC contractor.
(2) We recommend further evaluation of the entire HVAC system and its related components by a qualified licensed HVAC contractor due to the number of defects/ issues discovered.

IN NI NP RR IO Items

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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 heat 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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



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IN NI NP RR IO Items

12.0 COOLING EQUIPMENT

COOLING EQUIPMENT TYPE:

AIR CONDITIONER, R-22

NUMBER OF A/C UNITS:

TWO

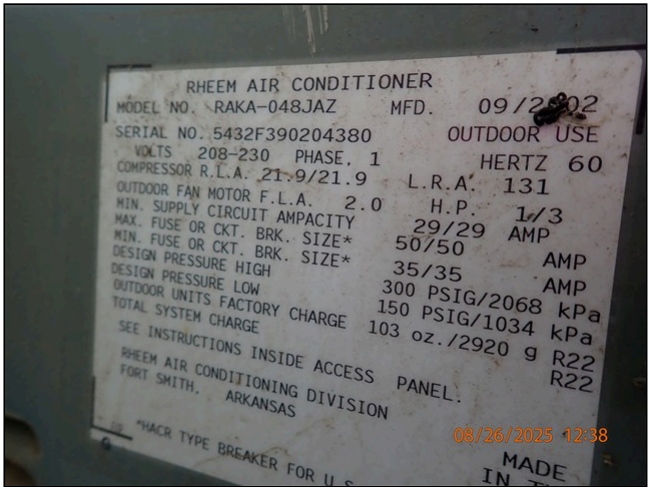
CONDENSER AGE:

15 PLUS YEARS OLD

Comments:
(1) **Photo of the A/C unit(s).**



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



12.0 Item 3 (Picture)

(2) An ambient air test was performed by using a thermal camera on both of the AC systems to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees which indicates that the AC systems are cooling as intended.

The air supplied to the left side of the house was measured around **50 degrees**.

The air returning to the system (return) at the left side of the house was measured at **69 degrees**.

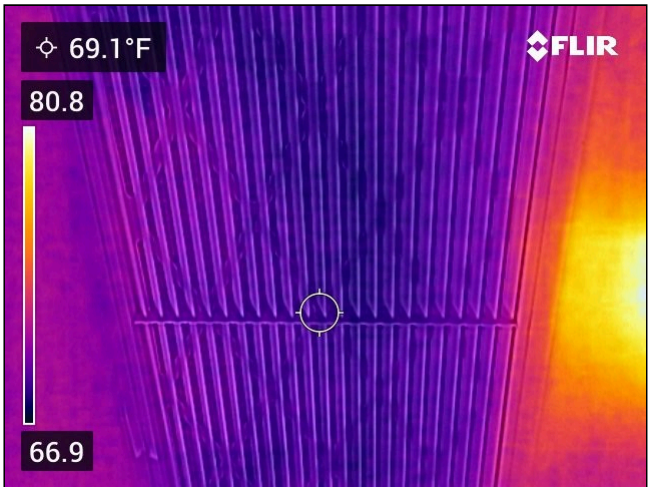
The air supplied to the right side of the house was measured around **65 degrees**.

The air returning to the system (return) to the right side of the house was measured at **80 degrees**.

This indicates that the range in temperature drop is normal at both AC systems. This is not an exhaustive test and cannot predict the performance of the AC systems on extremely hot or humid days.



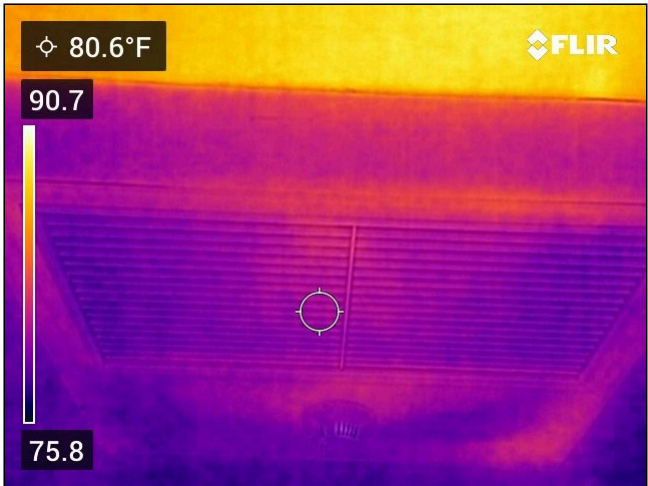
12.0 Item 4 (Picture)



12.0 Item 5 (Picture)



12.0 Item 6 (Picture)



12.0 Item 7 (Picture)

IN NI NP RR IO Items

(3) Vegetation is growing on and around the AC condenser. This can cause damage/ deterioration of the unit and reduces the overall performance/ efficiency. We recommend removing or trimming the vegetation away from the condenser.



12.0 Item 8 (Picture)

(4) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.



12.0 Item 9 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(5) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.



12.0 Item 10 (Picture)

(6) The air conditioning systems on this property are older systems which may have R 22 freon. Effective January 1, 2020 the Department of Energy mandates that all manufactured air conditioner condensing units use R 410-A freon. The older R 22 freon will no longer be allowed. We recommend further evaluation by a licensed HVAC contractor prior to the end of your contingency period to check the freon level and for upgrade or replacement options. If the repair requires adding R22 refrigerant to the system, the only options will be reclaimed and previously-produced R22 refrigerant. Once there is no more R22 refrigerant available the compressor must be replaced. We also recommend budgeting for replacement and obtaining and keeping a Home Warranty that covers this HVAC system.

