



IM HOME INSPECTIONS

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<https://imhomeinspections.com/>



## IM HOME INSPECTIONS INC - RESIDENTIAL REPORT

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Lizabeth Gait

10/01/2026



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### About this report:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the [InterNACHI Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trade's contractors within the client's inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property. **This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection.** This inspection is intended to assist in the evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

**It is essential** that you take action on the recommendations in your inspection report. If your report has a recommendation for further evaluation OR repair by a qualified professional, do it BEFORE the end of your contingency period. **IF YOU DO NOT ACT BEFORE THE END OF YOUR CONTINGENCY PERIOD AND BUY THE HOUSE, YOU WILL BE RESPONSIBLE FOR THE COST TO REPAIR THESE ITEMS WHICH MAY BE SUBSTANTIAL.** If an issue exists in one location it may exist in multiple locations.

### Useful Life Expectancy

While components, appliances, and materials may work at the time of inspection, every part of the house has a useful life expectancy. To see expected life expectancy, please see: <http://www.nachi.org/life-expectancy.htm>

### Read the Entire Report:

Please read the entire report. While the most pressing issues are in the summary, the body of the report also includes important details and recommendations.



MAINTENANCE ITEM



REPAIR/UPGRADE



SAFETY HAZARD

- 🔧 2.2.1 Grounds and Exterior Areas - Driveway and Walkway Condition: Hairline - walkway
- 🔧 2.7.1 Grounds and Exterior Areas - Fence Condition: Fences have signs of deterioration and age
- ⚠️ 2.7.2 Grounds and Exterior Areas - Fence Condition: Leaning
- ⚠️ 2.7.3 Grounds and Exterior Areas - Fence Condition: Damage noted
- ⚠️ 2.11.1 Grounds and Exterior Areas - Doors: Door bell broken
- ⚠️ 3.3.1 Garage - Automatic Door Opener: Noisy
- ⚠️ 3.3.2 Garage - Automatic Door Opener: Eye beam over 6"
- 🔧 3.4.1 Garage - Interior Walls: Shelves
- ⚠️ 3.4.2 Garage - Interior Walls: Damage noted
- ⚠️ 3.5.1 Garage - Rafters & Ceiling: Moisture stains that were now dry noted
- 🔧 3.6.1 Garage - Floor Condition: Cracks - minor
- 🔧 3.6.2 Garage - Floor Condition: Stains noted
- ⚠️ 3.6.3 Garage - Floor Condition: Signs of wear
- 🔧 3.6.4 Garage - Floor Condition: Chip noted
- ⚠️ 3.7.1 Garage - Exterior Door: Bad weatherstripping
- 🔧 4.3.1 Electrical - Panel: Cobwebs noted in electrical panel
- ⚠️ 4.3.2 Electrical - Panel: Rust on dead front
- 🔧 4.5.1 Electrical - Lighting: Light fixture no response/missing bulbs
- ⚠️ 4.6.1 Electrical - Receptacles: No Power
- ⚠️ 4.6.2 Electrical - Receptacles: NO GFCI at every outlet at kitchen counters
- ⚠️ 4.6.3 Electrical - Receptacles: No GFCI at exterior
- ⚠️ 4.6.4 Electrical - Receptacles: No GFCI at garage
- ⚠️ 4.6.5 Electrical - Receptacles: Loose receptacle(s)
- ⚠️ 4.6.6 Electrical - Receptacles: Loose box
- ⚠️ 4.7.1 Electrical - Wiring: Missing junction box covers
- ⚠️ 5.1.1 Gas - Meter: No earthquake shut off
- ⚠️ 6.1.1 Plumbing - - Supply: Rust at pressure valve.
- 🔧 7.1.1 Water Heater - Condition: Over 120
- ⚠️ 7.3.1 Water Heater - TPRV: Route to ext
- ⚠️ 7.4.1 Water Heater - Plumbing Connections : No bonding wire and expansion tank present
- ⚠️ 7.6.1 Water Heater - Strapping: Straps loose

- ⊖ 7.7.1 Water Heater - Base: No drip pan
- ⊖ 7.9.1 Water Heater - Water heater closet : Damage Noted
- ⚠ 7.9.2 Water Heater - Water heater closet : Biological growth
- ⊖
- 8.4.1 Heat/AC - AC Compress Condition: Data plate on AC condenser was worn and obscured information was no longer visible
- ⊖ 8.5.1 Heat/AC - Condensation Lines: No secondary drain line or sensor visible
- 🔧 8.5.2 Heat/AC - Condensation Lines: Unable to determine exit point
- ⊖ 8.8.1 Heat/AC - Refrigerant Lines: Insulation at compressor is missing
- ⊖ 9.2.1 Attic - Structure: Evidence of past leaks noted that were dry at time of the inspection
- ⊖ 9.2.2 Attic - Structure: Crack in framing members
- 🔧 9.2.3 Attic - Structure: Opening noted
- 🔧 9.4.1 Attic - Insulation Condition: Hatch not insulated
- ⊖ 9.4.2 Attic - Insulation Condition: Rodent
- ⊖ 9.5.1 Attic - Ductwork: Possible asbestos materials -Duct boot
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- 🔧 10.1.1 Roof - Condition: Vegetation & debris
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- 🔧 12.2.1 Kitchen - Sinks: Corrosion and age
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- ⊖ 14.5.1 Interior Areas - Walls and ceilings: Possible asbestos materials
- ⊖ 14.5.2 Interior Areas - Walls and ceilings: Nail pop
- ⊖ 14.7.1 Interior Areas - Ceiling Fans: The ceiling fan did not operate when tested
- 🔧 14.8.1 Interior Areas - Doors: Difficult to close
- 🔧 14.8.2 Interior Areas - Doors: Does not latch
- ⚠ 15.1.1 Smoke and Carbon Monoxide detectors - Detectors: Some Missing
- ⚠ 15.1.2 Smoke and Carbon Monoxide detectors - Detectors: NO CO
- ⊖ 16.4.1 Laundry - Gas/Electric Dryer Power : Older style

