



INSPX HOME SOLUTIONS, LLC

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RESIDENTIAL INSPECTION REPORT

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Palm Desert, CA 92211

Jan Knutson

MARCH 3, 2026



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ITEMS INSPECTED

MAINTENANCE ITEM OR
OBSERVATIONDEFECT/RECOMMEND
REPAIRSAFETY HAZARD OR MAJOR
DEFECT

SUMMARY

- ⊖ 4.1.1 Roof - Roof Coverings: Tiles Cracked/Broken/Loose
- ⊖ 4.1.2 Roof - Roof Coverings: Damaged/Missing Tile Mortar
- 🔧 4.1.3 Roof - Roof Coverings: Debris
- ⊖ 4.3.1 Roof - Flashings & Penetrations: Deteriorated Seals at Roof Penetrations
- ⊖ 4.5.1 Roof - Chimney: Missing Cricket Flashing
- ⊖ 5.4.1 Garage - Floors, Ceilings and Walls: Mud Tubes Observed
- 🔧 7.1.1 Electrical - Electrical General Information: Minimal 100 amp Service
- ⚠️ 7.2.1 Electrical - Main Disconnect, Distribution Panel and Subpanel Information: Hazardous Panel- Challenger
- ⊖ 11.1.1 Plumbing System - Plumbing General Information: High Static Water Pressure- Adjust Water Pressure
- ⊖ 12.7.1 Interior Systems - Primary Bathroom: Missing Exhaust Fan

1: SCOPE AND LIMITATIONS

Information

How to Read Your Inspection

Report: YouTube Video

Watch video on YouTube

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Our Standards of Practice for Your Inspection

INSPX HOME SOLUTIONS, LLC strictly adheres to InterNACHI's® Standard of Practices which can be linked to at this web address: [InterNACHI Standard of Practice](#) The State of California does not currently legislate or license home inspectors or property inspectors and therefore, INSPX HOME SOLUTIONS, LLC joined the world's largest leading association for home inspectors, InterNACHI®, to insure proper certifications and training for our inspectors. Below is an annotated scope of a home inspection:

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. *The home inspection will not reveal every issue that exists or ever could exist, but only those **material defects observed on the date of the inspection.***

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

NOTICE TO THIRD PARTIES: Notice to Third Parties

The contents of this report are confidential and intended solely for the use of the individual, individuals, or entity to which *INSPX HOME SOLUTIONS, LLC* was hired to inspect at the property address listed on this report. If you are not the named individual, individuals or entity listed on this inspection report, you should not disseminate, distribute, copy, or rely upon this report. If you are not the intended recipient of this inspection report, you are now notified that disclosing, copying, distributing, or taking action in reliance of these contents is strictly prohibited as this report is copyrighted by *INSPX HOME SOLUTIONS, LLC* and is intended solely for our client/s. ALL RIGHTS RESERVED. The inspector strongly advises against any reliance on this report for future observations.

Should you not be the client/s who retained our company to inspect this property, we recommend that you retain a qualified home/ property inspector to provide you with your own inspection and report regarding this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS: Check With Your Local Building Department

We highly recommend the purchaser check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

Estimated Life Expectancy Chart for Homes: Estimated Life Expectancy Chart for Homes

Items in this report may have been sited as "Near or Past its estimated life expectancy"- To review this data please visit [InterNACHI's Standard Estimated Life Expectancy Chart for Homes](#). Please keep in mind these results are based on regular recommended maintenance and conditions like reasonable wear and tear, and not extreme weather or other conditions, neglect, or over-use or abuse. These are guidelines only and not to be relied upon as guarantees or warranties.

Limitations

LIMITATIONS AND EXCEPTIONS

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

LIMITATIONS AND EXCEPTIONS

MOLD INSPECTION LIMITATION

Mold inspection is a specialized assessment that requires specific testing and analysis beyond the scope of a standard home inspection. Inspectors typically provide visual observations but cannot definitively confirm or identify all potential mold types or hidden mold growth. Comprehensive mold evaluation requires scientific sampling, laboratory analysis, and expert interpretation to determine precise mold species, concentration, and potential health risks.

EXCLUSIONS

OUTSIDE THE SCOPE OF A HOME INSPECTION

2.2. Exclusions:

I. The inspector is not required to determine:

- property boundary lines or encroachments.
- the condition of any component or system that is not readily accessible.
- the service life expectancy of any component or system.
- the size, capacity, BTU, performance or efficiency of any component or system.
- the cause or reason of any condition.
- the cause for the need of correction, repair or replacement of any system or component.
- future conditions.
- **compliance with codes or regulations.**
- the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- the presence of mold, mildew or fungus unless you have specifically contracted us to perform said inspection.
- the presence of airborne hazards, including radon unless you have specifically contracted us to perform said inspection
- the air quality unless you have specifically contracted us to perform said inspection
- the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- the existence of electromagnetic fields.
- any hazardous waste conditions.
- any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- acoustical properties.
- correction, replacement or repair cost estimates.
- estimates of the cost to operate any given system.

II. The inspector is not required to operate:

- any system that is shut down.
- any system that does not function properly.
- or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
- any system that does not turn on with the use of normal operating controls.
- any shut-off valves or manual stop valves.
- any electrical disconnect or over-current protection devices.
- any alarm systems.
- moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

- move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- dismantle, open or uncover any system or component.
- enter or access any area that may, in the inspector's opinion, be unsafe.
- enter crawlspaces or other areas that may be unsafe or not readily accessible.
- inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- inspect decorative items.

- inspect common elements or areas in multi-unit housing.
 - inspect intercoms, speaker systems or security systems.
 - offer guarantees or warranties.
 - offer or perform any engineering services.
 - offer or perform any trade or professional service other than a home inspection.
 - research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
 - determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
 - determine the insurability of a property.
 - perform or offer Phase 1 or environmental audits.
 - inspect any system or component that is not included in these Standards.
-

EXCLUSIONS

THERMAL IMAGING

Thermal imaging was only used to test temperature of HVAC equipment or when there is a suspected leak or to view water stains to see if current moisture is present.

Thermal imaging can also be added as an ancillary service to view electrical, plumbing and home energy audit- please advise if you would like to add this service.

Please provide any disclosures of prior leaks or plumbing repairs before the inspection so we can view areas.

2: INSPECTION DETAILS

Information

Property Type Detached, Single Family, PUD	Approximate Year Built 1993	Gross Living Area 1332 Sf
Number of Bedrooms Three	Number of Bathrooms Two	Property Information Based On Listing
Stories One	Front Door Faces West	Weather Conditions Sunny, Dry
Approximate Temperature 75 Degrees F	In Attendance Client's Agent	Occupancy Owner Occupied

Utilities ON During Inspection

Electric Service, Gas Service, Water Service

INSPECTION CATEGORIES:

- 1) **Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
- 2) **Recommendations** - Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.
- 3) **Defects (known as a Material Defect)** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future *or* could be a health and safety hazard.

YOUR REPORT:

Thank you for allowing **INSPX HOME SOLUTIONS, LLC** to inspect your new home or property. **Please carefully read your entire Inspection Report.** If you have any questions concerning your report please don't hesitate to call us at 760-442-3920. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations reported by **INSPX HOME SOLUTIONS, LLC** should be carried out prior to closing. We recommend that you and/or your representative complete a final walk-through inspection *immediately before* closing to check the condition of the property.

Is Your Home Located in a Flood Zone?