(7) The AC systems are 15 or more years old and may be near the end of their useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

12.1 CONDENSATE EQUIPMENT

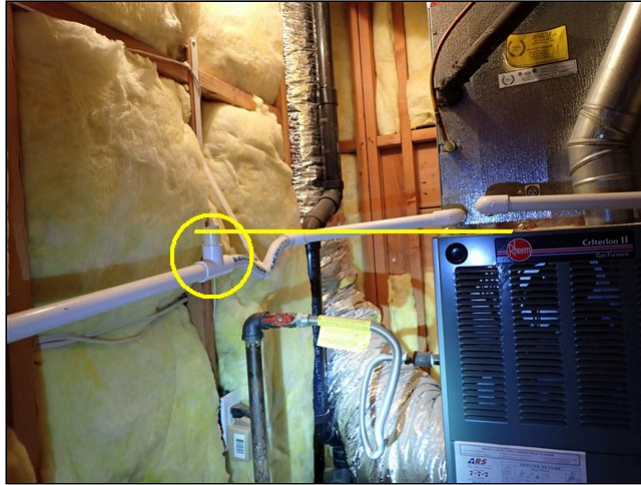
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The vent pipe for the AC condensation drain was installed too low in the left side attic space. The vent pipe should extend above the drain pan or primary drain by 2 inches. We recommend necessary corrections by a qualified licensed HVAC contractor.



12.1 Item 1 (Picture)

(2) The primary and drafting condensation drain lines have been joined together in the right side attic space. This is a non-standard installation. We recommend further evaluation by a qualified licensed HVAC contractor and necessary repairs made as needed..



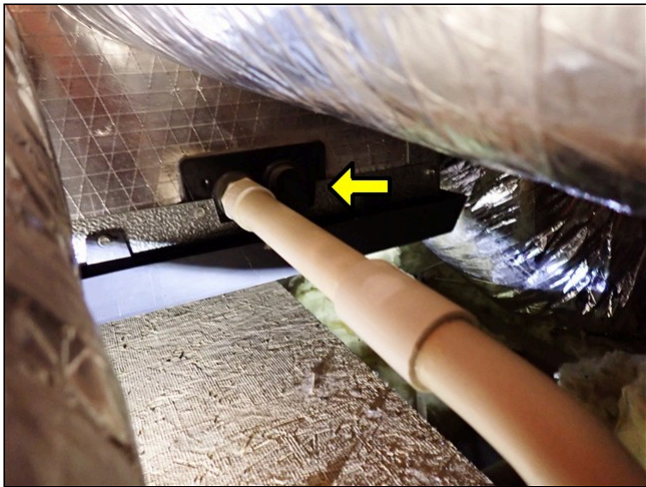
12.1 Item 2 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There is no secondary AC condensation drain installed at the right side FAU. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.



12.1 Item 3 (Picture)

12.2 COOLING EQUIPMENT - OTHER

Comments:
We recommend further evaluation of the entire AC system and its related components by a qualified licensed HVAC contractor prior to the end of your contingency period due to the number of defects discovered and necessary repairs and replacement made as needed.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Ventilation and Insulation

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.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

13.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: FIBERGLASS BATT

R-VALUE (APPROXIMATE): R-19 OR BETTER

Comments:
(1) [Photo of the insulation.](#)



- 13.0 Item 1 (Picture)
- (2) The insulation in the attic appears to be functioning as intended.
- (3) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

13.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: GABLE VENTS, SOFFIT VENTS, DORMER VENTS

13.2 VENTILATION OF THE ATTIC SPACE

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or 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.

Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.



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IN NI NP RR IO Items

14.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE (HALLWAY), DOOR ACCESS (BEDROOM)
WALL STRUCTURE: WOOD STUDS

Comments:
[Photo of the attic space.](#)



14.0 Item 1 (Picture)

14.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: HIP AND GABLE
ROOF STRUCTURE: ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING
METHOD USED TO OBSERVE THE ATTIC SPACE: FROM THE ENTRY, CRAWLED, NOT FULLY
VISIBLE, LIMITED ACCESS

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

- (1) Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.
- (2) Several wood support beams in the barn and homes attic space have horizontal cracks. This condition could be caused by the wood drying out sometimes referred to as "checking". Large check cracks or cracks that extend to the bottom of a beam typically require repair. These cracks appear to be typical. If concerned we recommend further evaluation by a structural engineer prior to the end of your contingency period.

14.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD

Comments:

- (1) The concrete slab throughout the property was not visible to inspect. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks or other concealed defects that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer prior to the end of your contingency period if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.
- (2) There is typical shrinkage cracks observed in the barn slab. These shrinkage cracks may appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating shrinkage cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be a structural issues unless they appear in conjunction with another condition. Cracks like these are usually repaired with epoxy. However, the exact evaluation is beyond the scope of a general home inspection. We recommend necessary repairs by a qualified licensed contractor.
- (3) Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

14.3 FOUNDATION

FOUNDATION: POURED CONCRETE

14.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: NOT VISIBLE

Comments:

Foundation bolts are not visible due to finished wall materials. However, due to the age of the house foundation bolts are likely to be present.

IN NI NP RR IO Items

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

15(A) . Main House

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 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; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.



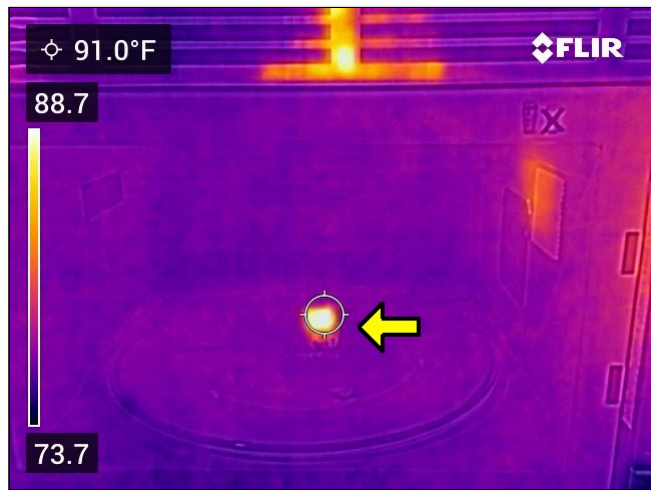
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IN NI NP RR IO Items

15.0.A MICROWAVE (BUILT-IN)

Comments:
Photo of microwave being tested.

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



15.0.A Item 1 (Picture)

15.1.A DISHWASHER

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Infrared Thermal photo of the dishwasher being tested.