# 1: INSPECTION DETAILS

## Information

**General: Attendance**

Clients did NOT stay for summary or walk through., Buyer Agent present, Contractors present

**General: Home Type**

Condominium/Townhouse

**General: Occupancy**

Vacant

**General: Levels**

1 Level

**Weather: Weather**

Sunny, 65-75 degrees



**Overview: Overview Photos**





## Overview: HOA

Your property is part of an HOA (Homeowners Association). Every HOA acts differently and there are no two alike. We have compiled a list of questions we recommend bringing up before closing to get an idea of what you are responsible for and what the HOA is responsible for.

(This list is not all-inclusive due to the variances of different HOAs, but it's a good list to get a conversation started)

Is water and/or hot water provided by the HOA?

Who is responsible for the maintenance, painting, and replacing of the exterior siding material? (Stucco, wood, vinyl, brick, block, tile, etc.)

Who is responsible for the maintenance and replacing of the doors - exterior doors windows, and shutters.

Who is responsible for the maintenance and replacement of the roof?

Who is responsible for the plumbing running through the unit? (Both fresh water in and sewage out)

(Assuming HOA is responsible for pipes) If a pipe breaks who is responsible for the water damage to the unit?

Who is responsible for the HVAC (air-conditioning and heating maintenance and replacing)

Who is responsible for repairs and maintenance in Common Areas only shared by two units, such as porches and patios?

Who is responsible for parking and garages?

Please note, any common areas owned by the HOA are excluded from this report, any comments and photos are as a courtesy only.

The buyer of a condo needs to go beyond the inspection and do additional research to fully understand the building's condition and the HOA's rules and regulations. It is crucial to read the condo's Covenants, Conditions, and Restrictions (CCRs) and ask the HOA questions about any outstanding assessments, maintenance plans, or upcoming repairs. Condo owners also need to understand their responsibility as part of the HOA and their share of common expenses, such as building maintenance, landscaping, and insurance. It is essential to do additional research to fully understand the property and the HOA's rules and regulations beyond the scope of a home inspection.

**Overview: Town home is located in middle of building with additional town homes on either side**

## 2: GROUNDS AND EXTERIOR AREAS

### Information

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#### General: General Limitations

Limitations: The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Any comments or photos about such items are as a courtesy only. The inspector is not required to inspect items that are not visible or readily accessible from the ground, including window and door flashing.

The inspector cannot identify geological, geotechnical, hydrological, or soil conditions. The inspector does not inspect recreational facilities or playground equipment, inspect seawalls, breakwalls, or docks.

inspect erosion-control or earth-stabilization measures. Inspectors cannot inspect underground utilities or any underground items such as wells or springs, geothermal systems, wastewater treatment systems, septic systems, or cesspools. The inspector is not required to inspect irrigation and sprinkler systems.

**Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location, it may exist in multiple locations.

Please note that any common areas owned by the HOA are excluded from this report; any comments and photos are as a courtesy only.

This report does NOT substitute requirements for SB721 for Apartments or SB326 Condominium Balcony Inspections.

#### General: Irrigation Disclaimer

Sprinkler systems are beyond the scope of a Home Inspection. Most/many parts are underground, hidden behind vegetation, or not fully visible. Irrigation systems need regular maintenance. Conditions can and will change at any moment. Any comments below are as a courtesy only and are in no way an evaluation of the entire irrigation system.

#### Driveway and Walkway

##### Condition: Driveway and

##### Walkway

Asphalt driveway noted., Concrete

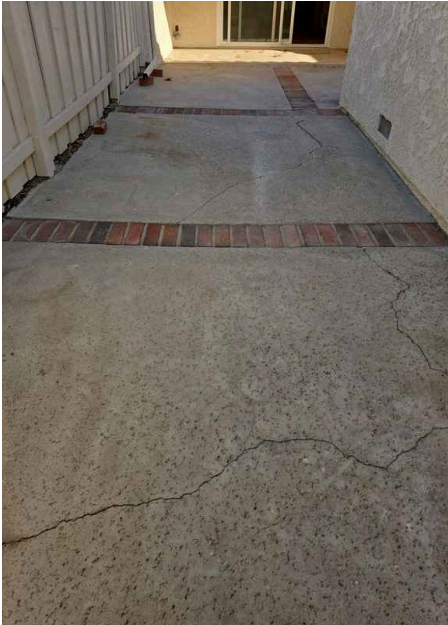
Walkways

#### Driveway and Walkway Condition: Shared - HOA

This property was accessed by walkways and driveways administered by an HOA. It is recommended that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access and use of the driveway, and as well as maintenance of the driveway.