You can check to see if you home is located in a flood zone or if it is close to one. Visit the FEMA Flood Map Service Center at [FEMA Flood Map](#)

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

[Watch video on YouTube](#)

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Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

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3: STRUCTURE

Information

Structure General Information: Configuration Slab-on-grade	Structure General Information: Floor Construction Slab concrete	Structure General Information: Foundation Material Poured concrete
Structure General Information: Exterior Wall Construction Wood frame	Structure General Information: Roof and Ceiling Framing Ceiling joists, Trusses, Rafters, Wood Frame	

Limitations

Structure General Information

STRUCTURAL ITEMS

Major structural problems, when they do develop, are sometimes easily seen. But most often, there are finished walls and personal items obstructing the visual-only inspection performed by the home inspector. There could be major structural defects in a house, but if they are not observed or if they are concealed and not readily accessible, the home inspector is not required to report them.

4: ROOF

Information

Roof Coverings: Material Concrete Tile	Roof Drainage Systems: Gutter Material No Gutters	Flashings & Penetrations: Material Galvanized, Metal
Plumbing Vent Pipes: Plumbing Vent Pipe Materials Roof ABS Plastic		

Roof Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



Roof Coverings: Inspection Performed

Walking on Roof

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Coverings: Concrete Tile

- Average cost of concrete tile: \$10 to \$20 or more per square foot

Concrete tile is an alternative to clay tile, with similar installation techniques and advantages. But you'll likely pay slightly less for a concrete tile roof.

Concrete tiles are molded from standard sand-mix concrete colored to whatever hues are desired. A variety of profiles are available, some that resemble rolled clay tiles and others that are low-profile resembling wood shakes. Concrete tile is sometimes finished with a decorative coating.

It is a very heavy and durable roofing material, making it a good choice in high-wind regions. Life expectancy is 50 years or longer.

Roof Drainage Systems: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Flashings & Penetrations: Wall Intersections

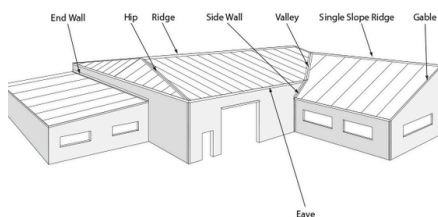
Step Flashing at Roof-Wall Intersections

Step flashing is often made of corrosion-resistant metal. It should extend at least 4 inches up the wall from the roof deck and at least four inches out along the roof deck. The flashing is integrated with the roof and wall drainage planes in shingle fashion, so that the top layer of the WRB or flashing laps over the bottom layer.

Step flashing should be installed any time the roof intersects with a wall, such as a dormer. This flashing protects walls from water intrusion.

If present, I looked for flashing where the roof covering meets a wall or siding material to ensure counter flashings were installed in these locations.

This is not an exhaustive inspection of all flashing areas.



Roof Flashings

Flashings & Penetrations: Eaves and Gables

Eave Flashing / Drip Edge Flashing

Eave and Drip Flashings are used on the overhang, at the side or ends, and at the edge of the roof to protect the facade from a wide range of weather conditions. They provide support for the shingles, and create a roof drip edge that helps channel water into a gutter or away from the facade.

Gable/Rake Flashing

Gable and Rake Flashings are used on two-slope roofs with a center peak to protect the roof wood and help provide a barrier that prevents water from penetrating the roof.

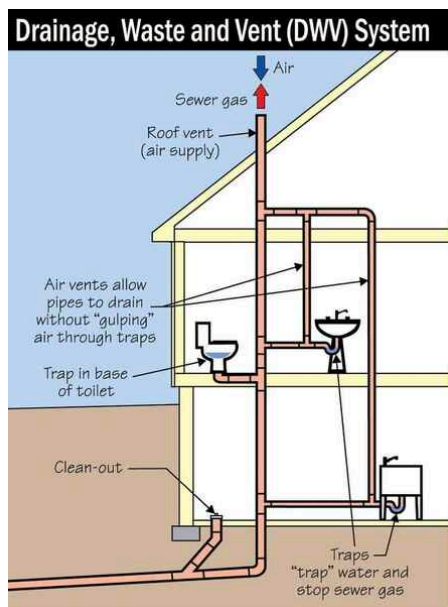
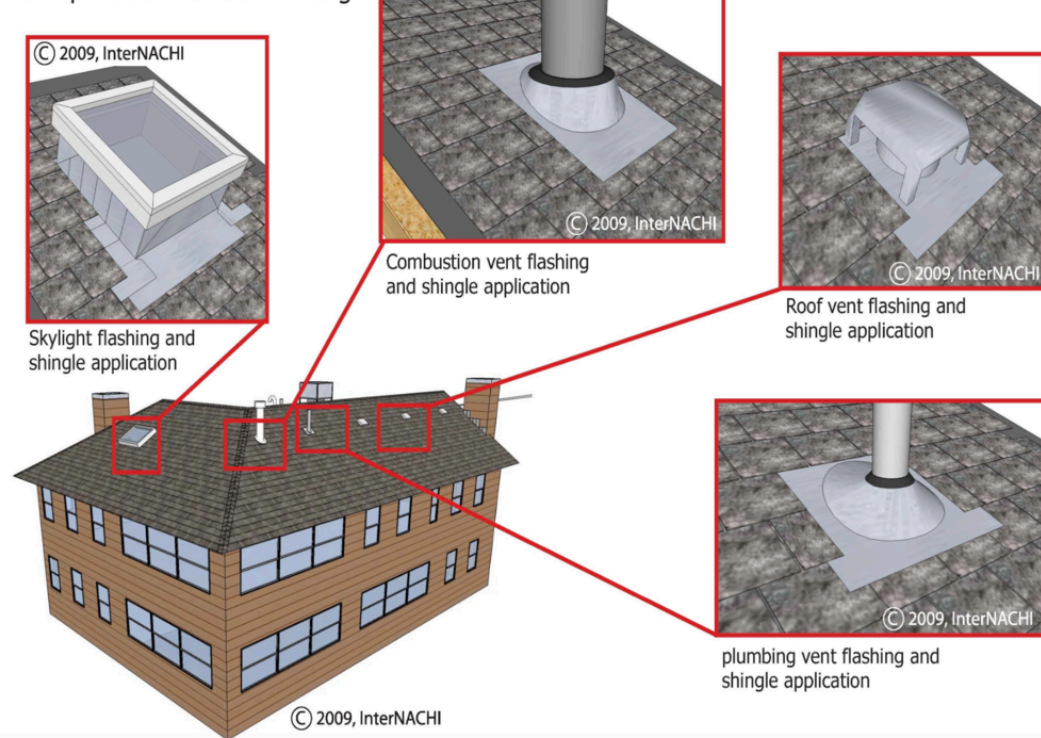
Plumbing Vent Pipes: Homeowner's Responsibility

The vent stack is a vertical drain line that goes through your home's roof to reach the outside. No running water goes through the plumbing vent. It connects with your main roof vent, allowing gases to vent and maintain the proper pressure within your home's plumbing system.

