



BPG Inspection, LLC



**3731 Caminito Carmel Landing
San Diego CA 92130**

Client(s): Castaneda
Inspection Date: 4/29/2025
Inspector: Brian Chatfield ,

Cover Page	1
Table of Contents	2
General Information	3
Introductory Notes	6
Exterior	7
Plumbing	8
Electrical	9
Heating and Cooling	10
Attic	11
Garage	12
Interiors	13
Kitchen	14
Bathrooms	15
Laundry	15

Date: 4/29/2025	Time: 10:00:00 AM	Report ID: 1089775
Property: 3731 Caminito Carmel Landing, San Diego, CA 92130		Prepared By: Brian Chatfield

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

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Style of Home: Town Home	Home Viewed From: Front Street	Building Status: Occupied With a Normal Amount of Interior Furnishings
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Age Of Structure: 47 Years	Age Determination: By Agent	Attendees: Client
Weather: Clear	Precipitation: No Precipitation	Temperature: 60 - 70 degrees
Lot Topography: Nearly Flat	Soil Condition: Dry	Standards of Practice: Standards and Practices of CREIA

1. Introductory Notes

Inspection Items

CLIENT ADVICE

- ◆ In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.
- ◆ Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.
- ◆ Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.

INSPECTION SCOPE

- ◆ The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
- ◆ Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.

PERMITS

- ◆ Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

- ◆ Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

WALK THROUGH INFORMATION**PICTURES**

- ◆ Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

CONDOMINIUM / TOWNHOME NOTES

- ◆ Common areas, including but not limited to the exterior of the subject unit, stairs, roofing, structure, walks, parking lots, driveways, etc. were not examined, except where specifically noted in this report. Funds dedicated to maintenance of common areas should be on hand in the accounts of the Owner's Association. Typically, the size of the fund would be based on the annualized maintenance cost of all common area items. Information regarding these issues is typically contained in a "reserve study," which should be available from the Owner's Association. The client is advised to review the minutes of the previous twelve months' meeting of the Owner's Association which may provide additional information about maintenance funds or present or pending special assessments.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials


Walkway Surface: Concrete on Grade	Exterior Door Type: Wood Sliding Glass	Window Material: Painted Aluminum Frame
Patio Surface: Concrete on Grade		

Inspection Items**CLIENT INFORMATION**

- ◆ All drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. The areas and drainage components should remain free from debris.
- ◆ The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- ◆ The soil conditions are not within the scope of this inspection.
- ◆ Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
 - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.
- ◆ For the purposes of this report, we define a trip concern as an irregularity in a walking surface exceeding three quarters of an inch in height. For safety, all walking surfaces should be kept free of vertical differentials of three quarters of an inch or more.

LIMITATIONS: EXTERIOR


PATIOS and COVERS [Inspected]**DOORS** [Inspected]

-  ♦ 1. The screen door at the rear exterior has a torn screen. A qualified technician should make any repairs or modifications as needed.
2. The sliding glass door at the rear exterior is difficult to operate. A qualified technician should make any needed repairs or modifications.

WINDOWS [Inspected]

-  ♦ One or more window screen is torn/bent. All window screens should be repaired or replaced as necessary.

FENCES and GATES [Inspected]

-  ♦ The wood fencing at the rear of the property is damaged. - Damaged fence elements should be repaired if possible, or replaced as necessary.

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source: Public	Main Water Shutoff Location: Exterior	Shut Off Valve Type: Ball Valve
Water Pressure: 51 to 55 psi	Plumbing Water Distribution Material (inside structure): Copper	Plumbing Waste Material: ABS
Water Heater Location: Hallway Closet	Water Heater Age: 8 years	Water Heater Capacity: 40 Gallon
Water Heater Power Source: Natural Gas	Gas Type: Natural Gas	Gas Shutoff Location: Meter
Gas Earthquake Shutoff Valve: No	Main Sewer Cleanout Location: Rear Driveway	Plumbing Water Supply Material (into home): Copper
Plumbing Water Distribution Material (inside home): Copper		

Inspection Items**CLIENT INFORMATION**

- ♦ We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.
- ♦ A temperature and pressure relief valve is a safety valve installed near the top of a water heater tank that allows any dangerous buildup of pressure or high temperature water to escape. It is designed to discharge if the internal temperature or pressure of the tank exceeds the limits set by the manufacturer of the valve.
- ♦ The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.
- ♦ For a smoother flow of water with less splashing, all aerators should be cleaned periodically.