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.



15.1.A Item 1 (Picture)

15.2.A FOOD WASTE DISPOSER

Comments:

The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

15.3.A RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

- (1) The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.
- (2) The range draft hood shows accumulation of grease and debris, which can reduce efficiency and present a potential fire hazard; cleaning and maintenance are recommended to ensure proper operation, improve air quality, and reduce safety risks.

15.4.A COOKTOP

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

Infrared Thermal photo of the cooktop being tested.

The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop.



15.4.A Item 1 (Picture)

15.5.A WALL OVEN

Comments:

Infrared Thermal photo of the wall oven(s) being tested.

The wall oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the wall oven.



15.5.A Item 1 (Picture)

15.6.A REFRIGERATOR

Comments:

IN NI NP RR IO Items

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15(B) . ADU

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 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; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

15.0.B RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:
(1) The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.
(2) The range exhaust vent filter is dirty. We recommend replacing by a qualified person.



15.0.B Item 1 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) The vent duct is missing duct tape. We recommend re-taping the duct by a qualified person.



15.0.B Item 2 (Picture)

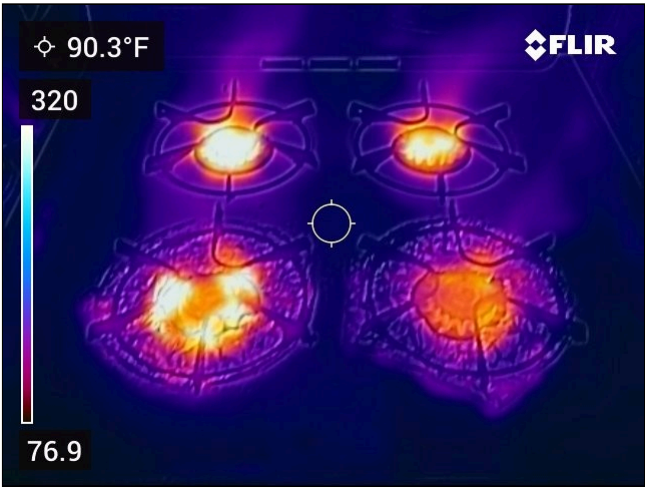
15.1.B RANGE/ OVEN

RANGE/ OVEN: GAS

Comments:

(1) Infrared Thermal photo of the range being tested.

The range was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the range.



15.1.B Item 1 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The oven was not tested due to stored items inside the oven at the time of the inspection. We did not remove these items to inspect. We recommend having these items removed and verifying that the oven operates properly prior to the end of your contingency period.



15.1.B Item 2 (Picture)

(3) The presence of soot or yellow flame at the cooktop burners indicates improper combustion may be occurring with this appliance. We recommend further evaluation by an appliance contractor for cause before the end of your contingency period and necessary repairs or replacement made as needed.

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15.2.B REFRIGERATOR

Comments:

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor.

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking.

•

15.3.B KITCHEN APPLIANCES - OTHER

Comments:

(1) The kitchen area could not be fully inspected due to tenants blocking the area. We recommend further evaluation of the kitchen and all related appliances and components by a qualified licensed contractor prior to the end of your contingency period.

(2) All of the appliances in the kitchen are older, worn, and may be nearing their useful life. We recommend obtaining a home warranty that covers all the appliances or replacing all the appliances by a licensed appliance contractor.

IN NI NP RR IO Items

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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 qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Gas, Electric, Water Shut-Off Locations

Home inspectors do not operate (turn) the main water supply shut off valve or the main gas shut off valve in accordance with industry standards of practice. If you are concerned about the functionality of these valves we recommend contacting a licensed plumber prior to the end of your contingency period for review. If you have questions about these exclusions, please contact your home inspector.

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IN NI NP RR IO Items

16.0 MAIN GAS SHUT-OFF VALVE

Comments:
(1) The main gas shut off valve is located at the gas piping at the left exterior side of the main house and a separate shut off was observed at the exterior rear of the ADU (facing front).



16.0 Item 1 (Picture)

(2) The source for fuel is an above ground propane tank. I recommend further research to determine if the tank is leased or owned and whether or not it conveys with the sale of property.



16.0 Item 2 (Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



16.0 Item 3 (Picture)

16.1 MAIN ELECTRICAL PANEL

Comments:
The Main Electrical panel is located at the left exterior side of the property (facing front).



16.1 Item 1 (Picture)

16.2 MAIN WATER SHUT-OFF

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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



16.2 Item 1 (Picture)

☒ ☐ ☐ ☐ ☐ **16.3 SUB ELECTRICAL PANEL(S)**

Comments:

There are several electric sub panels installed throughout the house and garage.



16.3 Item 1 (Picture)

17(A) . ADU Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

17.0.A SINK(S)

Comments:
(1) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.



17.0.A Item 1 (Picture)

- (2) The sink stopper is missing. We recommend replacement where missing by a qualified person.
- (3) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.
- (4) The sink faucet aerator is clogged. We recommend replacement of the aerator.
- (5) The sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

17.1.A SHOWER

- Comments:**
- (1) The shower enclosure is corroded. We recommend replacing by a qualified person.
 - (2) The shower is worn and aged. We recommend replacement by a qualified licensed contractor.
 - (3) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

We recommend necessary repairs by a qualified licensed plumber.

☐☐☐☒☐ 17.2.A TOILET

Comments:

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

☐☐☐☒☐ 17.3.A WALL(S)

Comments:

Staining and an elevated level of moisture was detected at the wall adjacent to the shower. This can be caused by plumbing leaks or water leaking through grout or the enclosure. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. We recommend further evaluation by a leak detection company, remediation contractor, or a licensed general contractor and necessary repairs made as needed.



17.3.A Item 1 (Picture)



17.3.A Item 2 (Picture)

☐☐☐☒☐ 17.4.A FLOOR

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Comments:
Carpets installed in bathrooms can trap moisture and urine, substances that can cause structural damage and health problems. Since this condition is conducive to mold growth, we advise removal of carpet from bathroom(s).