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Drain, Waste and Vent System

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Chimney: Type of Chimney

Stucco, Spark Arrestor, Crown Cap, Rain Cap

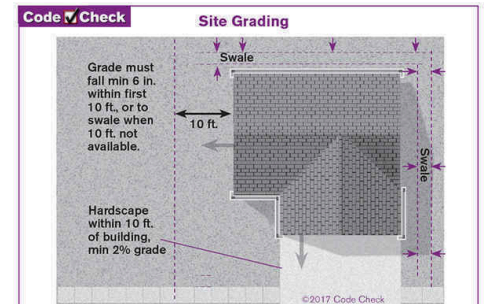
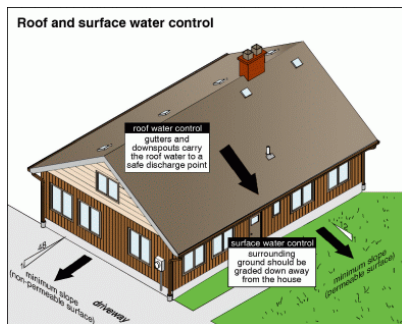
A chimney is a vertical shaft through which smoke and gases from fuel-burning heating systems, stoves, appliances, and fireplaces exhaust. The chimney may be built of masonry or metal pipe materials. The flue liner, chimney inner wall, or vent inner wall must be continuous and free of cracks, gaps, perforations, and other damage and deterioration that could allow the escape of combustion products, including gases, moisture and creosote.

Limitations

Roof Drainage Systems

NO GUTTERS

There is no provision for roof top drainage. Lack of gutters may be an annoyance at some locations. Gutters are not required and are not a common feature here in the desert. We recommend observing drain patterns during the next rain storm to ensure rain water run off is being diverted away from the structure. If improvement of the drainage system is needed the installation of gutters and downspouts would be the primary feature. If further action is required to improve the drainage system the installation of drains to divert run off to street would be necessary. Commenting on soil conditions is beyond the scope of this inspection.



negative grading

Flashings & Penetrations

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Chimney

CHIMNEY INSPECTION IS VISUAL OBSERVATION ONLY

Chimney inspection is limited to visual observation only, which means the inspector can only assess visible components and surfaces. The inspection should NOT be considered all-inclusive or technically exhaustive. This limitation restricts the ability to fully evaluate internal structural conditions, potential hidden defects, or areas not directly observable. Visual-only inspections provide a general overview but cannot definitively confirm the complete condition or potential underlying issues within the chimney structure.

ALL FIREPLACES, FUEL-BURNING STOVES AND CHIMNEYS SHOULD BE INSPECTED BY A CERTIFIED CHIMNEY SWEEP PRIOR TO THE CLIENT'S FIRST USE, AND NOT LESS THAN ONCE ANNUALLY.

Deficiencies

4.1.1 Roof Coverings

TILES CRACKED/BROKEN/LOOSE

MULTIPLE LOCATIONS ON ROOF

Roof tiles were observed with cracks, breakage, and loosening during the inspection. This type of damage can compromise the roof's protective barrier, potentially allowing water infiltration and leading to structural damage.

There may still be additional loose, cracked/damaged tiles that were not identified in the photos.

Professional assessment is recommended to identify and locate all broken, cracked, or loose tiles for correction and repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.



Defect/Recommend Repair



4.1.2 Roof Coverings

DAMAGED/MISSING TILE MORTAR

MULTIPLE LOCATIONS ON ROOF

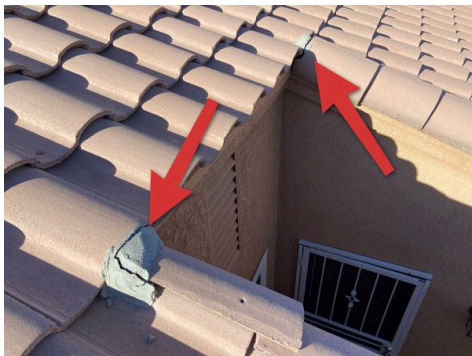
Cracked and missing mortar was observed between concrete roof tiles during inspection. This deterioration compromises the roof's water-resistant seal and can allow moisture penetration. Water infiltration risks include potential structural damage, interior water leaks, and accelerated tile degradation. Recommend professional roofing contractor evaluation and comprehensive mortar repair or replacement to prevent further damage.

Recommendation

Contact a qualified roofing professional.



Defect/Recommend Repair



4.1.3 Roof Coverings

DEBRIS

ROOF

There is debris on the roof, around flashings and in the valley flashings. Debris prevents the roof system from diverting water run off from their intended designs, which can lead to water being backed up and eventually causing leaks and underlying damage. Debris can trap in moisture that leads to mildew or mold. Debris can also attract rodents and birds. Recommend to remove debris from roof then continue with debris maintenance annually.

Recommendation

Contact a qualified roofing professional.



Maintenance Item or Observation



4.3.1 Flashings & Penetrations

DETERIORATED SEALS AT ROOF PENETRATIONS

ROOF- MULTIPLE LOCATIONS

Deteriorated seals were observed around roof penetrations during inspection. Compromised seals allow water infiltration around pipes, vents, and other roof penetrations, potentially leading to leaks, water damage, and structural deterioration. A roofing professional should inspect and reseal all penetrations to restore weathertightness.

Recommendation

Contact a qualified roofing professional.



Defect/Recommend Repair



4.5.1 Chimney

MISSING CRICKET FLASHING

ROOF CHIMNEY

No chimney cricket flashing observed.

A chimney cricket is a flashing that's placed on the back of a chimney to divert water away from it. Chimney crickets are required when a chimney's width is more than 30 inches parallel to the ridgeline, as long as the chimney doesn't intersect the ridgeline.

By directing water away, crickets prevent water damage to the roof, the chimney, and the underlying structure, which can lead to leaks and mold.

Recommend to have cricket flashing installed.

Recommendation

Contact a qualified roofing professional.



