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5/12/2026 10:00AM



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Introduction

Thank you for trusting Skyline Home Inspections with the inspection of your new home. I understand that purchasing a home is a major undertaking and can be stressful. I strive to make this process as comfortable and informative as possible. Please feel free to contact me if you have any questions regarding this report or the home inspected.

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This report is prepared exclusively for the client named herein and the specific property inspected. It is intended for the client's use only. Distribution to, or reliance by, others is not intended or permitted without the inspector's written consent. Likewise, the inspector will not distribute this report without the client's written authorization.

Unauthorized recipients are not permitted to use or rely upon this report or any of its contents. If the client does not proceed with the purchase of the property, this report may not be used by the seller for future marketing, disclosure, or sale purposes.

Scope of Inspection:

The primary purpose of this inspection is to identify material defects and safety concerns that may affect the home and its occupants. This is not a pass/fail inspection, but rather an evaluation of the home's condition at the time of inspection to help inform your purchasing decision.

Today's inspection is a non-invasive, visual inspection of the readily accessible areas of the home, performed in accordance with the Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI). Systems and components are operated using normal user controls and typical methods. The goal is to accurately reflect the condition of the home at the time of inspection. In some instances, observations may exceed the minimum requirements of the SOP. Any such information is provided for informational and advisory purposes only and does not certify that a system or component is free from defects. There is no expectation that the SOP will be exceeded in any area of the inspection.

How to Read This Report:

This report is available in an online format that may provide enhanced photo viewing and additional details, as well as a printable PDF version. Directional references are described using compass directions (north, south, etc.) or left/right as if standing in front of the home facing it.

Defect Categories: This report identifies three general categories:

• **Safety / Major Defects:** Conditions considered material defects that may have a significant adverse impact on the property or pose an unreasonable risk to occupants.

• Recommendations / Deficiencies: Conditions that are less severe but may require future attention or evaluation. This may include systems or components that were acceptable at the time of installation but do not meet current standards.

• Maintenance Items / Information: Items that are not defective but may require routine maintenance or are noted for informational purposes, such as service locations.

What This Report Is Not:

This inspection is not a code compliance evaluation. Building codes change over time, and it is not practical to evaluate a home based on codes in effect at the time of construction. Cosmetic items, surface damage, and personal design preferences are not included. As a visual, non-destructive inspection, areas that are concealed or inaccessible—such as behind walls, under concrete, or in restricted attic or crawl space areas—cannot be inspected. Areas obscured by personal belongings, debris, or vegetation may also limit observations. The report reflects observed conditions at the time of inspection.

When defects are noted, evaluation or repair by a qualified contractor or licensed professional is typically considered. Significant concerns must be addressed prior to final commitment. A final walk-through before closing is recommended to verify the condition of the property.

Defects Summary

EXTERIOR

- 3.3.1 - Balcony Lamp (Location: 2nd Floor Balcony)

PLUMBING

- 5.2.4 - Past Design Life (Location: Grounds North Front Patio)
- 5.3.1 - Shutoff Corroded
- 5.4.1 - Missing Sediment Trap

FIREPLACES AND CHIMNEYS

- 8.1.4 - Creosote Buildup (Location: 1st Floor Living Room)

INTERIOR

- 9.2.1 - Missing CO detectors (Location: 1st Floor 2nd Floor)

BEDROOMS

- 10.1.1 - Exposed Romex (Location: 1st Floor Office)
- 10.1.2 - Extension Cord (Location: 2nd Floor Primary Bedroom)
- 10.1.3 - Lights Flickered (Location: 1st Floor Office)
- 10.2.1 - Missing Smoke Detectors (Location: 1st Floor Office)

BATHROOMS

- 11.1.1 - Stopper Not Operating (Location: 1st Floor Bathroom)

KITCHEN

- 12.1.1 - Loose Fixture/Faucet (Location: 1st Floor Kitchen)
- 12.2.1 - Evidence of Previous Leak (Location: Kitchen)
- 12.3.1 - Not GFCI-Protected – Others Protected (Location: Kitchen)

HEATING

- 13.2.1 - Missing Sediment Trap

AIR CONDITIONING

- 14.1.7 - Low Temperature Split AC
- 14.3.1 - Non-Metallic Cable Outdoors (Location: Grounds North)

ATTIC, INSULATION & VENTILATION

- 15.2.1 - Stained – No Rain / Repaired (Location: Attic)

1.0 INSPECTION DETAILS

SUBSECTION	# DEFECTS
1.1 General Information	—
1.2 Limitations	—

1.1 General Information

Information

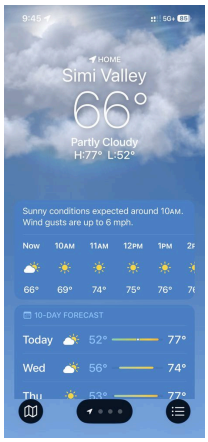
1.1.1 Type of Inspection: Pre-Listing

1.1.2 In Attendance: Client(s)

1.1.3 Occupancy: Occupied

1.1.4 Type of Building: Condominium/Townhouse

1.1.5 Weather Conditions: Clear



1.1.6 Precipitation in Last 48 Hours?: No

1.1.7 Photos of Deficiencies

Defects or deficiencies in this report are usually but not always accompanied by photos.

Inspector does not photograph every instance of a defect, the photos are to help illustrate what the described defect is.

For example, the inspector may write "missing shingles observed on roof" and include only one photo of a missing shingle on the roof.

In this example, there may be dozens of shingles with a same or similar defect.

1.1.8 Fireplaces, Stoves and Other Fuel Burning Heating Systems

Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the type and condition of any flues/flue vents/chimney pipes, and whether any wood stoves or fireplaces are adequate and safe to use. I recommend cleaning and a level two inspection of any and all flues and fireplaces. Clean chimneys reduce the potential for fire. More information can be found at http://www.CSIA.com (http://www.csia.com/)
Inspections do not include ensuring that stoves, fireplaces, vents, chimneys, chimney pipes or flues are specific types or for any code compliance, nor are chimney pipes or flues evaluated for the type or class.While fireplaces, wood stoves, and any fuel-burning heating systems are visually inspected for overall condition or visual material defects, many important aspects are not

visible and it is always recommended that these systems be fully evaluated by a fireplace or heating system contractor or specialist prior to any use to be certified as safe to operate.

1.1.9 Typo Disclaimer

The inspection report was created with a mobile app on-site at the time of inspection.

Due to smaller screen sizes, large fingers and the propensity for auto-correct to make unnoticed changes, typos or other verbiage errors may exist in this report.