- ◆ Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

LIMITATIONS: PLUMBING WATER SUPPLY**MAIN WATER SHUT-OFF** [Inspected]

- ⚠ ◆ The main water shut-off valve handle is noted rusted. A qualified plumber should repair/replace as needed.

PLUMBING FIXTURES and DRAINS [Inspected]

- ⚠ ◆ Some of the sink or tub/shower fixtures, faucets and handles are loose or worn and potentially unreliable. We recommend all fixtures nearing the end of their service life be repaired or replaced as needed.
- ⚠ ◆ The tub/shower diverter in the second floor guest bathroom is not fully functional. It does not divert full water volume to the shower head from the tub spout.
 - The diverter should be repaired or the fixture replaced, as needed.

WASTE and VENT PIPES: LIMITATIONS

- ◆ This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Not Inspected]**WATER HEATER : LIMITATIONS**

- ◆ Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.
- ◆ Valves may leak when operated after a period of inactivity. For this reason, we did not test valves during the inspection.

WATER HEATER [Inspected]

- ⚠ ◆ There is no exterior routed catch pan drain or water sensor installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure. If the water heater leaks, the water will flood the floor or crawlspace. Consider installing a properly routed drain pipe or water sensor.

WATER HEATER GAS and ELECTRIC CONNECTIONS [Inspected]**WATER HEATER COMBUSTION and VENTING** [Inspected]**WATER HEATER SEISMIC STRAPS** [Inspected]**GAS SYSTEM** [Inspected]**GAS PIPES and VALVES** [Inspected]**6. Electrical**

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service	Service Ampacity: 60 AMP	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Romex	Main Panel Location: Exterior
Main Disconnect Location: Inside of the Main Distribution Panel	Grounding Type: Foundation Steel	GFCI's: Some Installed
Sub Panel Location: Bedroom	Arc Fault Protection: No	

Inspection Items

LIMITATIONS: ELECTRICAL

- ◆ We could not locate the grounding connection. The grounding system performs an important safety function. Ask the owner for further information about the method and location of the grounding system, or have a licensed electrician evaluate the system.

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]

METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

- ⚠ ◆ The main breaker was one of many in a group of meters. It was not labeled or identified for this unit. We fractioned asking the HOA to mark your breaker.

CIRCUIT BREAKERS [Inspected]

SUB PANEL(S) [Inspected]

- ⚠ ◆ The circuit breakers in the sub-panel should be accurately labeled, but are not. Accurate labeling allows individuals unfamiliar with the equipment to operate it.
- We recommend labeling the circuits.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- ✗ ◆ No GFCI (ground fault circuit interrupter) protection is present in the garage. As a safety upgrade, consider installing GFCI protection at all recommended locations.

WIRING [Inspected]

EXTERIOR RECEPTACLES AND FIXTURES [Inspected]

INTERIOR RECEPTACLES AND FIXTURES [Inspected]

- ⚠ ◆ One light fixture is missing a globe at the garage. A qualified technician should make any needed repairs.

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

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Styles & Materials

Number of Heat Systems: One	Heat Type: Forced Air	Heat System Location: Attic
Energy Source: Natural gas	Filter Type: Disposable	Number of AC Units: One
Cooling Equipment Type: Split System	Cooling Equipment Tonnage: Three Tons	Air Handler Age: 3 years

Inspection Items

CLIENT INFORMATION

- ◆ It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.
- If you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.
- ◆ A duct system is generally defined as the continuous system of pipes through which conditioned or return air circulates within a structure. The system is usually considered to include the plenum, duct connections, boots, registers, fans, and all other air handling and air moving equipment with exclusion of the furnace itself.
- ◆ The plenum is the portion of the ductwork attached directly to the furnace which acts as the termination or collector point for all the individual supply or return ducts attached to it.