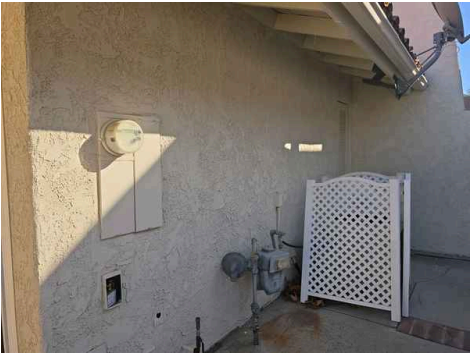
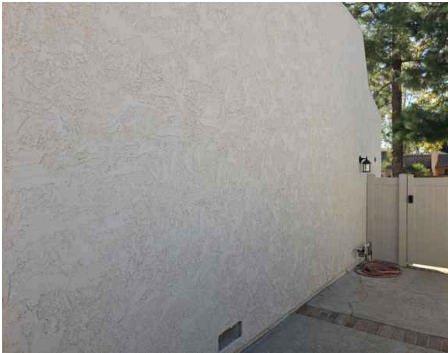
#### Driveway and Walkway Condition: Photos





**Exterior Material : Exterior Materials**  
Stucco, Wood Siding

**Exterior Material : Photos**





**Exterior Material : Shared Exterior**

Portions of the exterior, roof and grounds are shared by the adjoining residence. It is recommended that the client review the recorded agreements regarding exterior elements, the deeds of the property owners involved, easements permitting access, and as well as maintenance.

**Vegetation Observations: No major system safety or function concerns noted at time of inspection**

**Vegetation Observations: Fire zone information**

Note: In some areas deemed a designated fire zone, vegetation should be 5 feet from the home. Determining if the home is in a designated fire zone is beyond the scope of a home inspection. Please consult your local fire department for more information on if this applies to this home or not.

**Grading: Grading general**

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. Therefore, it is very important that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm) around the perimeter of the building.

**Grading: No major system safety or function concerns noted at time of inspection**

**Gate Condition: Gate Material**  
Vinyl



**Fence Condition: Fence or Wall Material**  
Wood, Vinyl



**Eaves & Fascia: No major system safety or function concerns noted at time of inspection**

**Eaves & Fascia: NOTE**

In California, Home Inspectors may not comment on the presence or absence of termites or other wood destroying organisms. Only a licensed Pest Inspection Company may comment on this.

**Patio: Front Porch**

**Patio: Back Porch**

**Window Condition: See interior**



See Interior- windows.

Doors: Photo



Observations

2.2.1 Driveway and Walkway Condition

HAIRLINE - WALKWAY

Maintenance Item

Minor settlement or "hairline" cracks in walkways are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary. Client may wish to repair for cosmetic reasons.



2.7.1 Fence Condition

FENCES HAVE SIGNS OF DETERIORATION AND AGE

Recommendation

Contact a qualified professional.

Maintenance Item



2.7.2 Fence Condition

LEANING

Fences are leaning. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

Repair/Upgrade



2.7.3 Fence Condition

DAMAGE NOTED

Recommendation

Contact a qualified professional.

Repair/Upgrade



2.11.1 Doors

DOOR BELL BROKEN

Recommendation

Contact a qualified professional.

Repair/Upgrade

## 3: GARAGE

### Information

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**Garage Type: Type**

Detached

**Vehicle Door Condition: Note about Garage Door Springs**

Garage door springs are a mechanical component under heavy tension and typically have a lifespan of 7–10 years or approximately 10,000 open/close cycles. We check for obvious signs of wear, damage, or failure, but we cannot determine the remaining life of the springs. If the garage door appears difficult to operate, opens unevenly, or shows signs of strain, we recommend evaluation by a qualified garage door technician.

Read more at <https://imhomeinspections.com/garage-door-springs/>

**Vehicle Door Condition: Door Type**

Sectional door noted.

**Automatic Door Opener: About Garage Door Openers and Safety Features**

Read more about Garage Door Openers and Safety Features: <https://imhomeinspections.com/garage-door-openers-and-safety-features/>

Note: Most Garage Door Opener manufacturers recommend you test the safety features monthly, and have the entire door and opener serviced once per year.

**Automatic Door Opener: Present**

Automatic Garage door opener is installed on vehicle door.

**Automatic Door Opener: Eye beam functional**

Eye beam system present and operating.

**Interior Walls: Photos****Rafters & Ceiling: Type of Ceiling**

wood sheathing



Floor Condition: Photos



Exterior Door: No major system safety or function concerns noted at time of inspection

No major system safety or function concerns noted at time of inspection.

Fire Door: There is no direct entry to the house from the garage

Ventilation: Present



Observations

3.3.1 Automatic Door Opener

NOISY

The garage vehicle door's automatic door openers were excessively noisy. Recommend that a qualified person repair or replace opener(s) as necessary.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

## 3.3.2 Automatic Door Opener



Repair/Upgrade

**EYE BEAM OVER 6"**

The photoelectric sensors were mounted more than 6 inches above the surface of the ground. It is recommended that photoelectric sensors be mounted between 4 and 6 inches above the surface. Babies and/or small animals may not be picked up by the photoelectric sensors and can be injured by the garage door. Recommend having a qualified person lower the photoelectric sensors to be between 4 and 6 inches.