If these are noticed or create any confusion, please contact me immediately for further correction or clarification.

1.2 Limitations

Limitations

1.2.1 Personal Belongings Present

There were personal belongings present in the home at the time of inspection.

These personal belongings were not moved or altered.

These belongings blocked accessibility throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, under sink plumbing, etc.

Home inspections are non-invasive, non-destructive, visual inspections of readily accessible areas of the home.

This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility.

It is recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.

If any concerns are noticed during your final walk through, feel free to contact me.

2.0 GROUNDS

SUBSECTION	# DEFECTS
2.1 Grounds General Information	—
2.2 Utiluty Shutoff Location	—
2.3 Water Pressure	—

2.1 Grounds General Information

Information

2.1.1 Method of Inspection

The grounds of this condominium were visually inspected to evaluate the condition and functionality of key components where applicable and accessible. This inspection focused on:

- **Electrical:** Visually inspected exterior fixtures and systems for visible damage or improper installation – Testing of systems or concealed wiring is beyond the scope of this inspection.
- **Plumbing:** Observed visible piping and exterior faucets for leaks, corrosion, or improper connections – This inspection does not include pressure testing or evaluation of concealed plumbing components.
- **Ground Fault Circuit Interrupters (GFCIs):** Checked for presence and visible condition where applicable – Proper functioning of GFCIs enhances safety by reducing the risk of electrical hazards.
- **Main Water Valve:** The location and visible condition of the main water valve were noted – Clients are encouraged to verify operability and accessibility of the valve for emergency use.
- **Pressure Regulator:** If present, assessed the visible condition for signs of wear or leaks – The performance or calibration of the regulator was not tested as this lies outside the scope of the inspection.
- **Water Pressure:** Observed general water pressure through visual operation of accessible faucets – Exact pressure measurements were not performed.
- **Balconies:** Evaluated for visible signs of wear, structural concerns, and safety issues – Hidden or concealed damage was not assessed, and any concerns regarding the balcony should be further evaluated by a structural engineer or qualied contractor.

Limitations: The inspection was non-invasive and restricted to visible and accessible areas. Obstructions such as personal belongings, HOA-maintained elements, or landscaping may have restricted access to certain components.

Exterior components are generally the responsibility of the HOA, and this inspection does not cover HOA-maintained areas or systems unless explicitly noted in the report. Observations provided in this report regarding exterior elements are included as a courtesy and do not constitute a full inspection of the grounds.

These were Excluded, If Present:

- Sheds
- Detached patios
- BBQs
- Fire pits
- Exterior Fireplaces
- Ponds
- Fountains
- Play Equipment
- Guesthouses (unless it was paid for)
- Converted garages
- Barns
- Horse Stalls
- Pool Houses
- Saunas
- Shop Buildings
- Animal Watering Devices
- Sewage Ejectors
- Seawalls, Breakwalls or Docks
- Underground Utilities
- Wells or Springs

These items are outside the scope of this inspection and were not assessed. For concerns or further evaluation of these items, I recommend consulting a qualified professional.

2.1.2 **Pressure Regulator Present:** No

2.1.3 Presure Relief Valve Present: No

2.1.4 Whole House Filter: No

If a whole house water filter is present, it is not included in this inspection.

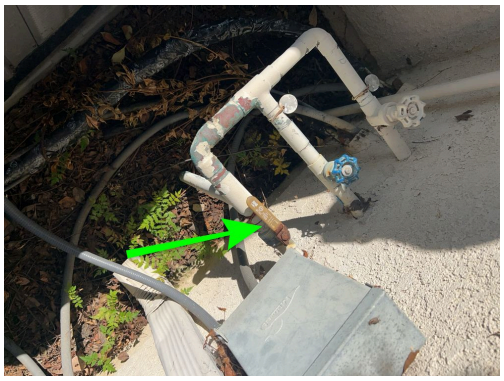
2.1.5 Plumbing Service Pipe Material: Copper

2.2 Utiluty Shutoff Location

Information

2.2.1 Water Service Shutoff





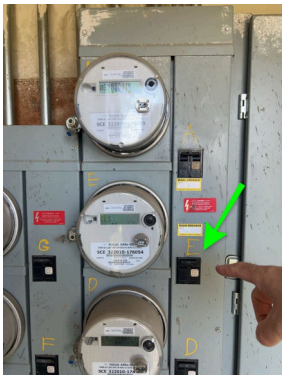
2.2.2 Main Gas Service Shutoff





2.2.3 Main Electrical Service Shutoff





2.3 Water Pressure

Information

2.3.1 HOA

Water pressure to the property appeared to be maintained by the Homeowner's Association (HOA) – this system was not inspected, and I disclaim the identification of any defects that may exist – I recommend consulting the HOA for any questions or concerns regarding water pressure regulation

3.0 EXTERIOR

SUBSECTION	# DEFECTS
3.1 Exterior General Information	—
3.2 Doorbells	—
3.3 Electrical	1

3.1 Exterior General Information

Information

3.1.1 Method of Inspection

The exterior of the home and its components were visually inspected to assess their condition and functionality. This inspection included, if applicable:

- **Address**, for visibility and proper display
- **Doors**, including exterior entry and access doors
- **Windows**, for visible defects, wear, and operation
- **Doorbells**, for functionality
- **Stucco**, including visible cracks, chips, or wear
- **Siding**, for damage, wear, or potential moisture intrusion points
- **Eaves and Fascia**, for visible damage or wear
- **Wood Trim**, for gaps, cracks, or deterioration
- **Weep Screeds**, for proper clearance and functionality
- **Paint**, for condition and coverage
- **Screen Doors**, for operation and visible wear
- **Closets**, for structural integrity and condition
- **Corbels**, for visible damage or deterioration
- **Soffits**, for condition and proper ventilation

The inspection was limited to accessible and visible areas. Obstructions such as vegetation, personal items, or other barriers were noted where they limited access to specific components. All findings are documented below. Routine maintenance of the exterior is recommended to ensure continued protection, functionality, and aesthetic appeal of the property.

3.1.2 Wall Caldding Material: Stucco

3.2 Doorbells

Information

3.2.1 Smart Doorbell

A smart doorbell was present at this property but was not tested for operation, as these devices are often removed by the seller – I recommend consulting the homeowner to confirm if the smart doorbell will remain with the property, and if so, verifying its proper operation

3.3 Electrical

Defects/ Deficiencies

3.3.1 Balcony Lamp

Maintenance Items

Service: Electrical Contractor

The balcony light did not operate when switched on. This could be due to a burnt out bulb or other electrical problem. I recommend the bulb be checked or the light be evaluated by a qualified professional.