LIMITATIONS - HEATING AND COOLING

HEAT - GENERAL CONDITIONS [Inspected]

BURNER CONDITIONS [Inspected]

VENTS AND FLUES [Inspected]

THERMOSTATS [Inspected]

DUCTING, FILTERS, PLENUM [Inspected]

- ⚠ ◆ The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system.
Replace any dirty filters now, and at regular intervals thereafter. Filters should be properly sized to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to further inspect the fan, evaporator coil, ducts, etc., and clean these components as needed.
- ⚠ ◆ Two or more duct pipe has an improper radius bend that will restrict air flow in the attic. A qualified HVAC technician should service the unit and make any needed repairs.

COMBUSTION AIR/RETURN AIR [Inspected]

HEATING UNIT CLEARANCES AT HVAC & FAU [Inspected]

A/C EQUIPMENT [Inspected]

A/C CONDENSATE SYSTEM [Inspected]

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic: From Entry Entered	Attic Access: Second Floor Hallway	Attic Insulation: Batt Fiberglass
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Attic Ventilation: Gable Vents Passive Vents in Field of Roof		
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Inspection Items

LIMITATIONS OF ATTIC ACCESS


- ◆ The confined space at the rear of home portion of the attic limited a full inspection of the area. Other conditions may become reportable within the normal course of routine maintenance and/or access to the underlying areas.

ATTIC ACCESS CONDITIONS [Inspected]


ATTIC MOISTURE CONDITIONS [Inspected]

ATTIC VENTILATION CONDITIONS [Inspected]

ATTIC INSULATION CONDITIONS [Inspected]

-  ◆ 1. Some of the insulation in the attic is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.
- 2. The insulation has settled noticeably, and no longer provides the same R-value as when it was installed. A qualified insulation contractor should install additional insulation to restore the R-value of the insulation system.
- 3. Areas of fiberglass batt insulation are installed with the vapor barrier reversed, contrary to the manufacturer's specifications. Have a qualified insulation contractor correct the insulation installation as needed.

ATTIC FIRE BARRIERS [Inspected]

-  ◆ One or more fire barrier wall joints between the units are not properly taped. Open joints can promote the spread of fire.
 - A qualified technician should properly tape and finish any open joint.

IMPORTANT CLIENT INFORMATION

- ◆ Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.
- ◆ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ATTIC CONDITIONS - PEST [Inspected]

- ◆ Inspecting for the presence or absence of rodents or other wildlife in this property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trail or traps, a home inspection cannot provide any guarantee that a property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at this property and you may also wish to contact your pest provider to see if they offer services that help wildlife intrusions.

9. Garage


Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style: Attached	Garage Door Type: One Manual	
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Inspection Items

LIMITATIONS ABOUT INSPECTING the GARAGE


-  ♦ The presence of personal items limited access to the garage at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.

GARAGE CEILINGS [Inspected]

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

-  ♦ There is one or more hole or gap in the fire-resistive barrier between the garage and interior. This condition can allow more rapid spread of smoke and flames in the event of a fire.
- All voids should be repaired.

PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

-  ♦ 1. The passage door from the garage to the interior needs the self closer adjusted. A qualified technician should make repairs or modifications as necessary to restore the fire separation.
2. The passage door from the garage to the interior is missing the weather-stripping. A qualified technician should make repairs or modifications as necessary to restore the fire separation.

GARAGE FLOOR [Inspected]

GARAGE DOOR(S) and HARDWARE [Inspected]

GARAGE DOOR OPERATORS [Not Present]


10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.


Styles & Materials		
Ceiling Materials: Sheetrock/Drywall/Gypsum Board	Wall Material: Sheetrock/Drywall/Gypsum Board	Floor Covering(s): Carpet Laminated
Window Type/Design: Sliding	Interior Door Type: Wood	Number of Fireplaces: One
Types of Fireplaces: Factory-Built Prefabricated Fireplace	Fire Sprinklers: No	

Inspection Items


INTERIOR INSPECTION LIMITATIONS

-  ♦ Personal goods stored in closets prevented access to inspection of all features contained in them.


CEILINGS [Inspected]

-  ♦ Water stain/damage is present in the kitchen and bedroom ceiling's. The source of the leak should be identified and necessary repairs performed before any attempt is made to restore surface appearance. A technician should repair as needed.