Defect/Recommend Repair



5: GARAGE

Information

Type

2 car garage, Finished-drywall

Fire & Safety: Garage Entry Door

Fire Rated, Self Closing & Latching

Fire & Safety: Dwelling/Garage Fire Separation

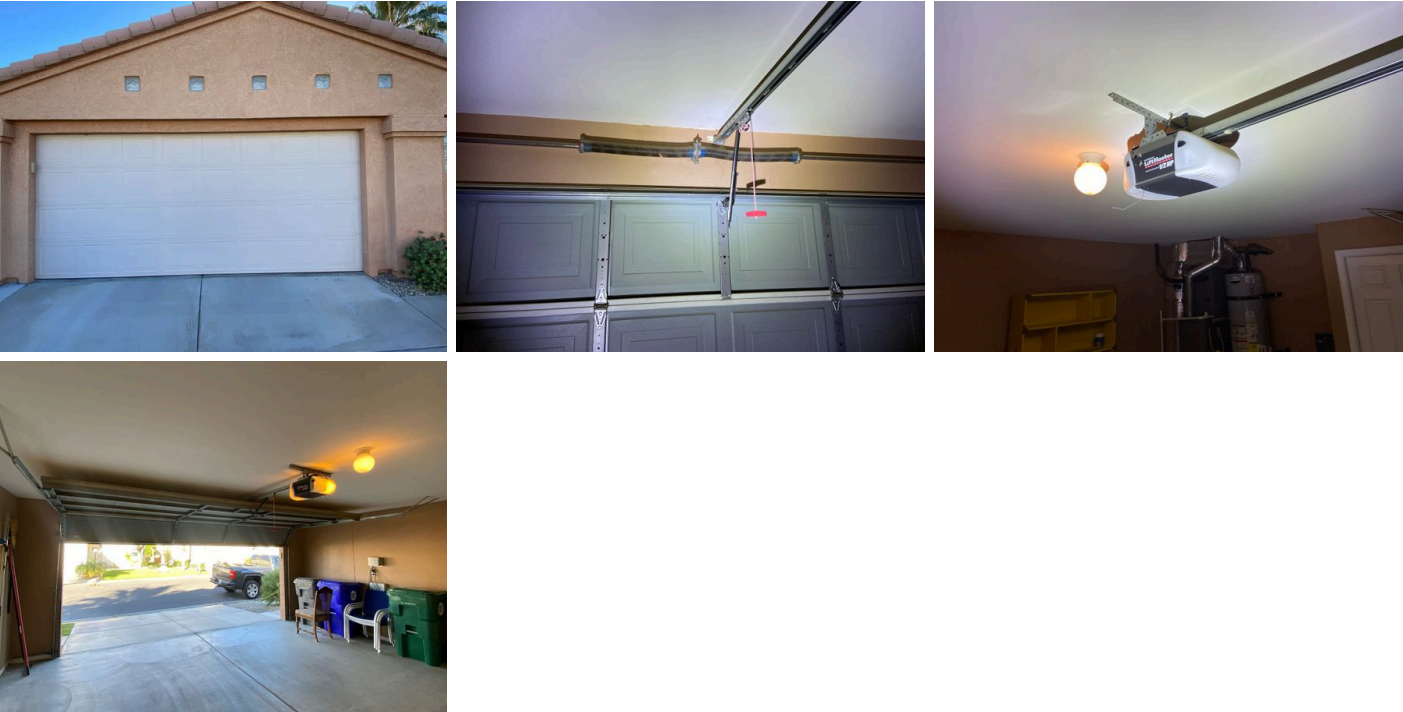
Sealed Off From Main Living Areas

Garage Vehicle Door: Type

Roll-Up, Automatic, Track

Garage Vehicle Door: Material

Non-insulated, Metal Frame



Garage Door Opener: Inspected

Automatic garage door openers are operated and evaluated. Sensors are tested

Floors, Ceilings and Walls: Inspected



Deficiencies

5.4.1 Floors, Ceilings and Walls

MUD TUBES OBSERVED

GARAGE

Mud tubes were observed on the garage floor, ceiling, or walls during inspection. These tubes are typically constructed by termites and indicate potential termite activity in the structure. A termite inspector should evaluate the extent of infestation and recommend appropriate treatment to prevent further damage to the property.

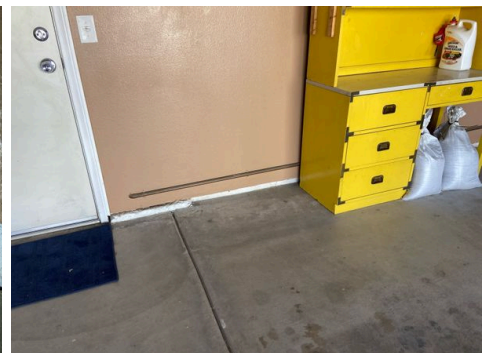
WE DO NOT COMMENT ON IF THERE IS A PRESENT OR PAST PRESENCE OF TERMITES.

Recommendation

Contact a qualified termite inspector



Defect/Recommend Repair



6: EXTERIOR

Information

Exterior Doors: Exterior Entry Door Types Sliding Glass, Hinged	Windows: Window Type or Types Picture, Slider, Dual Pane, Newer Windows, Window Screens, Vinyl Frames Types of windows	Walkways, Patios & Driveways: Driveway Material Concrete
Walkways, Patios & Driveways: Patios/Courtyard Concrete	Walkways, Patios & Driveways: Walkways Concrete	Eaves, Soffits & Fascia: Materials Stucco
Vegetation, Grading & Drainage : Grading & Drainage Flat Lot, Elevated From Street	Vegetation, Grading & Drainage : Landscaping On Timer, High Pressure Irrigation	Fencing/Retaining Walls: Fencing Material Block wall
Fencing/Retaining Walls: Gates Wrought Iron		

Siding, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Siding, Flashing & Trim: Siding Material

Stucco

Exterior walls are generally comprised of a number of materials combined into a wall assembly. When properly designed and constructed, the assembly is the first line of defense between water and the interior of your building. It is essential that they be maintained properly, including regular refinishing and/or resealing with the appropriate materials.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

We inspected the eaves, soffits and fascia. We were not able to inspect every detail of the eaves, soffit or fascia, since a home inspection is limited in its scope.

The eaves refer to the edge of a roof that overhangs the exterior wall.

Vegetation, Grading & Drainage : Adequate Slope & Clearance for Stucco

Clearance From Stucco

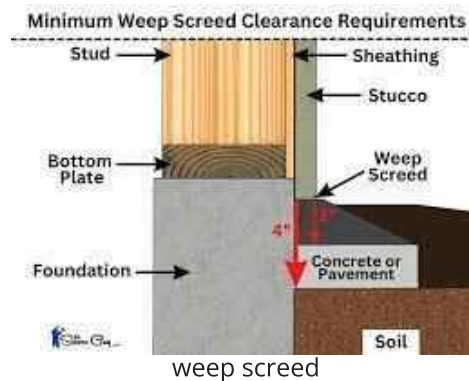
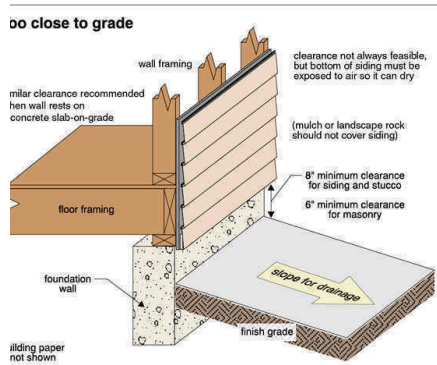
The best practice is to have a minimum clearance of 6" between stucco siding and grade. Siding in contact with the ground or soil is a concern as it provides direct access for moisture to wick up into the siding components and cause deterioration.

If your home is on concrete, there should be at least 2 inches of space between the bottom of the stucco and the foundation. However, if your home's foundation is going to meet raw earth, a minimum of 4 inches of space is needed.

If these minimums are not met, serious issues are going to arise.

Slope From Structure

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall.



slope

Miscellaneous Exterior Photos: Miscellaneous Exterior Photos



7: ELECTRICAL

Information

Electrical General Information: Service Entrance Cable and Location Underground- cable not determined	Electrical General Information: Service Size 100 Amps (240 volts)	Electrical General Information: System Grounding Material & Type Copper: water pipe/ground rod
Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Rating 100 AMP	Main Disconnect, Distribution Panel and Subpanel Information: Distribution Panel Type & Location Same Panel as Service Shut Off	Main Disconnect, Distribution Panel and Subpanel Information: Distribution Wire (Conductor) Material and Type Copper: non-metallic sheathed
Main Disconnect, Distribution Panel and Subpanel Information: Panel Manufacturer Challenger		
Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Type and Location Breakers- exterior wall, At Meter		



Lighting Fixtures, Switches & Receptacles: Type and Number of Outlets (Receptacles) Grounded- typical A representative number of the receptacles were evaluated to see if they were in serviceable condition and operating properly.	Lighting Fixtures, Switches & Receptacles: Lights: Overall A representative number of lighting fixtures are operated and evaluated for proper function, installation and safety.
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Lighting Fixtures, Switches & Receptacles: Switches: Overall

We checked a representative number of switches to ensure proper function.