Location: 2nd Floor Balcony



4.0 ELECTRIC

SUBSECTION	# DEFECTS
4.1 Electric General Information	—
4.2 Main Electrical Breaker	—

4.1 Electric General Information

Information

4.1.1 Method of Inspection

The electrical system and its components were visually inspected to evaluate their condition and functionality. This inspection included:

- **Main Panel**, for overall condition, proper labeling, and secure installation
- **Subpanels**, where present, for accessibility, visible wiring, and condition
- **Branch Wiring**, including visible branch circuits and connections, for signs of damage or improper installation
- **Circuit Breakers**, to check for proper labeling, secure placement, and visible signs of wear or damage
- **Amperage Capacity**, to assess the main panel's rated capacity for adequacy relative to the property's needs
- **Service Drop**, including the overhead or underground connection to the property, for visible damage or clearance issues
- **Fuses**, if present, to check condition and proper use in older systems

4.1.2 Service Rating Amperage: 60 AMP

4.1.3 Panel Manufacturer: Crouse-Hinds

4.1.4 Panel Type: Sub-Panel

4.1.5 Branch Wire Type: Copper

4.2 Main Electrical Breaker

Information

4.2.1 HOA

The main breaker was located in an area controlled by the Homeowner's Association – it was not inspected, as it falls under the responsibility of the HOA – I recommend consulting the HOA for any questions or concerns regarding the condition or maintenance of the main breaker

5.0 PLUMBING

SUBSECTION	# DEFECTS
5.1 Plumbing General Information	—
5.2 Water Heater	1
5.3 Water Heater Plumbing	1
5.4 Gas Pipes and Valves	1

5.1 Plumbing General Information

Information

5.1.1 Method of Inspection

The plumbing system and its components were visually inspected to evaluate their condition and functionality. This inspection included:
- **Main Water Supply Shutoff Valve**, for location and accessibility
- **Main Fuel Supply Shutoff Valve**, for location and accessibility
- **Plumbing**, including visible water supply and connections
- **Water Heater Location**, for accessibility and energy source
- **Type and Capacity**, to assess the unit's suitability for the property
- **Condition**, for visible signs of wear, corrosion, or leaks
- **Water Heater Exhaust Vent**, to check for secure connections and proper ventilation of combustion gases
- **Temperature and Pressure Relief (TPR) Valve**, for presence and visible condition
- **Water Heater Temperature**, where observable, to evaluate if it falls within recommended ranges
- **Seismic Strapping**, to confirm the water heater is secured in accordance with local safety requirements
- **Gas Pipes and Valves**, for visible leaks or improper connections
- **Water Heater Base**, for structural integrity and proper elevation where required
- **Appliance Enclosures**, to assess for adequate ventilation and accessibility
- **Toilets**, for proper operation and flushing
- **Sinks, Tubs, and Showers**, for functional drainage
- **Drain Waste and Vent System** where visible, for proper installation

The inspection was **non-invasive** and limited to accessible and visible areas. Obstructions such as storage or construction elements may have restricted access to specific components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluation by a qualified plumbing contractor are recommended to ensure the continued safe and efficient operation of the water heater.

5.1.2 Water Source: Municipal

5.1.3 Plubing Supply Material: Copper

5.1.4 Drain Waist and Vent Piping Type: PVC

5.2 Water Heater

Information

5.2.1 **Location:** Outdoor Closet



5.2.2 **Capacity:** 40 Gallon

5.2.3 **Type:** Natural Gas Tank

Defects/ Deficiencies

5.2.4 Past Design Life

Recommendations

Service: Plumbing Contractor

This water heater appeared to be past its design life (2008). This condition may lead to decreased efficiency or unexpected failure – I recommend further evaluation and replacement as needed by a qualified plumbing contractor. The industry average service design life of most tank water heaters is 10-15 years. Routine upkeep/maintenance, regional weather/climate, and location/placement of the system will play a critical roles in the longevity of these systems.

Location: Grounds North Front Patio





5.3 Water Heater Plumbing

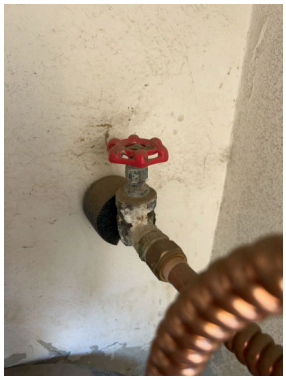
Defects/ Deficiencies

5.3.1 Shutoff Corroded

Recommendations

Service: Plumbing Contractor

The shutoff valve was corroded and may be prone to leaking – this condition could lead to water damage or functionality issues if the valve fails – I recommend further evaluation and any necessary corrective action be performed by a qualified plumbing contractor





5.4 Gas Pipes and Valves

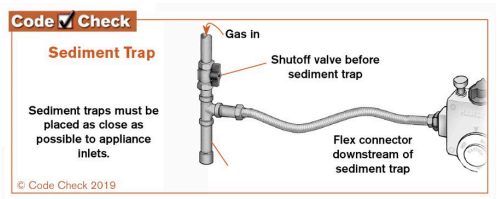
Defects/ Deficiencies

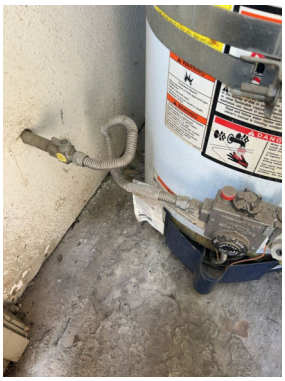
5.4.1 Missing Sediment Trap

Recommendations

Service: Plumbing Contractor

There was a sediment trap missing at the gas line – this condition may allow debris or moisture to enter gas appliances, potentially leading to reduced efficiency or damage to the appliance – I recommend consulting a qualified plumbing contractor to evaluate and install a sediment trap as needed





6.0 GARAGE

SUBSECTION	# DEFECTS
6.1 Garage General Information	—

6.1 Garage General Information

Information

6.1.1 Method of Inspection

The garage and its components were visually inspected to assess their condition and functionality. This inspection included, if applicable:
- **Garage Doors**, including their operation and hardware
- **Garage Door Openers**, focusing on their response and safety features
- **Walls and Ceilings**, for visible defects, damage, or penetrations
- **Floors**, including visible cracks, stains, or wear
- **Electrical Systems**, such as outlets, switches, and visible wiring
- **Fire Separation**, including the integrity of fire-rated assemblies between the garage and living spaces
- **Ventilation**, to ensure proper airflow and reduce the risk of moisture or fumes accumulating
- **Other Visible Components**, as applicable

The inspection was non-invasive and limited to readily accessible areas. Obstructions from personal property, storage, or construction elements were noted where they limited the ability to evaluate specific components. All findings are documented below. Routine maintenance of garage systems and components is recommended to ensure continued safety, functionality, and compliance with modern standards.