WALLS [Inspected]

-  ♦ Minor cracks are evident in the walls. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance.

FLOORS [Inspected]

-  ♦ The floor squeaks in several locations in the structure. A squeaky floor is not a structural defect. Typically, squeaks can be eliminated with minor repairs or modifications.

WINDOWS [Inspected]

-  ♦ One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother

operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components.

- ✖ ♦ Three or more window's in the second floor guest bedroom do not lock and two or more have pulled loose from its frame and can cut a finger or hand. A qualified technician should make any needed repairs.

BEDROOM FIRE SAFETY EGRESS [Inspected]

DOORS [Inspected]

CLOSETS/CABINETS [Inspected]

STAIRWAYS AND RAILINGS [Inspected]

- ✖ ♦ 1. The railings at the interior are not continuous. The stair sections without a railing is a hazard. Continuous railings should be installed.
2. The spaces between the railing components are greater than four inches. This may have been an allowed configuration at the time of construction. A child could fall through the spaces. Consider permanent or temporary railing modifications to prevent a child's fall.

SMOKE DETECTORS/CO DETECTOR [Inspected]

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Sink: 2 Bowls Stainless Steel	Cooking Fuel: Natural Gas	Cabinetry: Wood
Countertop: Stone	Range/Cooktop: Yes	Exhaust/Range Hood: Exhaust Fan Built into the Microwave
Dishwasher: Yes	Disposal: Yes	High Loop/Air Gap Installed: Yes
Built in Microwave: Yes		

Inspection Items

LIMITATIONS ABOUT KITCHEN INSPECTION

- ♦ The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

COUNTERTOP/SINK [Inspected]

- ⚠ ♦ The joint between the countertop and the backsplash is open and subject to moisture damage from water penetration. Re-caulking is advised.

DISHWASHER and AIR GAP [Inspected]

RANGES/OVENS/COOKTOPS [Inspected]

- ⚠ ♦ Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

- KITCHEN EXHAUST SYSTEM [Inspected]
- WASTE DISPOSER [Inspected]
- MICROWAVE [Inspected]
- CABINETS [Inspected]

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials		
Number of Bathrooms: Three	Shower Wall Material: Tile	Bathroom Ventilation: Fan

Inspection Items

- WALLS [Inspected]
- FLOOR [Inspected]
- CEILINGS [Inspected]
- WASH BASIN(S) [Inspected]
- SHOWER WALLS [Inspected]
 - ⚠️ Caulking at the master bathroom shower is mildewed. Missing or deteriorated caulking can promote water penetration into the adjoining structure. A qualified technician should recaulk as needed.
- SHOWER ENCLOSURE(S) [Inspected]
- SHOWER PAN(S) [Inspected]
- TOILET(S) [Inspected]
- BATHROOM VENTILATION [Inspected]
- BATHTUB(S) [Inspected]
 - ⚠️ The second floor guest bathroom bathtub drain stop and/or related parts are missing. A qualified technician should make repairs or modifications as necessary.
- CABINETS/COUNTERTOP [Inspected]
 - ⚠️ The joint between the countertop and the backsplash is open and subject to moisture damage from water penetration at the second floor hallway & master bathroom's. Re-caulking is advised.
 - ⚠️ The cabinet shelf under the second floor sink is stained at the bathroom. The area was dry at the time of the inspection and a technician should repair as needed.
- IMPORTANT CLIENT INFORMATION [Inspected]
 - ⚠️ Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.
 - ⚠️ We did not perform a water test of the shower pan in the Master Bathroom because the area under the shower is finished, which obscures a view of the structure.


13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups: Yes	Clothes Dryer Hook-Ups: Yes	Dryer Power Source: 240 Electric
Clothes Dryer Vent Material: Flexible Metal	Laundry Tub: None Present	

Inspection Items**CLOTHES WASHER CONNECTIONS** [Inspected]**CLOTHES DRYER CONNECTIONS** [Inspected]**VISIBLE CLOTHES DRYER VENT** [Inspected]

-  ♦ The dryer vent is installed through the roof. Installation in this manner makes condensation problems or lint buildup in the vent more likely . The vent should be cleaned frequently.

LAUNDRY TUB [Not Present]

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