Recommendation

Contact a qualified professional.



## 3.4.1 Interior Walls



Maintenance Item

**SHELVES**

Shelving was installed. While shelves may be functional, inspector makes no claims or guarantees to their ability to hold weight.

Recommendation

Contact a qualified professional.

## 3.4.2 Interior Walls



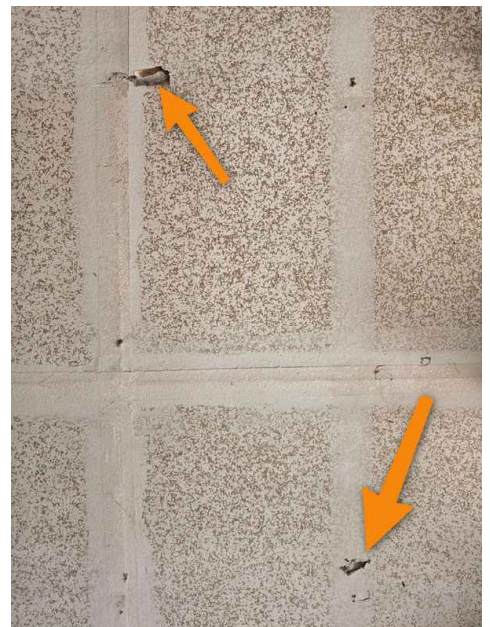
Repair/Upgrade

**DAMAGE NOTED**

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



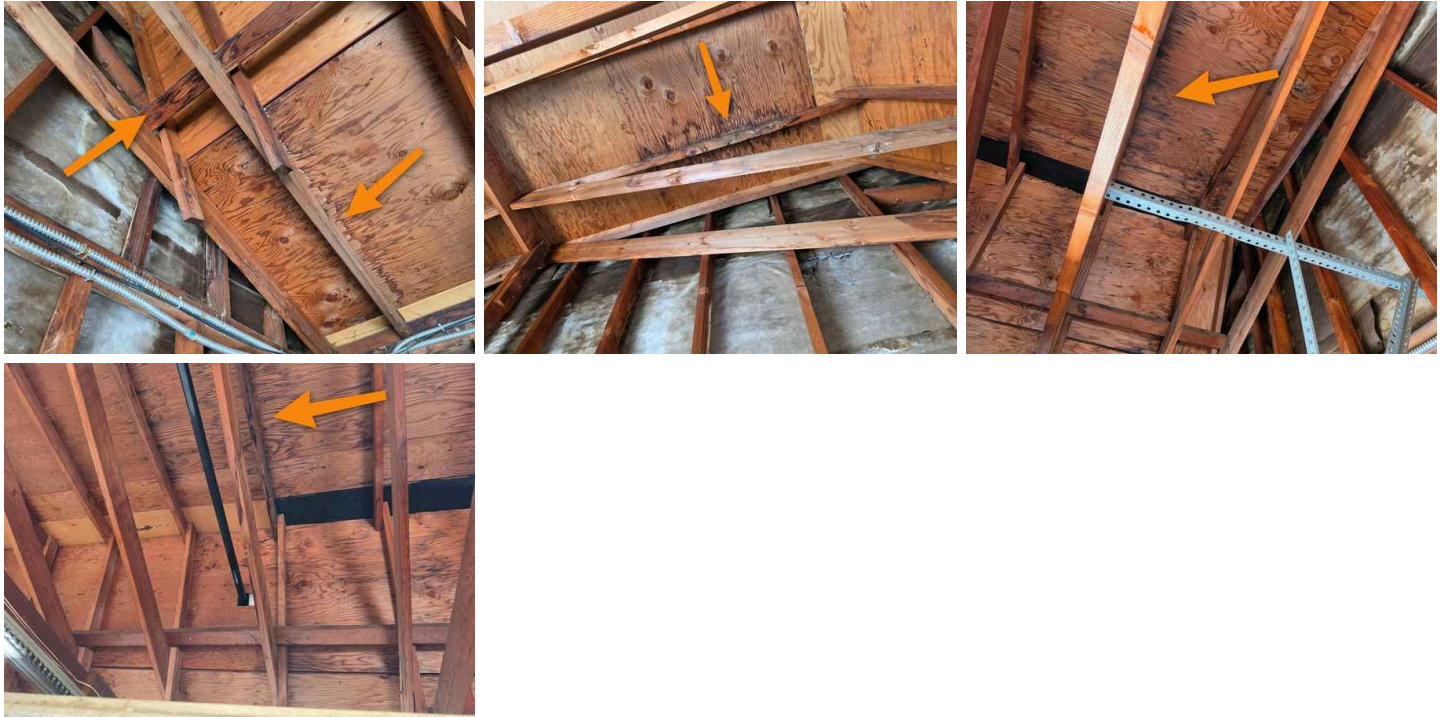
## 3.5.1 Rafters &amp; Ceiling

**MOISTURE STAINS THAT WERE NOW DRY NOTED**

Moisture stains that were now dry noted. Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.