6.1.2 HOA

This garage is likely maintained by the Home Owner's Association (HOA) – it was not inspected because it is the responsibility of the HOA – consult HOA for any concerns in this area

6.1.3 Type of Garage: Detached Garage

6.1.4 Number of Spaces: One Car

6.1.5 Vehicle Door Mode of Operation: Motorized

8.0 FIREPLACES AND CHIMNEYS

SUBSECTION	# DEFECTS
8.1 Fireplace and Chimney General Information	1
8.2 Chimneys at Exterior	—

8.1 Fireplace and Chimney General Information

Information

8.1.1 Method of Inspection

The fireplace and its components were visually inspected to evaluate their condition, functionality, and safety. This inspection included:
- **Firebox**: Observed for visible cracks, gaps, or damage that could affect safety and performance
- **Hearth**: Evaluated for structural integrity, proper clearance, and visible damage
- **Combustion Chamber**: Checked for signs of soot buildup, cracking, or deterioration
- **Damper**: Inspected for operation, alignment, and visible wear
- **Mantel and Surrounds**: Assessed for condition, secure installation, and visible defects

The fireplace inspection was non-invasive and limited to accessible and visible areas. This included evaluating the physical components of the fireplace for signs of damage, improper installation, or other safety concerns. Stored items, soot, or creosote buildup may have restricted access to certain areas, and hidden defects or conditions cannot be ruled out.

Proper fireplace maintenance is essential for safety and functionality. Potential risks associated with poorly maintained fireplaces include fire hazards, improper venting of combustion gases, and inefficient operation. Routine inspections and cleaning by a certified chimney sweep or fireplace technician are recommended to maintain safe and optimal performance.

All findings are documented below. For further evaluation or repairs, I recommend consulting a qualified chimney sweep.

Critical Recommendation

Chimneys, fireplaces, and vents should be inspected annually to ensure they are structurally sound, free from deposits, and have proper clearances – this recommendation applies regardless of the type of system or frequency of use – regular inspections help prevent fire hazards, carbon monoxide risks, and structural issues caused by creosote buildup, blockages, or deterioration.

Level II Inspection Recommendation: Per the NFPA, I recommend having a certified chimney sweep inspect the chimney, fireplace, and vents prior to closing to verify their safety and functionality – this inspection should include the interior and exterior of the chimney, flue, and any connected ventilation systems to identify and address potential concerns.

8.1.2 Fireplace Type: Wood Burning, Manufactured



8.1.3 Fireplace Loaction(s): Living Room

Defects/ Deficiencies

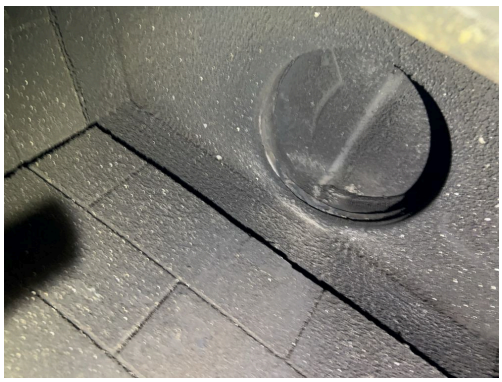
8.1.4 Creosote Buildup

Recommendations

Service: Chimney Sweep

There was creosote buildup in the fireplace – this condition may reduce draft efficiency and increase the heat within the fireplace to unsafe levels over time – I recommend consulting a qualified chimney sweep to clean the fireplace and chimney and evaluate for any additional concerns

Location: 1st Floor Living Room







8.2 Chimneys at Exterior

Information

8.2.1 HOA

This area is likely maintained by the Home Owner's Association (HOA) – it was not inspected because it is the responsibility of the HOA – consult HOA for any concerns in this area

9.0 INTERIOR

SUBSECTION	# DEFECTS
9.1 Interior General Information	—
9.2 Carbon Monoxide (CO) Detectors	1

9.1 Interior General Information

Information

9.1.1 Method of Inspection

The interior of the structure and its components were visually inspected to assess their **condition and functionality**. This inspection included, where applicable:
- **Walls and Ceilings**, for visible defects such as cracks, stains, or damage
- **Floors**, for visible wear, damage, or unevenness
- **Electrical Outlets and Switches**, for functionality and visible condition (Low Voltage is excluded)
- **Ceiling Fans**, for operation and visible defects
- **Windows and Doors**, for proper operation, fit, and visible condition
- **Smoke and Carbon Monoxide Detectors**, for presence and condition where accessible
- **Closets, Cabinets, Counters, and Wet Bars**, for structural integrity, operation, and condition
- **Stairs, Including Railings, Treads, and Risers**, for safety, stability, and visible wear
- **All Accessible Plumbing Fixtures**, for visible leaks, operation, and condition
- **All Accessible Gas- and Electric-Driven Appliances**, for operation and visible condition

The interior inspection was non-invasive and limited to visible and accessible areas. Obstructions such as furniture, personal belongings, or stored items may have restricted access to certain components, and hidden defects cannot be ruled out.

Routine maintenance of interior elements, including walls, floors, fixtures, and appliances, is essential to ensure continued safety, functionality, and aesthetic appeal. Any deficiencies identified are documented below for your review.

9.1.2 Number of Bedrooms

2

9.1.3 What I Named The Bedrooms: Primary, Office

9.1.4 Number of Bathrooms

2

9.1.5 What I Named the Bathrooms: Downstairs, Primary

9.1.6 Laundry: Upstairs

9.1.7 California Typical Cracks

Small cracks were observed – these are typical in California construction due to settling or minor seismic activity – I disclaim responsibility for determining whether cracks are structural unless explicitly noted in this report – for concerns about specific cracks, consult a qualified contractor.