GFCI & AFCI: GFCI's present

GFCI's in Required Locations

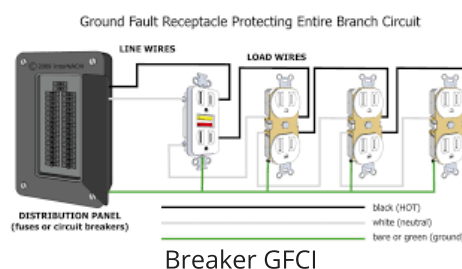
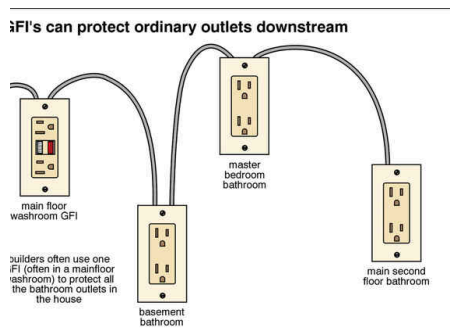
GFCIs should be tested monthly to ensure they are in working condition. Whether you have a receptacle or circuit breaker GFCI, pushing the TEST button should turn off the power to the circuit.

All GFCI outlets have one little-known flaw: their circuitry eventually wears out, usually after about 10 years, at which point they no longer function properly.



GFCI tester

The reset button alone won't tell you if a pre-2006 GFCI outlet is still working properly—you'll need to check it with a special tester.



Smoke Detector Information: Smoke Detectors

Present in Required Locations

1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

Carbon Monoxide Detectors Information: Carbon Monoxide Detectors

Present-In Required Locations

Carbon Monoxide Alarms shall be installed in the following locations:

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

CLIENT ADVISORY: I recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturers installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades person.

Limitations

Electrical General Information

NOT INCLUDED AS PART OF THE BUILDING INSPECTION

Remote control devices. Low voltage wiring systems and components. Solar, wind, and other renewable energy systems. Amperage, voltage, and impedance measurements. Generators.

Electrical General Information

PANEL COVERS ARE NOT REMOVED

Disconnect covers are not removed by the home inspector. Also, the accuracy of the circuit index (labels) was not verified.

Main Disconnect, Distribution Panel and Subpanel Information

DATA TAG NOT PRESENT OR NOT LEGIBLE.

Without the data tag present we are unable to identify which kind of breakers should be used as replacements in the panel, the type of panel, the service max for the panel and other important data as it relates to the inspection. We recommend trying to find the name and type of your panel and if possible print out the manufactures data and place in panel. This will help when service and/or repairs are made.

Main Disconnect, Distribution Panel and Subpanel Information

DISCONNECT COVERS ARE NOT REMOVED BY THE INSPECTOR.

I did not remove the panel cover(s) to electrical panels. This is a safety hazard and should only be performed by licensed electrician.

Main Disconnect, Distribution Panel and Subpanel Information

THE ACCURACY OF THE CIRCUIT LABELS WAS NOT VERIFIED.

GFCI & AFCI

GFCI PROTECTION IN OLDER HOMES

In an older home, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too. So when your home inspector suggests upgrading certain receptacles to GFCI receptacles, please know that he has your safety in mind. The seller may not have to upgrade the receptacles, but you should do it for your family's safety.

Smoke Detector Information

NOT TESTED

The smoke detectors are not tested. A lot can happen from the inspection until taking occupancy of the home. We recommend installing new smoke and carbon detectors to ensure the best safety from fire and carbon monoxide poisoning.

Carbon Monoxide Detectors Information

NOT TESTED

Carbon Monoxide Detectors are not tested during the home inspection. We recommend to replace and install new CO2 detectors at the close of escrow just before taking occupancy.

Deficiencies

7.1.1 Electrical General Information



Maintenance Item or Observation

MINIMAL 100 AMP SERVICE

A minimal 100 amp electrical service represents a limited electrical infrastructure for modern residential needs. This lower amperage service indicates the home's electrical system may struggle to support contemporary power consumption requirements. Modern homes typically require 150-200 amp services to adequately power multiple appliances, electronics, and high-draw electrical equipment simultaneously. Potential limitations include increased risk of circuit overloads, reduced ability to add new electrical circuits, and potential challenges with major appliance performance. Homeowners should consider a service upgrade to enhance electrical system reliability and accommodate current technological and lifestyle power demands.

Recommendation

Contact a qualified electrical contractor.

7.2.1 Main Disconnect, Distribution Panel and Subpanel Information



Safety Hazard or Major Defect

HAZARDOUS PANEL- CHALLENGER

MAIN ELECTRICAL PANEL

Challenger panel present.

If your electrical panel is a Challenger brand and was manufactured prior to 1990, it is highly recommended to replace it. Challenger electrical panels manufactured before 1990 have a known history of safety issues and may pose a risk of electrical hazards. Replacing your Challenger electrical panel with a newer, safer model can ensure the safety and reliability of your home's electrical system.

Challenger electrical panels are no longer available because they do not meet today's UL safety standards. If you still have a Challenger box in your home, you should consider getting the panel replaced. The cost and process to replace these are relatively similar to just replacing any older electrical panel in most cases.

You may need additional upgrades if degraded, ungrounded, or aluminum wiring is present.

Besides the fact that Challenger electrical panels are outdated, they have many problems with how it functions. These problems include fires, melting, and overheating circuit breakers. These hazards could physically harm people who have Challenger electrical panels installed.

Challenger electrical panels have not caught on fire before, but it is possible in certain situations. Whenever the panel melts, it creates an even deeper hole and is more prone to catching fire. The Challenger can also cause shocks if you go near it and touch the panel.

The circuit breakers were a huge issue because they were overheating at normal usage.

Since all these problems would arise, insurance companies are not likely to cover Challenger electrical panels if the panel was the item that caused some damage. That is unsafe and not recommended.

We recommend further evaluation by electrical contractor for replacement.

Sources for information

[Home Inspection Insider](#)

[Challenger Panels](#)

Recommendation

Contact a qualified electrical contractor.



8: ATTIC, INSULATION & VENTILATION

Information

Insulation General Information: Approximate Average Depth of Insulation or R-Value 8- 12 Inches	Insulation General Information: Attic/Roof Air/Radiant Barrier None Found	Insulation General Information: Sheathing Type Plywood
Insulation General Information: Garage Attic Not Visible	Ventilation: Attic/Roof Ventilation Type Gable Vents	

Insulation General Information: Attic Insulation Type
Batt, Fiberglass





Limitations

Insulation General Information

INSULATION IS NOT DISTURBED

We do not move insulation during the course of our inspection.

Insulation General Information

LIMITED ATTIC ACCESS

Attic access was restricted during the home inspection, which limits the comprehensive evaluation of insulation, ventilation, and potential structural conditions. Limited access prevents a thorough assessment of the attic space, potentially obscuring hidden issues such as moisture problems, insulation deficiencies, roof deck conditions, or potential pest activity. While some observations might have been possible from the access point, a complete inspection was not feasible due to the access limitations.