## 3.6.1 Floor Condition

**CRACKS - MINOR**

Minor or hairline cracks noted. Hairline cracks in garage floors are common due to the natural settling and curing process of concrete. They typically result from shrinkage and are not usually a structural concern. These cracks are generally thin and don't indicate significant damage or issues with the foundation. Routine maintenance and sealing can prevent them from widening, ensuring the longevity and integrity of the garage floor.



3.6.2 Floor Condition

**STAINS NOTED**

Stains noted.

Recommendation

Contact a qualified professional.

 Maintenance Item



3.6.3 Floor Condition

**SIGNS OF WEAR**

Garage floor shows signs of wear.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

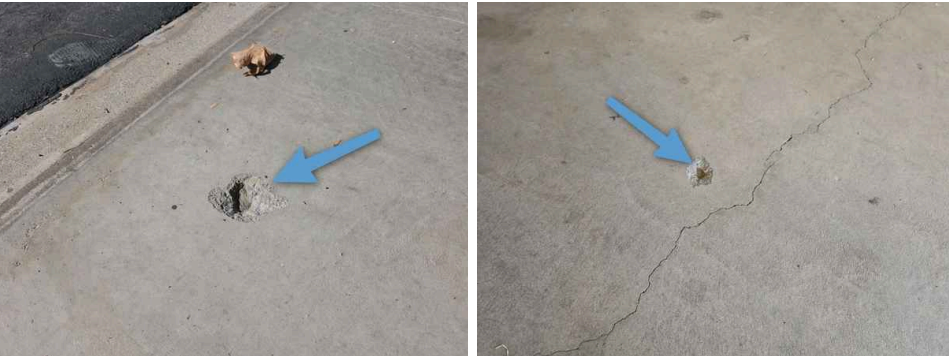
3.6.4 Floor Condition

**CHIP NOTED**

Recommendation

Contact a qualified professional.

 Maintenance Item



## 3.7.1 Exterior Door

**BAD WEATHERSTRIPPING**

On the door from garage to exterior, the weatherstripping around exterior door was damaged or insufficient. Recommend that a qualified person repair or replace weatherstripping as necessary.

Recommendation

Contact a qualified professional.



# 4: ELECTRICAL

## Information

### General Electrical : General Limitations

Areas concealed from view by any means (including but not limited to: behind furniture, in walls, under insulation, underground, etc) are excluded from the report. We do not unplug homeowners' items or move furniture to test outlets. Load calculations, verifying the accuracy of circuit breaker labeling, timers, motion sensors, smart home technology, and any low voltage wiring are beyond the scope of this report. **Any issues noted should be further evaluated and repaired by a qualified and licensed electrician before closing.** If an issue exists in one location it may exist in multiple locations.

### General Electrical : Home Insurance and Electrical Panels

INSURANCE NOTE: Some insurance companies have restrictions regarding certain electrical panel brands, regardless of the panel's apparent condition. Insurance requirements vary by carrier and can change. We recommend confirming acceptability with your insurance provider during your insurance contingency period. [Read more about home insurance and electrical panels here.](#)

### General Electrical : Information only: Arc-Fault Circuit Interrupter (AFCI)

Arc-Fault Circuit Interrupter (AFCI) technology is generally not found in older homes. Read more about what AFCI is, and why you may wish to upgrade even though it is not required on homes that do not include elements of new construction here: <https://imhomeinspections.com/arc-fault-circuit-interrupter-afci/>

### Service Wires: Underground

The electrical service is fed through underground wires.

### Panel: Main Panel Location

Main Location: Exterior



**Panel: Sub Panel Location**  
Not Applicable



**Panel: Panel Brand**  
General Electric



**Panel: Main Amp Breaker Rating**  
100



**Panel:** No major system safety or function concerns noted at time of inspection at main panel box

**Grounding:** Connection not visible

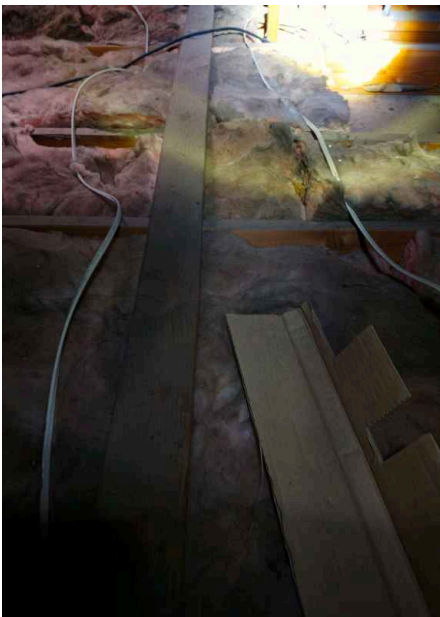
### Lighting: Photos



### Receptacles: Information - ground-fault circuit interrupter GFCI

Read more about ground-fault circuit interrupters here: <https://imhomeinspections.com/ground-fault-circuit-interrupter-gfci/>

### Wiring: Photos



## Observations

## 4.3.1 Panel

**COBWEBS NOTED IN ELECTRICAL PANEL**

Over time this can be a fire hazard. Recommend qualified electrician clean panel.

Recommendation

Contact a qualified professional.



## 4.3.2 Panel

**RUST ON DEAD FRONT**

Rust noted on dead front cover. This may be a sign of moisture coming in contact with panel.