9.2 Carbon Monoxide (CO) Detectors

Defects/ Deficiencies

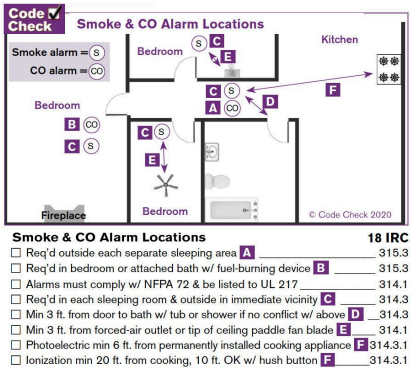
9.2.1 Missing CO detectors

Safety/Major Defects

Service: Handyman Diy

One or more carbon monoxide detector was missing at the time of the inspection – the absence of a carbon monoxide detector increases the risk of undetected carbon monoxide exposure, which can be life-threatening – I recommend installation of a carbon monoxide detector on each floor of the residence and outside of each bedroom by a qualified technician to enhance safety.

Location: 1st Floor 2nd Floor







10.0 BEDROOMS

SUBSECTION	# DEFECTS
10.1 Electrical	1 2
10.2 Smoke Detectors	1

10.1 Electrical

Defects/ Deficiencies

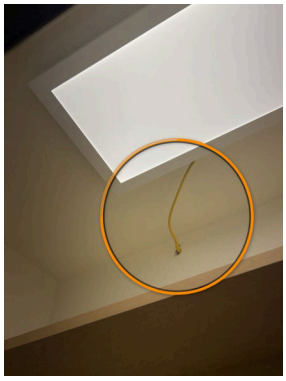
10.1.1 Exposed Romex

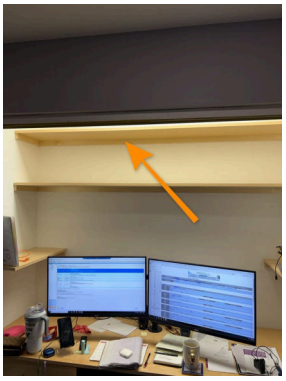
Recommendations

Service: Electrical Contractor

There were exposed non-metallic sheathed wires (Romex) – this condition may lead to physical damage over time if not addressed – I recommend correction by a qualified electrical contractor

Location: 1st Floor Office





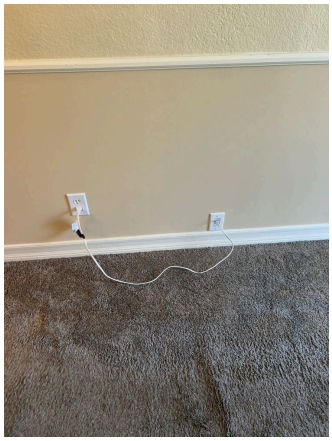
10.1.2 Extension Cord

Safety/Major Defects

Service: Electrical Contractor

An extension cord was used as wiring at the time of the inspection – this condition is not suitable for permanent wiring and may pose safety risks – I recommend further evaluation by a qualified electrical contractor to remove the extension cord and install proper wiring to ensure safety and compliance

Location: 2nd Floor Primary Bedroom



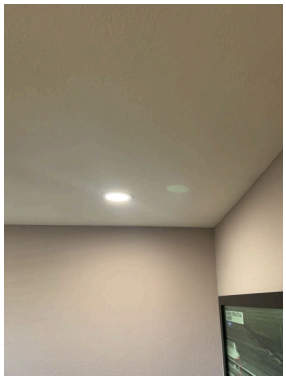
10.1.3 Lights Flickered

Recommendations

Service: Electrical Contractor

One or more lights flickered during operation – this condition indicates an electrical irregularity that may affect reliable operation and could worsen over time – I recommend having a qualified electrical contractor evaluate the condition and bring the affected components to a safe, serviceable condition

Location: 1st Floor Office





10.2 Smoke Detectors

Defects/ Deficiencies

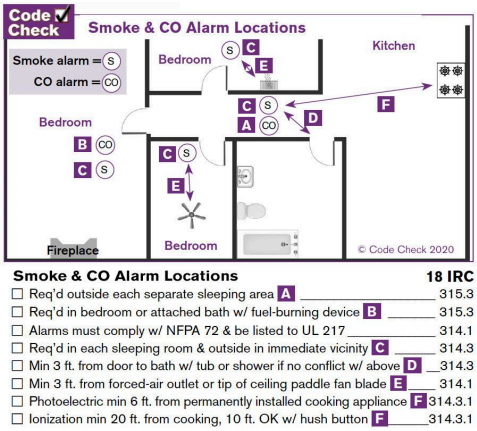
10.2.1 Missing Smoke Detectors

Safety/Major Defects

Service: Handyman Diy

The smoke detector was missing at the time of the inspection – missing smoke detectors significantly increase the risk of undetected fire and potential harm to occupants – I recommend installation of a smoke detector by a qualified technician to enhance safety

Location: 1st Floor Office



11.0 BATHROOMS

SUBSECTION	# DEFECTS
11.1 Sinks	1

11.1 Sinks

Defects/ Deficiencies

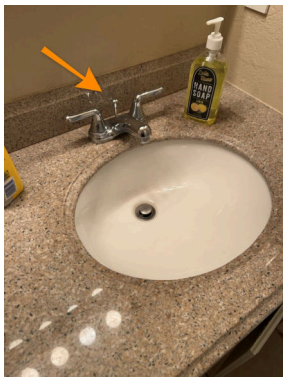
11.1.1 Stopper Not Operating

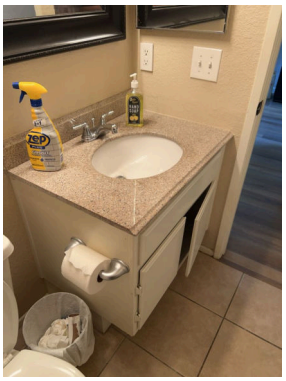
Recommendations

Service: Plumbing Contractor

The sink in this bathroom had an inoperable stopper at the time of the inspection – this condition may affect functionality and convenience – I recommend having a qualified plumbing contractor evaluate and repair or replace the stopper as needed

Location: 1st Floor Bathroom





12.0 KITCHEN

SUBSECTION	# DEFECTS
12.1 Sinks	1
12.2 Plumbing	1
12.3 Electrical	1

12.1 Sinks

Defects/ Deficiencies

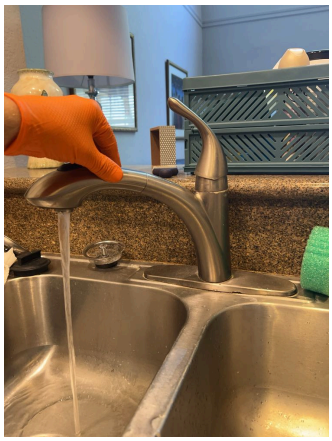
12.1.1 Loose Fixture/Faucet

Recommendations

Service: Plumbing Contractor

The faucet in this sink was loose – this condition may worsen over time, potentially leading to leaks or reduced functionality – I recommend re-securing by a qualified plumbing contractor