9: COOLING

Information

Cooling Equipment: Thermostat location Hallway	Cooling Equipment: Brand Lennox	Cooling Equipment: Size 3.5 ton
Cooling Equipment: Location Ground, Left Side Yard	Cooling Equipment: Refrigerant Type R-410a	
Cooling Equipment: Air-Conditioning Type Split System, Condenser		



Cooling Equipment: Manufacture Year
2018 Year Built

A well-made, well-maintained central air-conditioning system under average demand typically lasts 12 to 17 years. Please click the link below to learn ways to protect your HVAC system.

[How to Increase the Lifespan of your HVAC System](#)

The age of your equipment was determined by information provided at the link below.

[Age of A/C](#)

Limitations

Cooling Equipment

HVAC SIZE AND PERFORMANCE

The amount of AC tonnage needed for a home depends on many factors, including the home's size, climate, insulation, and more. A general rule of thumb is that one ton of AC capacity can cool about 450-500 square feet. We do recommend disclosures from the sellers as to the performance of the system during the hot summertime months- that the system is able to adequately cool each room and bring down the interior temperature and maintain comfortable temperatures.

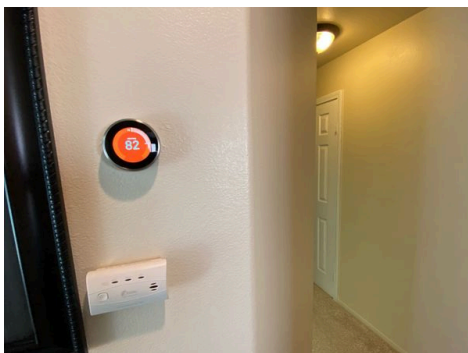
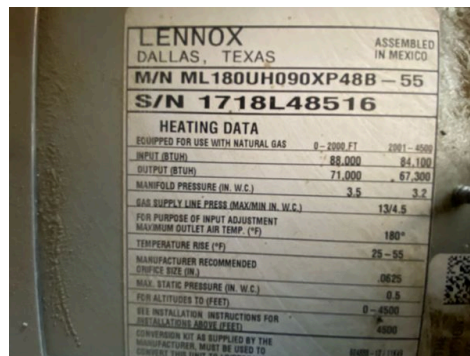
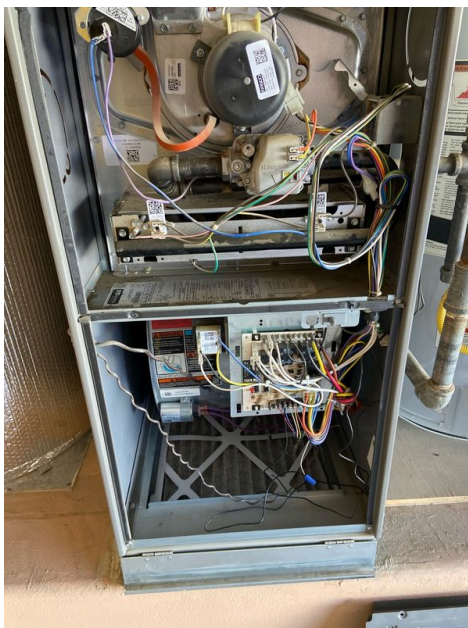
10: HEATING

Information

Heating System: Location of Thermostat Same as air-conditioning system, Hallway	Heating System: Manufacturer Lennox	Heating System: Approximate Capacity 88000 BTU/hr
Heating System: Efficiency Conventional, 80 AFUE	Heating System: Filter Type & Location Disposable, At furnace	Heating System: Condensate System Discharges to exterior, Automatic shut-off device in place
Heating System: Combustion Air Source Exterior	Heating System: Exhaust Venting Method Direct Vent	Heating System: Heater Operated The heater was operated and demonstrated good system performance.
Distribution Systems: Ducts and Registers Insulated, In attic, Flex duct work, Same as air-conditioning	Fireplace: Fireplace General Information Gas fireplace, Damper, Metal liner, Damper Open, Damper closed	

Heating System: System Type

Furnace, In Garage



Heating System: Fuel Energy Source

Gas

There should be at least 3 feet of clearance to any heat-generating appliance.

Heating System: Heating Age or Manufacture Year

2018 Year Built

An average furnace is designed to operate for 15 to 30 years in a home. The easiest way to increase the life cycle of your furnace is to hire a certified technician to perform maintenance and repairs once a year. However, it is recommended to begin budgeting for a furnace replacement 15 years after the initial installation. The lifespan of an old furnace is also dependent on the type of fuel it utilizes to heat your home.

[Life Expectancy Chart](#)

The age of your equipment was determined by information provided at the link below.

[Age of Furnace](#)

Fireplace: Type of Fireplace

Factory-Built

Chimneys for factory-built fireplaces require specific clearances and support components. The openings through the ceiling and roof should be carefully sized and constructed to provide the proper clearances. The openings through which the chimney passes should be blocked with fire-stop spacers and support boxes.



Fireplace: Fireplace Client Responsibility

All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use, and not less than annually.

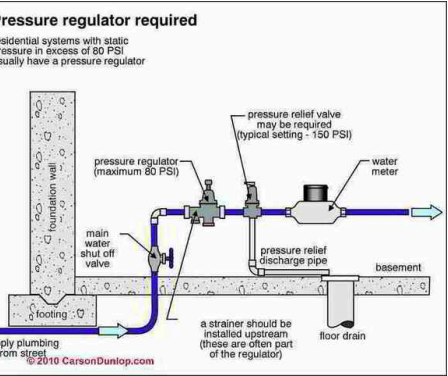
If the inspection reveals that an existing chimney is not safe for the intended application, it must be repaired, rebuilt, lined, relined, or replaced with a vent or chimney to conform to building standards.

11: PLUMBING SYSTEM

Information

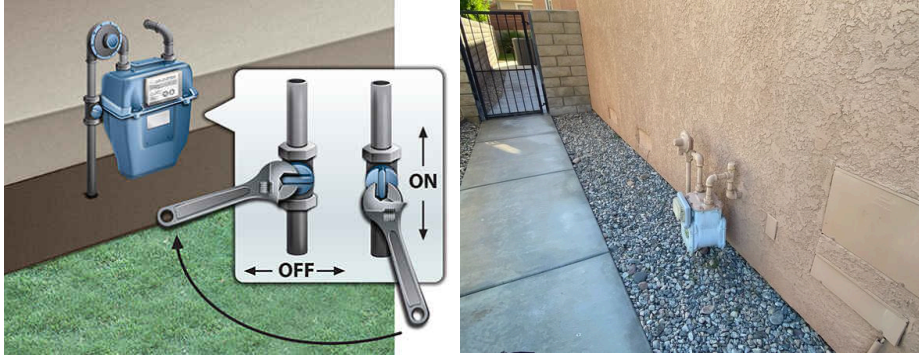
Plumbing General Information: Water Supply Source Public	Plumbing General Information: Water Pressure 110 psi	Plumbing General Information: Main Fuel Supply Natural Gas
Plumbing General Information: Interior Water Distribution Material Copper	Plumbing General Information: Waste and Vent Piping in Building ABS/PVC plastic	Plumbing General Information: Waste Disposal System Unknown
Water Heater: Location Garage	Water Heater: Manufacturer AO Smith	Water Heater: Capacity 40 gallons
Water Heater: Water Heater Was Operating The water heater was operating at time of inspection.	Water Heater: Exhaust Type Natural Draft	Drain, Waste, & Vent Systems: Drain Line Materials ABS

Plumbing General Information: Main Water Shut Off
Exterior Wall, Water Pressure Regulator



Plumbing General Information: Main Fuel Shut Off Location

Meter- exterior wall



Water Heater: Water Heater Type and Fuel

Storage Tank, Natural Gas

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Water Heater: Manufacture Year or Approx. Age

2016 Mfr. Year

Tankless water heaters typically have a lifespan of 20 years or more. Traditional water heaters with standing water tanks can last around 10 to 15 years before you notice signs of age.