Recommendation

Contact a qualified professional.



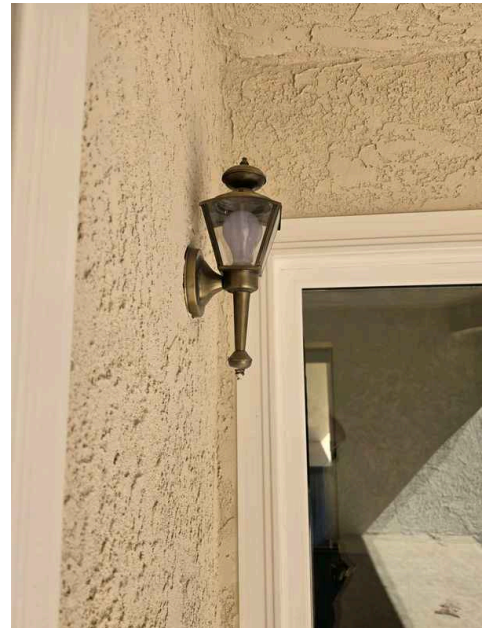
## 4.5.1 Lighting

**LIGHT FIXTURE NO RESPONSE/MISSING BULBS**

Light fixtures did not respond to the switch. While this may be an indication the bulbs need to be replaced, there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends repair by a qualified electrician.

Recommendation

Contact a qualified professional.



## 4.6.1 Receptacles

**NO POWER**

Electrical receptacle(s) had no power. Recommend further evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified professional.



master bedroom

## 4.6.2 Receptacles

**NO GFCI AT EVERY OUTLET AT KITCHEN COUNTERS**

Recommended **upgrade**: GFCI outlets were not found in all areas of the kitchen counter. Lack of ground fault circuit interrupter receptacle protection in wet areas pose a shock hazard. Recommended that a qualified electrician install GFCI protection per standard building practices to meet modern safety standards. Read more [here](#)

NEC 210.8(A)(6)

Recommendation

Contact a qualified professional.



## 4.6.3 Receptacles

**NO GFCI AT EXTERIOR**

Lack of ground fault circuit interrupter receptacles in wet areas pose a shock hazard. GFCI outlets were not found on some or all of the exterior receptacles. Recommended that a qualified electrician install GFCI protection per standard building practices to meet modern safety standards. Read more [here](#)

Recommendation

Contact a qualified professional.



## 4.6.4 Receptacles

**NO GFCI AT GARAGE**

Lack of ground fault circuit interrupter receptacles in wet areas poses a shock hazard. GFCI outlets were not found at some or all of the outlets in the garage. Recommended that a qualified electrician install GFCI protection per standard building practices to meet modern safety standards. Read more [here](#)

Recommendation

Contact a qualified professional.



## 4.6.5 Receptacles

**LOOSE RECEPTACLE(S)**

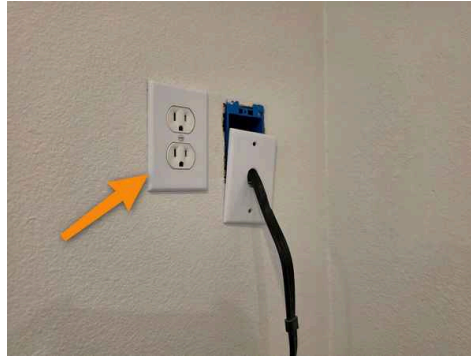
Electrical receptacle(s) noted to be not secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrician.

## Recommendation

Contact a qualified professional.



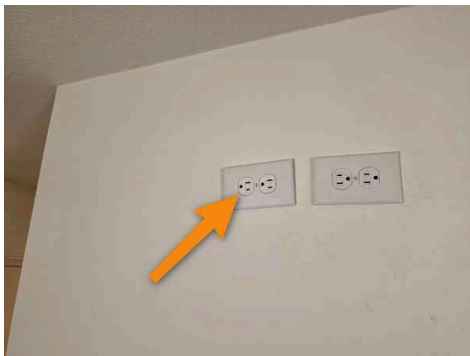
living room



bedroom



master bedroom



master bedroom

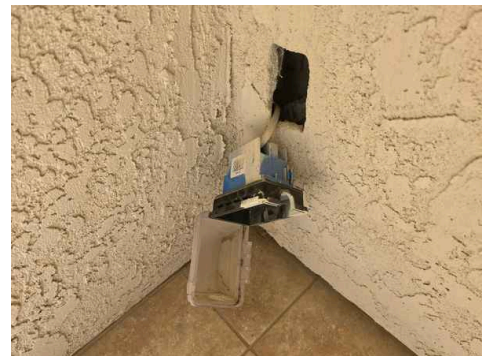
## 4.6.6 Receptacles

**LOOSE BOX**

Receptacle (outlet) box noted loose. This condition left energized electrical components exposed. This is a potential shock and fire hazard. Recommend repair by a qualified electrician.

## Recommendation

Contact a qualified professional.