17.5.A BATHROOM OTHER

Comments:
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) 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. The inspection did not involve moving personal property, 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

17(B) . Hall Bathroom Downstairs

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

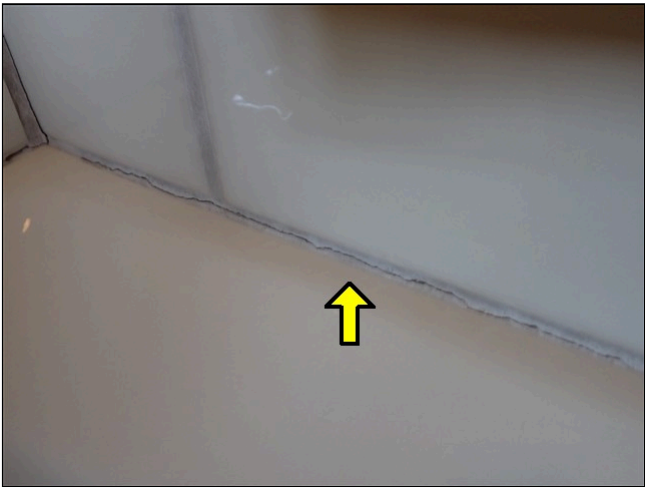
IN NI NP RR IO Items

17.0.B SINK(S)

Comments:
The sink stopper was inoperable when tested. We recommend necessary repairs or replacement by a qualified person.

17.1.B TUB/ SHOWER ENCLOSURE

Comments:
(1) The shower wall tiles have cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.



17.1.B Item 1 (Picture)

(2) The tub stopper linkage did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed plumber.
(3) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.
(4) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.
(5) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

17.2.B BATHROOM OTHER

Comments:
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) 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. The inspection did not involve moving personal property, 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

17(C) . Hall Bathroom Upstairs

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

17.0.C SINK(S)

Comments:
(1) The left side sink handle fixture is cracked. We recommend replacement by a qualified licensed contractor.



17.0.C Item 1 (Picture)
(2) The right sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

17.1.C TUB/ SHOWER ENCLOSURE

Comments:
(1) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.
(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.
(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.
(4) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

17.2.C CABINET(S)

Comments:
There is a hole/ opening under the bathroom cabinet(s) possible due to plumbing

IN NI NP RR IO Items

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IN NI NP RR IO Items

repairs. We recommend necessary repairs where needed by a qualified person.



17.2.C Item 1 (Picture)

17.3.C BATHROOM OTHER

Comments:
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) 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. The inspection did not involve moving personal property, 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

17(D) . Master Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

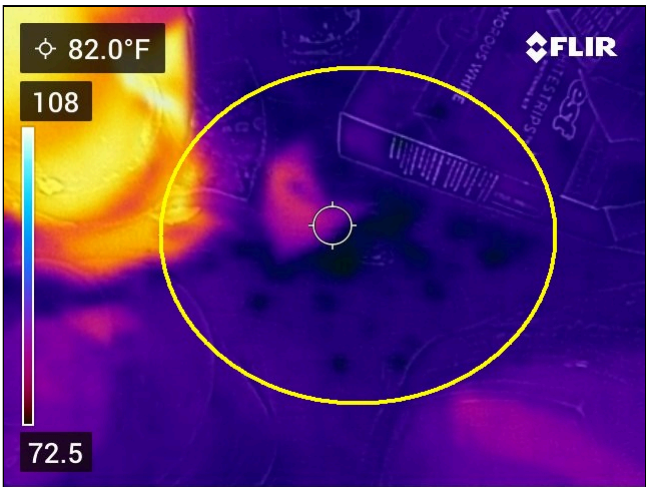
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

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IN NI NP RR IO Items

17.0.D SINK(S)

Comments:
(1) An active leak is present at the drain pipe under the left sink. We recommend necessary repairs by a qualified licensed plumber.



17.0.D Item 1 (Picture)

(2) A cracked fitting is observed at a drain pipe under the sink. We recommend necessary repairs or replacement by a qualified licensed plumber.



17.0.D Item 2 (Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

- (3) The right faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.
- (4) Both of the sink stopper were inoperable when tested. We recommend necessary repairs or replacement by a qualified person.
- (5) Both sinks in the bathroom were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.
- (6) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.
- (7) The left sink handles are tight and difficult to turn. We recommend correction by a qualified licensed contractor.
- (8) The right faucet valve does not back stop. This condition allows the sink faucet valve to turn past the off position without stopping. We recommend necessary repairs or replacement by a qualified licensed plumber.

17.1.D SHOWER

Comments:

- (1) Non-standard height was observed at the shower curb/ threshold. Normally a shower curb/ threshold is a minimum 2" above the drain. (usually a 4" threshold, with a maximum allowable of 9"). We recommend further evaluation by a qualified licensed contractor and repairs made as needed.
- (2) A window is installed below the shower head in the bathroom. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of our general home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.

17.2.D TUB

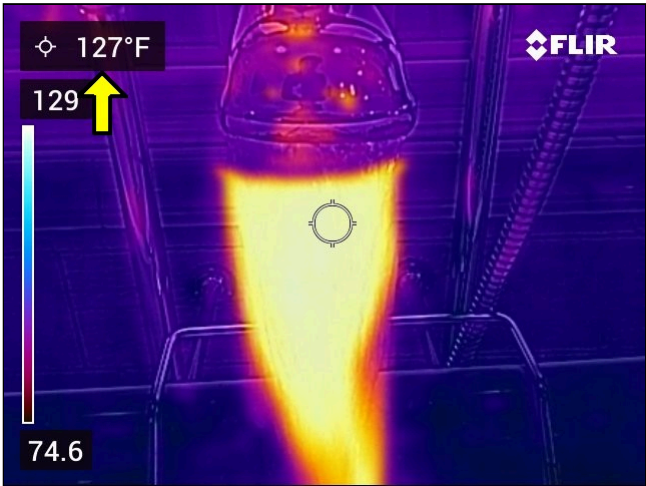
Comments:

IN NI NP RR IO Items

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Thermal Photo of the water temperature.