Location: 1st Floor Kitchen



12.2 Plumbing

Defects/ Deficiencies

12.2.1 Evidence of Previous Leak

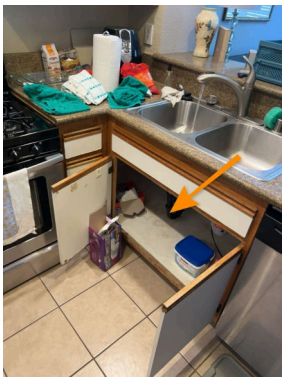
Recommendations

Service: Qualified Professional

There was evidence of a previous leak – while the leak appeared to be inactive at the time of the inspection, this condition may indicate prior issues with the plumbing system – I recommend consulting a qualified plumbing contractor for further evaluation to confirm the current condition and ensure no underlying concerns remain

Location: Kitchen





12.3 Electrical

Defects/ Deficiencies

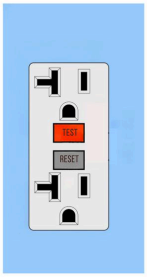
12.3.1 Not GFCI-Protected – Others Protected

Recommendations

Service: Electrical Contractor

Although GFCIs were not required when this home was built, other receptacles within six feet of water were properly GFCI-protected – consulting with a qualified electrical contractor could provide insight into upgrading this and evaluating any other receptacles within six feet of water to align with modern safety practices

Location: Kitchen







13.0 HEATING

SUBSECTION	# DEFECTS
13.1 Heating General Information	—
13.2 Gas Pipes and Valves	1

13.1 Heating General Information

Information

13.1.1 Method of Inspection

The heating system and its components were visually inspected to evaluate their **condition and functionality**. This inspection included the following, if applicable:
- **Heaters**, for visible condition, operation, and signs of wear or damage
- **Exhaust Vent**, to ensure secure connections, proper venting of combustion gases, and visible condition
- **Evaporator**, if accessible, to check for visible condition and functionality as part of the HVAC system
- **Return Air**, to assess the condition and unobstructed flow of air to the heating system
- **Gas Pipes and Valves**, for visible leaks, proper connections, and secure installation
- **Electrical**, including visible wiring and connections to the heating system, for secure installation and signs of wear
- **Thermostat**, to evaluate its functionality and responsiveness during operation
- **Filters**, for presence, condition, and cleanliness to ensure proper airflow
- **Registers**, to check for condition, airflow, and secure installation
- **Combustion**, for visible condition of the combustion chamber and signs of safe operation
- **Enclosures**, to ensure proper ventilation, accessibility, and visible condition
- **Heater Base**, for stability, secure placement, and visible condition

The inspection was **non-invasive** and limited to accessible and visible areas. Obstructions such as personal belongings or construction elements may have restricted access to specific components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluations by a qualified HVAC contractor are recommended to ensure the continued safe and efficient operation of the heating system.

The thermostat was returned to its original setting or turned off upon completion, depending on how it was upon arrival.

13.1.2 Number of Heating Systems: One

13.1.3 Thermostat Location: Living Room



13.1.4 Type: Gas-Fired Forced Air

13.2 Gas Pipes and Valves

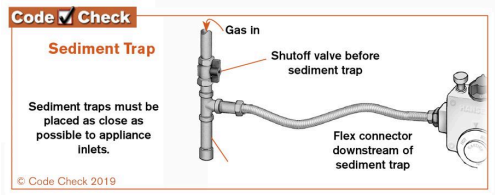
Defects/ Deficiencies

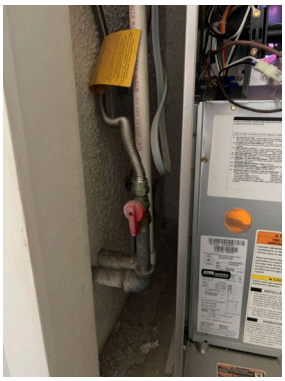
13.2.1 Missing Sediment Trap

Recommendations

Service: Plumbing Contractor

I observed a missing sediment trap at the gas line – this condition may allow debris or moisture to enter gas appliances, potentially leading to reduced efficiency or damage to the appliance – I recommend consulting a qualified plumbing contractor to evaluate and install a sediment trap as needed





14.0 AIR CONDITIONING

SUBSECTION	# DEFECTS
14.1 Air Conditioning General Information	1
14.2 Compressor	—
14.3 Electrical	1

14.1 Air Conditioning General Information

Information

14.1.1 Method of Inspection

The air conditioning system and its components were visually inspected to evaluate their **condition and functionality**. This inspection included:

- **Compressor Location**, to assess accessibility and proper placement
- **Air Conditioning Type**, such as central, split, or packaged systems, to identify the system's design
- **Compressor Condition**, for visible signs of wear, damage, or improper operation
- **Electrical**, including visible wiring, disconnects, and connections to the system
- **Refrigerant Lines**, to check for proper insulation, visible damage, or wear
- **Whole House Fans**, if installed, to assess their operation and visible condition

Please note the following exclusions from this inspection:

- **Window-mounted** or **wall-mounted** air-conditioning units are not required to be inspected, tested, or documented per InterNACHI's Standards of Practice and were not evaluated as part of this inspection.

- **Evaporative coolers** (also known as **swamp coolers**) are not included in this inspection and were not evaluated.

The inspection was **non-invasive** and limited to accessible and visible areas. Obstructions such as vegetation, personal belongings, or construction elements may have restricted access to certain components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluations by a qualified HVAC contractor are recommended to ensure the continued safe and efficient operation of the air conditioning system. Any defects are noted below.