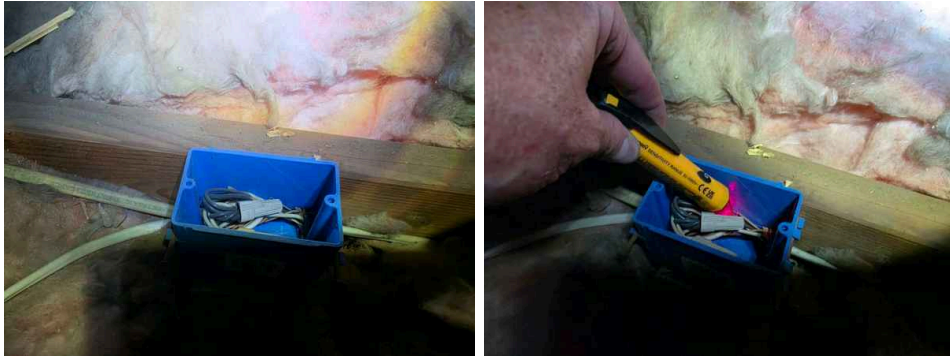
## 4.7.1 Wiring

**MISSING JUNCTION BOX COVERS**

Missing junction box covers were noted. Missing covers pose a hazard because they leave electrical components exposed, increasing the risk of electrical shocks, short circuits, and fires. These covers serve as a protective barrier, preventing contact with live wires and ensuring the integrity of the electrical connections. Recommend a qualified electrician install covers where missing.

## Recommendation

Contact a qualified professional.



Attic

## 5: GAS

### Information

#### Meter: Gas Meter

Present

Read about Earthquake Shut Off Valves here: <https://imhomeinspections.com/earthquake-gas-shut-off-valves/>

Read about wires at a gas meter [here](#).



**Pipe: Most Gas Pipe Not Visible**

### Observations

#### 5.1.1 Meter

 Repair/Upgrade

#### **NO EARTHQUAKE SHUT OFF**

The gas meter does not have a seismic (earthquake) shut-off valve. Seismic shut-off valves are designed to shut off the gas in case of an earthquake to prevent gas leaks and fires. Recommend having a qualified plumber install a seismic (earthquake) shut-off valve.

Note: Required in the City of Los Angeles, Culver City, Malibu, Santa Monica, West Hollywood, Calabasas, and Agoura Hills. While they are not required in other areas, they are still recommended for the highest level of safety. Read [more here](#).

#### Recommendation

Contact a qualified plumbing contractor.

## 6: PLUMBING

### Information

#### - Supply: Plumbing Limitations

**Limitations:** Inspector does not determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply, or determine the water quality, potability, or reliability of the water supply or source. Wells are not included. Inspectors may not turn shut off valves on due to the possibility of leaks. Inspector does not 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, nor determine the effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. **All items noted should be further evaluated and repaired by a qualified plumber before closing.** If an issue exists in one location it may exist in multiple locations.

#### - Supply: Public-utility

The home water was supplied from a public source.

#### - Supply: Main shutoff valve

Main water shutoff had adjustable pressure valve



#### - Supply: Visible Material Type copper



#### - Supply: Meter Partially Buried

Water meter is partially buried. Recommend qualified person remove soil so water meter is fully visible and accessible.



#### - Drain & Waste: Waste disclosure

Underground utilities are NOT VISIBLE during the scope of a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipes deteriorate from the inside out. For this reason, the Inspector suggests client consider getting a video scan OR a complete and intrusive sanitary drain line testing prior to closing by a licensed plumber.

#### - Drain & Waste: Visible Materials

Drain lines not visible (Slab foundation)

## Observations

### 6.1.1 - Supply

#### **RUST AT PRESSURE VALVE.**

Recommend a qualified plumber replace the pressure valve as necessary.

Recommendation

Contact a qualified professional.

Repair/Upgrade



## Information

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re-circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. **All items noted should be further evaluated and repaired by a qualified plumber before closing.**

The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water

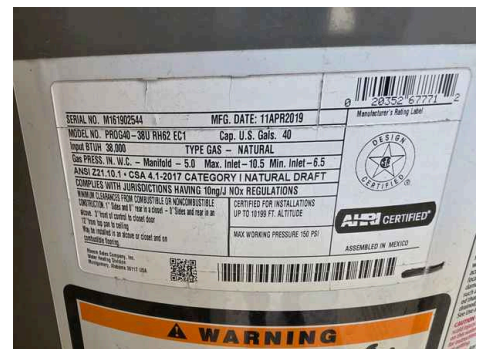
Gas water heater noted.

Exterior closet



## Rheem

## 2019



**Number Of Gallons: Number of Gallons,**  
40

**TPRV: TPRV valve and discharge pipe present**

**WH Gas Valve: Present****Strapping: 2 straps ok**

Water heater has two approved straps.

**Exhaust: No major system safety or function concerns**

No major system safety or function concerns noted at the time of inspection.

**Exhaust: Photo**

## Observations

### 7.1.1 Condition

**OVER 120**

Hot water over 120 degrees noted. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water.

**Recommendation**

Contact a qualified professional.



## 7.3.1 TPRV

**ROUTE TO EXT**

The discharge pipe terminates to the floor. Property damage may occur should the water heater overheat. For best performance, the discharge pipe should be routed to the exterior.

Read more [here](#)

Recommendation

Contact a qualified professional.

## 7.4.1 Plumbing Connections

**NO BONDING WIRE AND EXPANSION TANK PRESENT**

Recommend a qualified plumber install bonding wire and expansion tank to meet modern safety standards. CPC 608.3

Read more [here](#)

Recommendation

Contact a qualified professional.