The temperature of the water at the tub was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.



17.2.D Item 1 (Picture)



17.3.D WALL(S)

Comments:

Moisture damaged is noted at the baseboard. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.



17.3.D Item 1 (Picture)

IN NI NP RR IO Items



17.3.D Item 2 (Picture)

17.4.D BATHROOM OTHER

Comments:
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The bathroom(s) 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. The inspection did not involve moving personal property, 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

General Summary



The Property Inspection Pros

www.tpips.com

Cell - 619-379-2822

Certified Profesional Inspector

Customer

Kevin and Carrie Brennen

Address

20455 Elfin Forest Rd
Escondido CA 92029

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1(A) . Main Roof

1.0.A ASPHALT COMPOSITION ROOF MATERIAL

Repair or Replace

(2) There are several damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.

(3) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof contractor prior to the end of your contingency period.

(4) Excessive granules have come off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace prior to the end of your contingency period.

(5) There are several exposed nails and or fasteners are observed at the ridge caps and flashings. We advise sealing these nails and or fasteners by a qualified person to prevent roof leaks.

1.1.A FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

(1) The exposed ABS plumbing vents at the roof area appear to not painted. Paint is required at the

exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.

(2) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/ eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.

1.2.A ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) There is a downspout missing at the rear of home. We recommend installing downspouts to properly divert water away from the roof and the structure where missing. Missing downspouts can damage the house due to the quantity of water concentrated in this area. We recommend immediate replacement by a qualified licensed contractor.

(2) There are several upper level roof downspouts that discharging water onto the lower roof. This causes excessive water to flow in a concentrated portion of the roof causing wear, and staining. During heavy rain water can also be forced under the roofing material causing leaks. We recommend rerouting these downspouts to direct water away from the lower roofs to an approved location such as a lower gutter, or a downspout all the way to the ground by a qualified contractor.

(3) The gutter appears to leak at several areas . We recommend cleaning and apply gutter sealant or epoxy as needed by a qualified contractor.

(4) The gutters are observed to be damaged at several areas and appeared to be at or near the end of their useful life. We recommend replacing by a qualified licensed contractor.

(5) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

1.3.A ROOF SHEATHING (OBSERVABLE)

Repair or Replace

Stain(s) observed in the roof sheathing at various areas in attic. Water stains on the ceilings, or on the framing within attics will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof has had past repairs preformed since the roof covering was installed; visible on the roof at the time of the inspection. Staining found in the attic may have resulted from previous roof leaks which may have been repaired. However, due to the lack of recent rain, I was unable to confirm if the repairs were adequate. Staining in the attic was dry at the time of the inspection.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.

1.4.A ROOFING - OTHER

Repair or Replace

Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period.

1(B) . ADU Roof

1.0.B ASPHALT COMPOSITION ROOF MATERIAL

Repair or Replace

(2) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof

contractor prior to the end of your contingency period.

(3) Excessive granules have come off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace prior to the end of your contingency period.

(4) The roofing material is noted to be brittle and showing signs of wear and aging. The roof appears to be near the end of its useful life. We recommend consulting with a licensed roof contractor for an estimate of life remaining, or cost to replace prior to the end of your contingency period.

1.1.B FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

(1) Sheet metal flashings at the roof penetrations were not lapped into the shingles in a weather board fashion. The lower portion of the flashing should extend on top of the roof shingles. This condition could cause the roof to leak in these areas. We recommend further evaluation and necessary repairs by a licensed roof contractor prior to the end of your contingency period.

(2) Sealant around some of the roof flashings/ penetrations is missing. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.

(3) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/ eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.

(4) The exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.

1.2.B ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

1.4.B ROOFING - OTHER

Repair or Replace

Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period.

1(C) . Barn Roof

1.1.C FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

A section of the drip edge flashing is missing. We recommend having drip edge flashing installed where needed by a licensed roof contractor.

1.2.C ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

(2) Gutters require cleaning. We recommend having the gutters cleaned by a qualified contractor.

1.3.C ROOF SHEATHING (OBSERVABLE)

Repair or Replace

Stain(s) observed on several wood framing members at various areas. Water stains on the ceilings or on the framing will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. Due to the lack of recent rain, I was unable to

confirm.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.

2(A) . Main House

2.1.A VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

2.2.A GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

(1) Similar elevations are noted between the interior floor and exterior grade levels. This is not ideal and moisture intrusion remains a possibility whenever this condition exist. We recommend further evaluation by a qualified licensed contractor and grading/ drainage contractor to determine repairs options.

(2) Some yard drains were noted with missing or damaged screens or covers. The drains will be subject to debris and may become blocked. This can be problematic during heavy rain or extended irrigation. We recommend installing new drain covers and keeping them cleared as regular maintenance of your yard.

2.3.A WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Several holes are observed in the siding at several areas. We recommend sealing these holes to prevent rodent or water intrusion.

(2) The stem wall paint is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.

(3) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.

(4) Paint is worn and failing at the wood trim at several areas. We recommend prep and paint as needed to protect the trim by a qualified paint contractor.

(5) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(6) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

2.4.A EAVES, SOFFITS, FASCIAS

Repair or Replace

(1) There are several stains noted at the eaves. Due to lack of recent rain, determining the presence of an active roof leak was not possible. These stains were dry at the time of the inspection. The roof may be leaking in these areas. We recommend further evaluation by a licensed roof contractor or leak detection company prior to the end of your contingency period.

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

(3) Some of the fascia boards that are in contact with the roof. This condition could result in moisture damage to the wood where the wood touches the roof. We recommend a gap be created between the wood and the roof by a qualified licensed contractor.

(4) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

2.5.A DOORS (EXTERIOR)

Repair or Replace

(1) Damaged wood is observed at some of the exterior door frames. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

(2) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.

2.6.A WINDOWS (INTERIOR AND EXTERIOR)

Inspected

(1) There are several window screens that are damaged throughout the house. We recommend repair or replace as needed by a qualified person.