For more information on the lifespan of your water heater click link below.

[Factors Affecting Your Water Heater's Lifespan](#)

The age of your equipment was determined by information provided at the link below.

[Age of A/C](#)

Water Heater: Temperature Pressure Relief (TPR) Valve

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

Water Heater: Earthquake Strapping

California Plumbing Code Section 507.2 requires that all water heaters shall be supported and strapped to prevent movement during an earthquake. Two metal straps, not less than 22 gauge, nor less than 5/8-inch wide shall be used.

Water Heater: FVIR- Flammable Vapor Ignition Resistant

Residential water heaters manufactured after 2003 are "F.V.I.R." (Flammable Vapor Ignition Resistant) compliant. For the most part, this means that the combustion chamber is now sealed. In order to light the water heater, you must use the pilot mechanism and you can no longer use a match.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction.

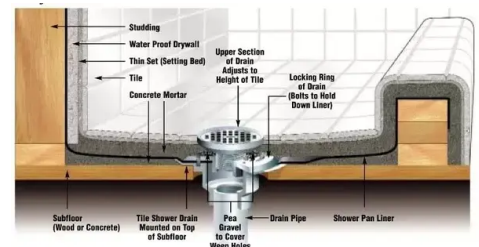
Limitations

Plumbing General Information

SHOWER PAN TESTING NOT PERFORMED

A shower pan test, also known as a flood test, checks for leaks in a shower pan. Here are the steps to perform a shower pan test:

1. Plug the shower's drain below the weep holes
2. Fill the shower pan with water up to the threshold
3. Use a test ball to seal the drain
4. Let the water sit for 24-72 hours, or longer
5. Check the water level the following morning
6. If water starts to leak, the shower pan is faulty



shower pan test

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Drain, Waste, & Vent Systems

SEWER SCOPE INSPECTION NOT REQUESTED

A sewer scope was not requested. We recommend obtaining disclosures from the seller in regards to history of sewer line system performance- any history of repairs or blockages AND most important having a sewer scope inspection performed to evaluate the home main lateral sewer line.

Deficiencies

11.1.1 Plumbing General Information



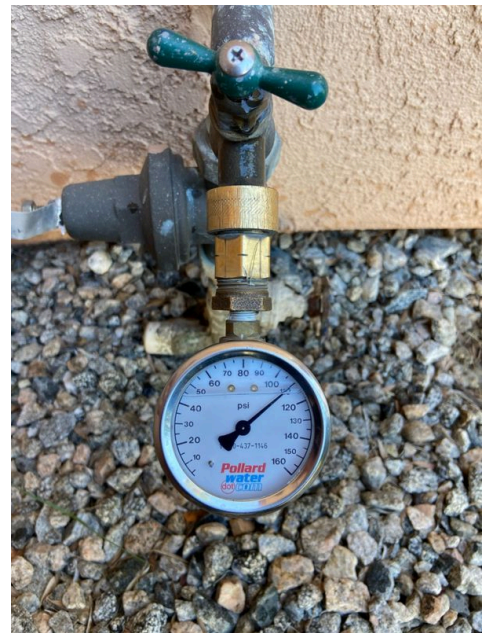
Defect/Recommend Repair

HIGH STATIC WATER PRESSURE- ADJUST WATER PRESSURE

The water pressure was 110psi. The water pressure should be between 40-80psi. Water pressure that's too high is difficult to contain, and could leak to plumbing leaks, worn seals, and damaged fixtures. It could even shorten the lifespan of your appliances that depend on a water connection like your washing machine, ice maker, dishwasher, and more. A water pressure regulator is a plumbing valve that reduces the water pressure coming from the main water line into the house. The home is equipped with water pressure regulator. If functioning correctly, you should be able to adjust water pressure regulator, to correct the high static water pressure, and bring water pressure to be between 40-80psi.

Recommendation

Contact a qualified professional.



12: INTERIOR SYSTEMS

Information

Floors: Floor Coverings Carpet, Tile	Walls: Wall Material Drywall/Plaster	Ceilings: Ceiling Material Drywall/Plaster
Kitchen: Cabinetry Inspected	Kitchen: Countertops Inspected	Kitchen: Kitchen Ventilation Microwave- discharges to exterior
Primary Bathroom: Countertops Inspected	Primary Bathroom: Cabinetry Inspected	Primary Bathroom: Ventilation Window Only
Guest Bathroom: Countertops Inspected	Guest Bathroom: Cabinetry Inspected	Guest Bathroom: Ventilation Exhaust Fan Only

Interior Rooms: Guest House
Smoke & Co2 detectors present.

Interior Doors: Doors: Overall
I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected
I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Walls: Aesthetic Issues
All the aesthetic issues are not reported. Items such as dirty carpet, painting, minor cracking and minor drywall repairs are not reported. These issues are considered to be aesthetic issues. Aesthetic issues are not reported as they are considered to be regular items that are addressed during the routine course of maintenance.

Kitchen: Kitchen Photos



Kitchen: Appliances

Garbage disposal, Dishwasher, Microwave, Door bell, Stove- Gas

The inspection for the dishwasher includes observing the installation and observing for any leaks. The operation of the dishwasher is limited to turning the dishwasher on the highest cycle, like "pots and pans", then letting it run for a few minutes after a few minutes the cancel function is operated to ensure there are no leaks during the drain process.

Due to time constraints, we do not stand and observe the dishwasher as it goes through a full cycle. We do not comment on how well the dishwasher cleans or dries.

We recommend to get disclosures from the sellers as to the cleaning and drying performance of the dishwasher.

We cannot verify operation of the ice-maker. We do report our visual observations, however we do recommend disclosures from the sellers if the ice maker is functioning properly.

Primary Bathroom: Photos



Primary Bathroom: Shower(s)

The shower(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: Water Basins

The wash basins are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: Bathtubs

The bathtub(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: Toilet

Inspected, Flushed Normally, Secured

The toilets are flushed and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: GFCI Protection

Present

We test the outlets to ensure GFCI protection is present. There does not have to be a GFCI receptacle for protection to be present. A GFCI outlet can be upstream that provides protection.

Guest Bathroom: Photos



Guest Bathroom: Shower(s)

The shower(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Water Basins

The wash basins are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Bathtubs

The bathtub(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Toilet

Inspected, Flushed Normally, Secured

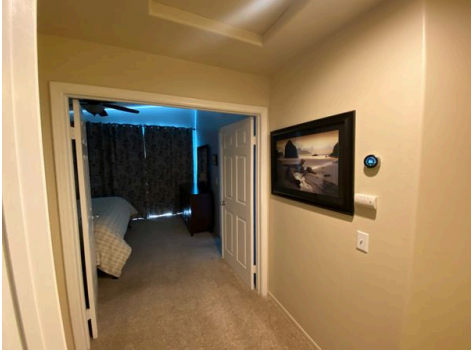
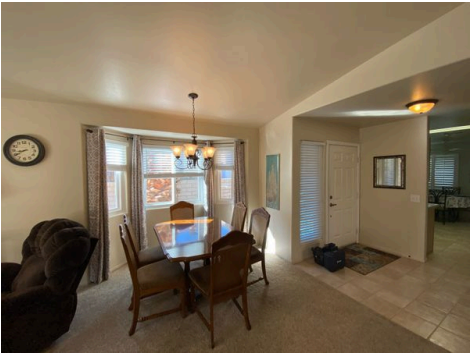
The toilets are flushed and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: GFCI Protection

Present

We test the outlets to ensure GFCI protection is present. There does not have to be a GFCI receptacle for protection to be present. A GFCI outlet can be upstream that provides protection.