14.1.2 Type: Split System

14.1.3 Number of Compressors: One

14.1.4 Brand: Bryant

14.1.5 Location: Exterior North

14.1.6 AC Compressor Manufacturer Year



The industry average service design life of most forced air furnaces is 15-20 years, and the industry average service life for most air conditioning condensing units is 10-15 years. Routine upkeep/maintenance, regional weather/climate, and location/placement of the system will play a critical roles in the longevity of these systems

2015

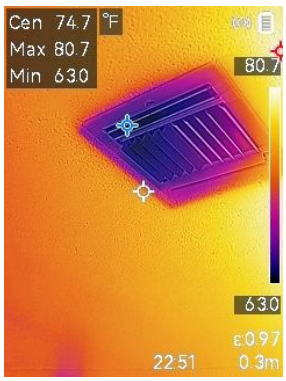
Defects/ Deficiencies

14.1.7 Low Temperature Split AC

Maintenance Items

Service: Hvac Professional

The air conditioning system operated but
failed to produce sufficiently cool air – this condition may affect
comfort and energy efficiency and could indicate performance issues
within the system – I recommend evaluation and any necessary corrective
action be performed by a qualified HVAC technician





14.2 Compressor

Information

14.2.1 What Is Inspected

Inspection of the air-conditioning system typically includes visual examination of:

(1) compressor housing exterior and mounting condition;

(2) refrigerant line condition;

(3) proper disconnect (line of sight);

(4) proper operation (outside temperature permitting); and

(5) proper condensate discharge.

The system should be serviced at the beginning of every cooling season

14.3 Electrical

Defects/ Deficiencies

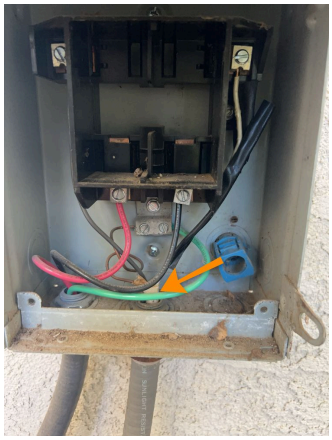
14.3.1 Non-Metallic Cable Outdoors

Recommendations

Service: Electrical Contractor

There was non-metallic cabling used in a conduit outdoors to power the AC condenser. Non-metallic cable is not permitted in wet or damp locations even when protected by a conduit. This condition may lead to degradation of wire sheathing or overheating of conductors. I recommend evaluation by a qualified electrical contractor.

Location: Grounds North



15.0 ATTIC, INSULATION & VENTILATION

SUBSECTION	# DEFECTS
15.1 Attic Insulation & Ventilation General Information	—
15.2 Structure	1

15.1 Attic Insulation & Ventilation General Information

Information

15.1.1 Method of Inspection

The attic and its components were visually inspected to evaluate their **condition and functionality**. This inspection included:

• **Access Panel**: Evaluated for accessibility, condition, and proper sealing to prevent air or moisture intrusion

• **Inspection Method**: The attic inspection was conducted by entering the attic space where accessible and safe, or by viewing from the access point if obstructions or safety concerns were present

• **Structure**: Observed visible framing and supports for signs of damage, moisture intrusion, or deterioration

• **Insulation**: Assessed the presence, type, depth, and condition of insulation to determine energy efficiency and adequacy

• **Ventilation**: Checked for adequate airflow, including ridge vents, soffit vents, and other openings

• **Vent Screens**: Inspected for integrity to ensure protection against pests and debris

• **Exhaust Vents**: Observed for proper routing and termination to ensure safe venting of moisture and exhaust gases

• **Ductwork**: Checked visible ductwork for condition, insulation, and signs of air leakage

• **Electrical**: Inspected visible wiring for damage, improper installation, or exposed conductors

• **Plumbing**: Observed visible pipes for leaks, proper insulation, and secure connections

• **Chimney**: Assessed the visible portions of the chimney for signs of deterioration, moisture intrusion, or other defects

Two Types of Framing

This structure was equipped with one of the following framing types:

• **Conventional Framing**: Typically consists of rafters and ceiling joists, allowing for more open and customizable attic spaces. Conventional framing provides flexibility for storage and access but requires careful inspection for signs of sagging, improper load distribution, or moisture intrusion.

• **Manufactured Trusses**: Pre-engineered trusses are commonly used in modern construction for their efficiency and strength.

While they maximize material usage and reduce construction time, trusses often limit attic storage and access due to their specific design and configuration.

The attic inspection was **non-invasive** and limited to accessible and visible areas. Obstructions such as stored items, insulation, and structural elements may have restricted access to certain areas, and hidden defects cannot be ruled out. Inspection does not include invasive testing or evaluation of concealed systems or materials.

Proper attic maintenance is essential for preventing issues such as moisture damage, pest intrusion, and energy inefficiency. Potential implications of identified or latent issues in the attic include compromised structural integrity, reduced energy efficiency, and increased repair costs if left unaddressed. Routine maintenance, including clearing ventilation, maintaining insulation, and addressing visible issues, is recommended.

Additionally, I recommend referring to the **termite report** for information regarding wood components in the attic, as this inspection does not include identification of wood-destroying organisms or damage caused by them.

For further evaluation of specific components, such as structural framing, electrical, or ventilation systems, I recommend consulting the appropriate qualified contractors or specialists.

15.1.2 **Access Location:** Primary Bedroom Closet

15.1.3 **Type of Insulation:** Unfinished Fiberglass Batt

15.1.4 **Approximate Depth of Insulation**

6-8 Inches

15.2 Structure

Defects/ Deficiencies

15.2.1 **Stained – No Rain / Repaired** Recommendations

Service: Qualified Professional

Roof sheathing had areas of discoloration that appeared consistent with past roof leakage – the discoloration may indicate a previously corrected leak or drying due to a lack of recent rain – I recommend having a qualified roofing contractor leak-test this area to assess the potential for future leakage and determine if further repairs are needed

Location: Attic



17.0 CONCLUSION

SUBSECTION	# DEFECTS
17.1 Key Findings and Next Steps	—

17.1 Key Findings and Next Steps

Information

17.1.1 Next Steps

Next Steps:

To address these concerns effectively:

1. Review the Full Report – Carefully examine the entire report to identify additional findings or concerns that may require attention.

2. Consult Specialists – Contact qualified contractors (e.g., electrical, roofing, general) to evaluate the issues listed above and provide estimates for corrective action.

3. Prioritize Repairs – Based on your specific needs and preferences, schedule repairs in alignment with the priority outlined here or as advised by contractors.
4. Coordinate With Your Agent – Discuss these findings with your agent to determine how to incorporate them into your negotiation or post-purchase planning.

5. Plan for Future Maintenance – Regular maintenance is key to preventing similar issues and ensuring the property's longevity. Establish a schedule for periodic inspections and upkeep.