2.8.A DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

Repair or Replace

(1) A tripping hazard exists at the pathway at the front of the house. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.

(3) Some damaged wood is observed at the patio cover at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the damaged wood as needed by a qualified licensed contractor.

2.9.A EXTERIOR STAIRS/ STEPS

Repair or Replace

There is no handrail installed at the right side exterior stairs/ steps. A handrail is required at least one side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing a handrail for safety by a qualified licensed contractor.

2.11.A OUTLETS/ WIRING/ FIXTURES

Repair or Replace

(1) Several exterior weatherproof switch covers are damaged or missing. We recommend necessary repairs or replacing where needed by a qualified person.

(2) Several GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.

2(B) . ADU

2.1.B DOORS (EXTERIOR)

Repair or Replace

(1) The front door weather-stripping is damaged. We recommend replacement by a qualified person.

(2) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.

2.2.B WINDOWS (INTERIOR AND EXTERIOR)**Repair or Replace**

- (1) A window had a missing crank handle. This window could not be tested for proper operation. We recommend replacing the handle and testing this window for proper operation prior to the end of your contingency period.
- (2) Several windows throughout the unit are blocked by stored items and could not be inspected at the time of the inspection. The windows are excluded from this inspection due to lack of access from stored items. We recommend further evaluation of all the windows throughout the unit by this company or by a qualified person once the items have been removed and prior to the end of your contingency period.

2(C) . Barn**2.1.C DOORS (EXTERIOR)****Repair or Replace**

Moisture damage was observed at the barn doors on both sides of the barn. These areas were tested with a handheld moisture meter and were found to be dry at the time of inspection. We recommend repairs or replacement where needed by a qualified licensed contractor.

3. Electrical System**3.0 MAIN PANEL****Repair or Replace**

- (2) The main panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

3.1 SUB PANEL**Repair or Replace**

- (2) The sub panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**Repair or Replace**

- (2) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.
- (6) There are extension cords that are being used as permanent wiring throughout the property. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.
- (7) There is exposed Romex type wires noted in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**Repair or Replace**

- (1) A light in the right side upstairs closet did not function when tested due to no bulb installed. Occasionally there may something wrong with the fixture which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again. If the light does not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.
- (2) There are several bare bulb light fixtures in a bedroom closets throughout the property. Bare bulb light fixture in cabinets or closets are now considered to be a safety concern. We recommend replacing all bare bulb light fixtures with an approved covered fixture by a qualified person.
- (3) There are several recessed light fixtures (can lights) in contact with insulation observed in the attic. I was not able to determine if the fixtures are Non-IC (Insulation contact) rated. A minimum 3" clearance

is required around these fixtures from insulation. This condition is non standard and a potential fire hazard. We recommend further evaluation by a qualified licensed electrician and necessary corrections made if needed.

(4) Several lights throughout the property did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

3.6 SWITCHES

Repair or Replace

(1) I was unable to determine the function of several wall switches throughout the property. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.

3.8 RECEPTACLE(S) ISSUES

Repair or Replace

There are several receptacle covers missing in the barn. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(4) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

3.11 EXTERIOR LIGHTING

Repair or Replace

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

4(A) . Main House Garage

4.0.A GARAGE VEHICLE DOOR(S)

Repair or Replace

(1) The side weather seal is damaged at the garage vehicle door. The weather seal is needed at garage vehicle door to properly seal the sides of this door for moisture and pest intrusion. We recommend replacing the weather seal by a qualified licensed garage door contractor.

(2) The garage vehicle door wood trim is damaged in some areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

4.1.A GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

(1) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

(3) The lights did not work when the center garage door opener was tested. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified garage door contractor.

(4) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage

door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend further evaluation and any necessary repairs made by a qualified licensed garage door contractor.

4.2.A GARAGE CEILING

Repair or Replace

The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

4.3.A GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Repair or Replace

(1) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.

(3) Hairline cracking was observed at the garage walls in several areas. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.

(4) Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

4.4.A GARAGE FLOOR/ SLAB

Repair or Replace

(2) Several cracks are observed in the garage stemwall. Cracks like these are usually repaired with epoxy. However, the exact evaluation of slab cracks is beyond the scope of a general home inspection. We recommend necessary repairs by a qualified licensed contractor.

(3) There is white efflorescence (powder substance) is observed on the garage stem wall and slab in some areas. This condition indicates that moisture is in contact with the masonry. We recommend checking the gutters, downspouts, and drain lines for proper operation. A water proofing paint could be applied the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring. We recommend necessary corrections to help this condition from occurring.

(4) The garage slab is deteriorated/ pitted in several areas. We recommend necessary repairs by a qualified licensed foundation contractor.

4.6.A FIRE-DOOR CLOSING DEVICE

Repair or Replace

The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door contractor.

4.10.A GFCI OPERATION

Repair or Replace

Several GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.

4(B) . Barn Garage

4.0.B GARAGE VEHICLE DOOR(S)

Repair or Replace

(2) The garage vehicle door is dented. Over time, dents may become larger or develop cracks due to the bending of the metal panels. We recommend necessary repairs by a qualified licensed garage door contractor.

5(A) . Main House

5.0.A MAIN WATER HEATER (CONTROLS)

Repair or Replace

(5) The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.

5.1.A MAIN WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

The water heater platform is damaged. The water heater platform appears to have been weakened and or damaged by a previous leak. We recommend necessary repairs or replacement by a qualified licensed plumber.

5(B) . Barn

5.0.B MAIN WATER HEATER (CONTROLS)

Repair or Replace

(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.

(4) The water heater in garage is subject to potential vehicle damage. We recommend installing a vehicle barrier (bollard) by a qualified licensed contractor as a safety upgrade.

(5) There is no electric disconnect in sight of the water heater or lockable disconnect at the circuit breakers. These are current standard requires. We recommend necessary corrections by a qualified licensed contractor as a safety upgrade.

(6) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.

(7) The water heater did not appear to be operable at the time of the inspection. We recommend further evaluation by a licensed plumber prior to the end of your contingency period.