Interior Rooms: Main Living Areas



Interior Rooms: Bedrooms



Limitations

Ceilings
DRYWALL CEILINGS MINOR CRACKING

Minor ceiling cracks can be a common occurrence in houses, and several factors can contribute to their formation. Here are some of the most common reasons:

1. Natural Settling and Shifting:

- Homes naturally settle into their foundations over time, particularly new homes within the first few years of construction.
- This settling can cause slight shifts in the structure, leading to minor cracks in the ceiling, walls, and floors.

2. Temperature and Humidity Changes:

- Changes in temperature and humidity can cause building materials, like drywall and wood, to expand and contract.
- This expansion and contraction can create stress within the material, leading to minor cracking, especially around the edges of the ceiling or where it meets the walls.

3. Poor Workmanship:

- Improper drywall installation, such as insufficient taping or joint compound, can lead to cracks in the ceiling.
- This is especially common in newer homes or after renovations where proper techniques might not have been used.

4. Water Damage:

- Leaks from the roof, plumbing, or issues with gutters can cause water to seep into the ceiling, weakening the materials and leading to cracks.
- Discoloration (yellow or brown stains) often accompanies ceiling cracks caused by water damage.

5. Heavy Load on the Ceiling:

- If there are heavy objects directly above the ceiling, such as a large piece of furniture or a heavy bathtub, the weight can put excessive strain on the ceiling and cause cracking.
- This is particularly important to consider in older homes where the structural support might not be adequate for modern loads.

6. Truss Uplift:

- In some cases, the roof trusses, which support the roof and ceiling, can expand and contract due to temperature and humidity changes, causing the ceiling to pull away from the walls and crack.
- This is more common in areas with significant temperature fluctuations.

When to Worry:

While minor, hairline cracks are often harmless and can be easily repaired, it's important to monitor any cracking for signs of more serious issues. You should be concerned if:

- Cracks are wide (wider than 1/8 inch) or appear to be widening over time.
- Cracks run across the ceiling and down a wall.
- The ceiling is sagging or bulging.
- You notice multiple cracks appearing rapidly.
- You notice other signs of potential structural damage, such as sticking doors or windows, sloping floors, or bowed walls.

If you are concerned about any ceiling cracks, it's always best to consult a professional building inspector or structural engineer to assess the situation and recommend the appropriate course of action

Kitchen

WATER CONDITIONING SYSTEMS OUTSIDE SCOPE OF INSPECTION

Water conditioning systems are outside the scope of inspection. There is no way for me to evaluate the performance and we do not perform water testing. We recommend to get disclosures from the seller as to age, any history of repairs, maintenance performed and if it is functioning properly. Before use, we recommend contacting the manufacturer for service and maintenance program.



Interior Rooms

PERSONAL ITEMS

Due to personal items my views of walls, flooring, ceilings and other areas are limited. Personal items also noted in closets and under sinks- limiting my view of plumbing and cabinets. We cannot touch/move seller's personal items.

I do try to move things as best I can to provide the best inspection possible.

Recommend to re-inspect these areas once all personal items have been removed.

Deficiencies

12.7.1 Primary Bathroom

MISSING EXHAUST FAN

PRIMARY BATHROOM

Bathroom exhaust fans are essential ventilation components designed to remove moisture, odors, and prevent potential mold growth in enclosed bathroom spaces. While not always mandatory, exhaust fans significantly improve indoor air quality and comfort by quickly eliminating steam and humidity after bathing or showering. The absence of an exhaust fan can lead to increased moisture accumulation, potential long-term humidity-related damage, and reduced overall bathroom environmental control. Proper ventilation helps prevent potential issues like paint deterioration, wallpaper peeling, and potential mold or mildew development.

Recommendation

Contact a qualified professional.



Defect/Recommend Repair

13: LAUNDRY

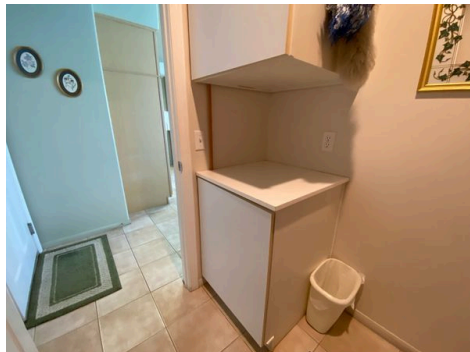
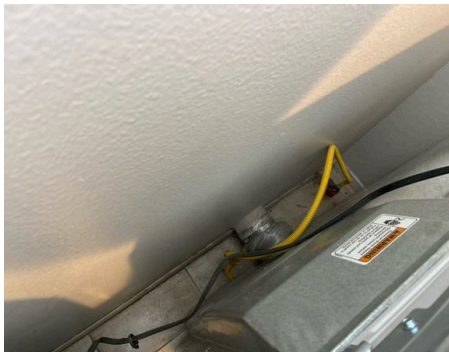
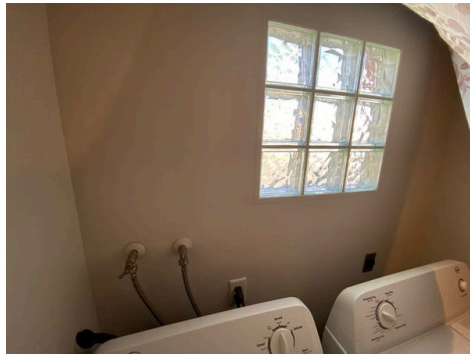
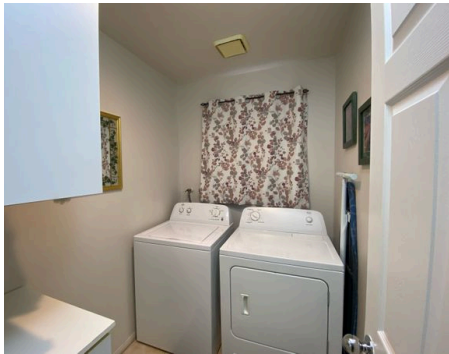
Information

Laundry Facilities: Laundry ventilation

Exhaust fan

Laundry Facilities: Laundry Facility Items

Washer, Hot & Cold water supply, Dryer vented to outside, Waste standpipe, Gas Dryer, 220 Outlet Present



Limitations

Laundry Facilities

HOT & COLD VALVES NOT OPERATED

The hot and cold water valves are not operated. We only report if there were visible leaks at the time of inspection.

Laundry Facilities

WASHER & DRYER ARE NOT OPERATED

The washer and dryer are outside the scope of the inspection and are not operated during the inspection. The washer and dryer are not permanently attached items.

If they are included in the sale please let us know, prior in writing, and we are happy to check these items for you.

Clothes Washer

DID NOT INSPECT

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STANDARDS OF PRACTICE

Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

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

III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or

overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to

water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Interior Systems

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Laundry

The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.