17.1.2 Post-Inspection

Post-Inspection Procedure:

At the conclusion of the inspection, the following actions were taken to ensure the property was left in an appropriate condition:

- All appliances were turned off upon completion
- All windows were closed upon completion
- Lights were left as they were found (on or off)
- Doors and gates were left in their original positions (locked/unlocked)

- The thermostat was returned to its original setting
- Trash or debris resulting from the inspection was removed
- Home was secured to the best of my ability, including locking doors and gates (if applicable)
- Access panels or covers that were opened for the inspection were properly replaced (if applicable)

Conclusion

This inspection has been completed, and all findings are documented in this report – I recommend reviewing the findings carefully and consulting with qualified contractors for further evaluation or necessary repairs – this report is intended to assist in your understanding of the property and its condition but is not a substitute for regular maintenance or ongoing professional evaluations.

19.0 ADDITIONAL PHOTOS

SUBSECTION	# DEFECTS
19.1 Additional Photos	—

19.1 Additional Photos

Information

19.1.1 Additional Photos

In this section, you will find all the pictures and videos the Inspector took during the inspection

20.0 THERMAL IMAGING

SUBSECTION	# DEFECTS
20.1 Thermal Imaging	—

20.1 Thermal Imaging

Information

20.1.1 Thermal Imaging General Information

Thermal Imaging

Thermal imaging was used during the inspection as a supplementary tool to detect potential moisture intrusion, insulation issues, and electrical anomalies in accessible areas – results were considered and evaluated based on professional judgment and experience.

Limitations of Thermal Imaging

Thermal imaging does not confirm moisture or defects by itself – it requires additional tools like a moisture meter and further evaluation by qualified specialists – results can be influenced by external factors such as sunlight, weather, or HVAC operation.

Disclaimer

Thermal imaging was used to assist in identifying potential concerns but does not guarantee the absence of issues – areas of concern should be further evaluated by qualified contractors or specialists as necessary.

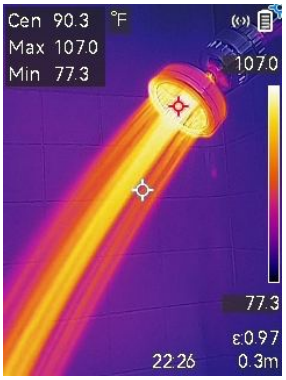


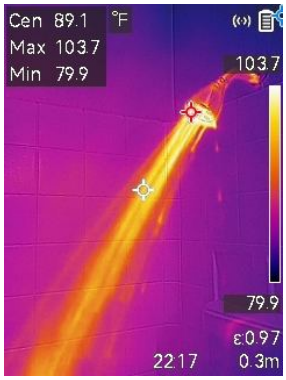





Cen 74.8 °F
Max 81.2
Min 69.7
81.2
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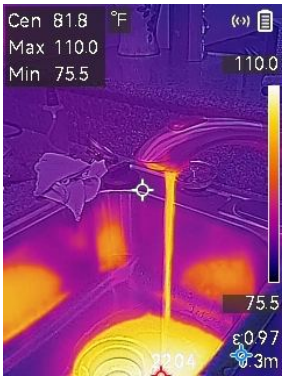

Cen 90.3 °F
Max 107.0
Min 77.3
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22.26 0.3m


Cen 89.1 °F
Max 103.7
Min 79.9
103.7
79.9
ε0.97
22.17 0.3m




Cen 86.3 °F
Max 110.2
Min 79.1
110.2
79.1
ε0.97
0.3m


HAND SOAP


Cen 81.8 °F
Max 110.0
Min 75.5
110.0
75.5
ε0.97



21.0 FOUNDATION

SUBSECTION	# DEFECTS
21.1 Foundation General Information	—

21.1 Foundation General Information

Information

21.1.1 Method of Inspection

The foundation of this condominium was visually inspected to evaluate its condition, accessibility, and functionality where applicable. However, in a condominium setting, the foundation is typically the responsibility of the Homeowner's Association (HOA) and is excluded from the scope of this inspection. Any observations regarding the foundation are

provided as a courtesy to the client and do not constitute a full foundation inspection. This inspection included the following, where visible:

Foundation Type: Observed and identified the visible construction method and materials

Visible Slab Surface: Checked for cracks, spalling, or signs of settlement

Perimeter Areas: Inspected visible sections of the slab between grade and the bottom of the exterior wall covering

Moisture Intrusion: Assessed for visible signs of moisture or staining that could indicate leaks

Inspection Limitations: Noted obstructions such as door coverings, landscaping, or wall materials that restricted visibility

The inspection was **non-invasive** and limited to accessible and visible portions of the foundation. Most of the slab is

concealed beneath flooring, walls, or ground material, which restricts a complete evaluation. Identifying concealed cracks, moisture issues, or structural problems would require invasive methods beyond the scope of this inspection.

Common concerns with slab-on-grade foundations include **shrinkage cracks** due to curing or soil movement. While such cracks are typically not structural concerns, moisture may intrude through these openings by capillary action, potentially causing hidden damage. Proper site drainage and sealing can help mitigate this risk.

Maintenance Tip: Monitoring for new or worsening cracks and ensuring proper drainage around the foundation are essential to maintain its integrity.

All findings are documented below. For further evaluation of foundation concerns or confirmation of post-tension construction, I recommend consulting with the HOA, a qualifed **foundation contractor,** or a **structural engineer** as needed.

Perimeter: HOA

This area is likely maintained by the Home Owner's Association (HOA) – it was not inspected because it is the responsibility of the HOA – consult HOA for any concerns in this area

22.0 ROOF

In a condominium/townhouse setting, the roof is typically the responsibility of the Homeowner's Association (HOA) and is excluded from the scope of this inspection. As such, I did not perform a full roof inspection. However, any observations regarding roof components are provided as a courtesy to the client and are limited to visible and accessible areas. These observations should not be interpreted as a comprehensive evaluation of the roof system.

It is important to note that roof leaks can develop over time due to changing conditions, wear, or severe weather, even if no issues were apparent during this inspection. Routine maintenance of components such as gutters, downspouts, and ashing can help mitigate potential issues.

Maintenance Tip: Regularly checking gutters for debris, ensuring proper drainage, and addressing visible issues promptly can help extend the lifespan of roofing components.

All findings are documented below. For further evaluation of specific components or identified issues, I recommend consulting a qualified roofing contractor or specialist.

SUBSECTION	# DEFECTS
22.1 Roof General Information	—

22.1 Roof General Information

Limitations

22.1.1 Roof Disclaimer

Disclaimer: The roof is considered the responsibility of the HOA. Observations provided in this report are limited to what was visible at the time of inspection and do not reflect a comprehensive evaluation of the roof system. If concerns arise from these observations, I recommend consulting HOA documents, the governing board, or a qualified roofing

contractor for further evaluation and maintenance recommendations.