5.1.B MAIN WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

Seismic strapping is not installed at the water heater as required. We recommend seismic straps installed by a qualified person or qualified licensed plumber.

5.3.B WATER HEATER OTHER

Repair or Replace

We recommend further evaluation of the water heater and its related components prior to the end of your contingency period by a qualified licensed plumber due to the number of defects discovered at the time of the inspection. We recommend necessary repairs or replacement made as needed.

6(A) . Main House

6.0.A INTERIORS (GENERAL COMMENTS)

Information Only

(5) This home is older 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 crawlspaces 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.

(8) We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a qualified licensed contractor.

(9) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

6.1.A CEILINGS

Repair or Replace

- (1) Patching was noted at the ceiling in several areas throughout the home. We recommend asking the seller if they have knowledge of the repair or cause.
- (2) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

6.2.A WALLS

Repair or Replace

- (2) Moisture damaged is noted at the baseboards in the laundry room. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.

6.3.A FLOOR COVERINGS

Repair or Replace

- (1) Carpet in several throughout the house is loose which could be a tripping hazard and lead to premature wear. We recommend having the carpet stretched by a qualified licensed floor contractor.
- (2) There is damaged wood flooring observed in the left side 2nd floor family room. We recommend necessary repairs or replacing by a qualified licensed flooring contractor.
- (3) The grout is cracked/ damaged between several floor tiles in the laundry room. We recommend necessary repairs as needed by a qualified licensed tile contractor.
- (4) Several tiles are not level under the wine refrigerator in the laundry room. We recommend correction by a qualified licensed contractor.
- (5) Carpets throughout the house are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

6.5.A COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

- (2) There are several holes/ openings under the kitchen island cabinet(s) possible due to plumbing repairs. We recommend necessary repairs where needed by a qualified person.

6.9.A INTERIORS - OTHER

Information Only

- (2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

6(B) . ADU

6.0.B INTERIORS (GENERAL COMMENTS)

Information Only

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a qualified licensed contractor.**

6.2.B WALLS

Repair or Replace

(1) Hairline cracking was observed at several locations throughout the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint where needed by a qualified licensed painter.

(3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(4) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

6.6.B INTERIORS - OTHER

Information Only

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

6(C) . Barn

6.0.C INTERIORS (GENERAL COMMENTS)

Information Only

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a qualified licensed contractor.**

6.3.C DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The storage closet door rubs at the frame. We recommend necessary corrections by a qualified person.

6.4.C INTERIORS - OTHER

Information Only

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

7. Plumbing System

7.0 DRAIN, WASTE, AND VENT SYSTEMS

Inspected

(3) The septic tank was not part of this inspection/ was not inspected by this company as septic tanks are beyond the scope of a general home inspection. We recommend having the septic tank inspected

and certified by a qualified licensed contractor prior to the end of your contingency period.

(4) At the time of the inspection, the Inspector did offer the Client(s) the opportunity to get the Main Sewer Line inspected. However, the Client(s) declined this service. Do to the Clients declining this service at the time of the inspection we recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

(1) Several corroded pipes were observed in the garage. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

(2) Galvanized steel pipes are installed in the ADU. These pipes are known to become clogged with rust which reduces water flow. We recommend further evaluation and replacing these pipes where needed by a qualified licensed plumber.

(3) There were un-insulated water supply pipes noted in several areas. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.

(4) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

7.2 WATER PRESSURE/ REGULATOR

Repair or Replace

(1) The water pressure regulator is rusted/ corroded. We recommend replacement by a qualified licensed plumber.

7.3 HOSE SPIGOT(S)

Repair or Replace

(1) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Inspected

(1) Several gas pipe fittings appear to have white teflon tape installed on them throughout the property. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.

7.5 SINK(S)

Repair or Replace

(1) There are older one piece angle stop valve(s)/ supply line(s) observed at the sink(s). These one piece angle stop valve(s)/ supply line(s) have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve(s)/ supply line(s). We recommend that these one piece angle stop valve(s)/ supply line(s) be replaced by a qualified licensed plumber as an upgrade.

8. Laundry

8.0 WASHING MACHINE/ DRYER CONNECTION(S)

Repair or Replace

The laundry faucet valves are corroded. We recommend replacement by a qualified licensed plumber.

8.1 CLOTHES DRYER VENT

Repair or Replace

- (1) We recommend having the dryer vent cleaned by a qualified person.
- (2) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.
- (3) We recommend having the dryer vent cleaned by a qualified person.

8.4 LAUNDRY SINK**Repair or Replace**

- (1) The sink faucet handle leaks when operated. We recommend necessary repairs or replacement by a qualified licensed plumber.
- (2) The sink stopper is missing. We recommend replacement where missing by a qualified person.
- (3) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

9. Fireplaces/ Chimneys

9.0 CHIMNEY(S)**Inspected**

We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

10. Detectors, Safety, Security

10.0 SMOKE DETECTORS**Repair or Replace**

- (1) The smoke detectors in the property are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

11. Heating Equipment

11.0 HEATING EQUIPMENT**Repair or Replace**

- (4) The gas furnace is installed on a wood floor in the left side attic space. Most gas fired appliances need to be elevated off the floor. The furnace burn chamber should be approximately 20 inches above the floor. We recommend contacting a licensed HVAC contractor or SDG&E to confirm that this furnace installation is correct prior to the end of your contingency period.
- (5) The gas supply pipe at the furnaces did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed at both furnaces by a qualified licensed HVAC contractor.
- (6) The right side furnace installed in this home is not original. We recommend asking the sellers for documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this furnace be further evaluated by a qualified licensed HVAC contractor.
- (7) The left side furnace is older. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC

contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

11.2 VENTS AND FLUES (HEATING SYSTEM)

Repair or Replace

The left side furnace flue sections are not fastened together. Flue sections must be secured with 3 sheet metal screws at each junction. We recommend adding sheet metal screws by a qualified person.

11.4 HEATING EQUIPMENT - OTHER

Repair or Replace

(2) We recommend further evaluation of the entire HVAC system and its related components by a qualified licensed HVAC contractor due to the number of defects/ issues discovered.

12. Cooling Equipment

12.0 COOLING EQUIPMENT

Repair or Replace

(3) Vegetation is growing on and around the AC condenser. This can cause damage/ deterioration of the unit and reduces the overall performance/ efficiency. We recommend removing or trimming the vegetation away from the condenser.

(4) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.

(5) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.

(7) The AC systems are 15 or more years old and may be near the end of their useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

12.1 CONDENSATE EQUIPMENT

Repair or Replace

(1) The vent pipe for the AC condensation drain was installed too low in the left side attic space. The vent pipe should extend above the drain pan or primary drain by 2 inches. We recommend necessary corrections by a qualified licensed HVAC contractor.

(2) The primary and drafting condensation drain lines have been joined together in the right side attic space. This is a non-standard installation. We recommend further evaluation by a qualified licensed HVAC contractor and necessary repairs made as needed..

(3) There is no secondary AC condensation drain installed at the right side FAU. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.

12.2 COOLING EQUIPMENT - OTHER

Repair or Replace

We recommend further evaluation of the entire AC system and its related components by a qualified licensed HVAC contractor prior to the end of your contingency period due to the number of defects discovered and necessary repairs and replacement made as needed.

13. Ventilation and Insulation

13.0 INSULATION IN THE ATTIC SPACE

Repair or Replace

(3) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch

cover to reduce unwanted heat loss/gain by a qualified person.

14. Structural Components

14.2 SLAB

Inspected

(2) There is typical shrinkage cracks observed in the barn slab. These shrinkage cracks may appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating shrinkage cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be a structural issues unless they appear in conjunction with another condition. Cracks like these are usually repaired with epoxy. However, the exact evaluation is beyond the scope of a general home inspection. We recommend necessary repairs by a qualified licensed contractor.

15(B) . ADU

15.0.B RANGE HOOD/ VENT

Repair or Replace

(2) The range exhaust vent filter is dirty. We recommend replacing by a qualified person.

(3) The vent duct is missing duct tape. We recommend re-taping the duct by a qualified person.

15.1.B RANGE/ OVEN

Repair or Replace

(2) The oven was not tested due to stored items inside the oven at the time of the inspection. We did not remove these items to inspect. We recommend having these items removed and verifying that the oven operates properly prior to the end of your contingency period.

(3) The presence of soot or yellow flame at the cooktop burners indicates improper combustion may be occurring with this appliance. We recommend further evaluation by an appliance contractor for cause before the end of your contingency period and necessary repairs or replacement made as needed.

15.3.B KITCHEN APPLIANCES - OTHER

Repair or Replace

(1) The kitchen area could not be fully inspected due to tenants blocking the area. We recommend further evaluation of the kitchen and all related appliances and components by a qualified licensed contractor prior to the end of your contingency period.

(2) All of the appliances in the kitchen are older, worn, and may be nearing their useful life. We recommend obtaining a home warranty that covers all the appliances or replacing all the appliances by a licensed appliance contractor.

17(A) . ADU Bathroom

17.0.A SINK(S)

Repair or Replace

(1) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

(2) The sink stopper is missing. We recommend replacement where missing by a qualified person.

(3) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.

(4) The sink faucet aerator is clogged. We recommend replacement of the aerator.

(5) The sink in the bathroom was slow draining at the time of the inspection This may indicate a

blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

17.1.A SHOWER**Repair or Replace**

- (1) The shower enclosure is corroded. We recommend replacing by a qualified person.
- (2) The shower is worn and aged. We recommend replacement by a qualified licensed contractor.
- (3) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

17.2.A TOILET**Repair or Replace**

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

17.3.A WALL(S)**Repair or Replace**

Staining and an elevated level of moisture was detected at the wall adjacent to the shower. This can be caused by plumbing leaks or water leaking through grout or the enclosure. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. We recommend further evaluation by a leak detection company, remediation contractor, or a licensed general contractor and necessary repairs made as needed.

17.4.A FLOOR**Repair or Replace**

Carpets installed in bathrooms can trap moisture and urine, substances that can cause structural damage and health problems. Since this condition is conducive to mold growth, we advise removal of carpet from bathroom(s).

17(B) . Hall Bathroom Downstairs

17.1.B TUB/ SHOWER ENCLOSURE**Repair or Replace**

- (1) The shower wall tiles have cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.
- (2) The tub stopper linkage did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed plumber.
- (3) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.
- (4) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.
- (5) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

17(C) . Hall Bathroom Upstairs

17.0.C SINK(S)

Repair or Replace

(1) The left side sink handle fixture is cracked. We recommend replacement by a qualified licensed contractor.

(2) The right sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

17.1.C TUB/ SHOWER ENCLOSURE**Repair or Replace**

(1) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(4) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

17.2.C CABINET(S)**Repair or Replace**

There is a hole/ opening under the bathroom cabinet(s) possible due to plumbing repairs. We recommend necessary repairs where needed by a qualified person.

17(D) . Master Bathroom**17.0.D SINK(S)****Repair or Replace**

(1) An active leak is present at the drain pipe under the left sink. We recommend necessary repairs by a qualified licensed plumber.

(2) A cracked fitting is observed at a drain pipe under the sink. We recommend necessary repairs or replacement by a qualified licensed plumber.

(3) The right faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.

(4) Both of the sink stopper were inoperable when tested. We recommend necessary repairs or replacement by a qualified person.

(5) Both sinks in the bathroom were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

(6) The metal portions of the sink drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

17.1.D SHOWER**Repair or Replace**

(1) Non-standard height was observed at the shower curb/ threshold. Normally a shower curb/ threshold is a minimum 2" above the drain. (usually a 4" threshold, with a maximum allowable of 9"). We recommend further evaluation by a qualified licensed contractor and repairs made as needed.

(2) A window is installed below the shower head in the bathroom. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of our general home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.

17.3.D WALL(S)**Repair or Replace**

Moisture damaged is noted at the baseboard. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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