## 7.6.1 Strapping

**STRAPS LOOSE**

While the water had straps, the straps were not secured. This is a hazard. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

## 7.7.1 Base

**NO DRIP PAN**

No drip pan noted. Installing a drip pan is recommended to protect the home in case of a water heater leak. Read more [here](#).

Recommendation

Contact a qualified professional.



## 7.9.1 Water heater closet

**DAMAGE NOTED**

Recommendation

Contact a qualified professional.



## 7.9.2 Water heater closet

**BIOLOGICAL GROWTH**

Biological growth noted. Recommend further evaluation and remediation as necessary by a qualified environmental professional.

Recommendation

Contact a qualified professional.



# 8: HEAT/AC

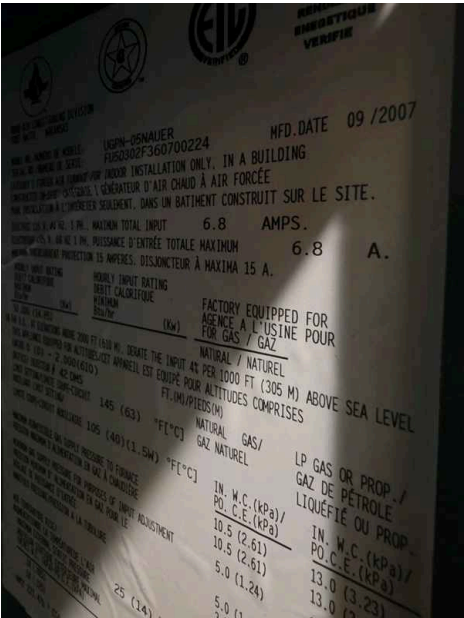
## Information

### General Heating and Cooling : General limitations

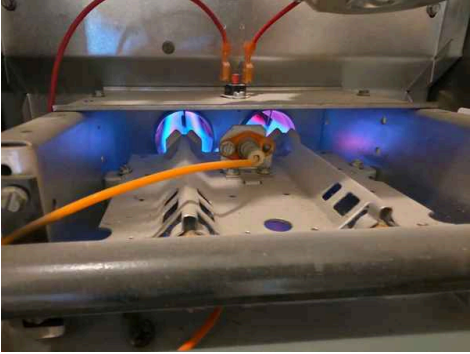
**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Any temperatures shown are relative temperatures and not absolute.

The average life expectancy for a furnace is approximately 20 years.  
The average life expectancy for an AC compressor is approximately 15 years. But these numbers are not guaranteed. Yours may last more years or fewer years.  
**Any conditions noted should be further evaluated and repaired by a qualified HVAC specialist before closing.**  
If an issue exists in one location it may exist in multiple locations.

| Heater Condition: Heater Location | Heater Condition: Heater Type                | Heater Condition: Heater Brand |
|-----------------------------------|----------------------------------------------|--------------------------------|
| Hall Closet                       | Gas                                          | Ruud                           |
|                                   | Heater Condition: Heater Date of Manufacture |                                |
|                                   | 2007                                         |                                |



| Heater Condition: Heater Testing |
|----------------------------------|
| Heat source functional           |



Flue : Photo



AC Compress Condition: Air Conditioning Type  
electric

AC Compress Condition: AC Location  
Exterior grounds

AC Compress Condition: AC Brand  
Payne



AC Compress Condition: AC Date of Manufacture

Unknown



AC Compress Condition: AC Testing  
AC is functional



Condensation Lines: Photo



Thermostats: Digital

The thermostat is a digital programmable type.

**Thermostats: Thermostat location**  
Hallway



**Filter Locations: Filter Location**

The base of the heater

Remember to change filters on a regular basis as needed as part of routine maintenance.

**Refrigerant Lines: Photos**



## Observations

### 8.4.1 AC Compress Condition

**DATA PLATE ON AC CONDENSER WAS WORN AND OBSCURED  
INFORMATION WAS NO LONGER VISIBLE**

Repair/Upgrade

Inspector was unable to determine the exact age of the condenser. Although it appears to be older. As the unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee, or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.

Recommendation

Contact a qualified professional.

### 8.5.1 Condensation Lines

**NO SECONDARY DRAIN LINE OR SENSOR VISIBLE**

Repair/Upgrade

A second line or a condensation line sensor is recommended to prevent damage to the unit **and** surrounding areas should the primary condensation line become clogged. Recommend a qualified HVAC contractor install 2nd line or sensor and clean the primary line as needed.

Recommendation

Contact a qualified professional.

## 8.5.2 Condensation Lines

**UNABLE TO DETERMINE EXIT POINT**

Cannot determine where pipe discharges.

Recommendation

Contact a qualified professional.



Maintenance Item

## 8.8.1 Refrigerant Lines

**INSULATION AT COMPRESSOR IS MISSING**

This reduces the efficiency of the AC unit. Recommend replacement for optimal performance.

Recommendation

Contact a qualified professional.



Repair/Upgrade

# 9: ATTIC

## Information

### Access: General Limitations

**Limitations:** The inspector is not required to 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. Only visible areas can be inspected. The inspector does not move, touch, or disturb insulation or vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition, R-value, or material types of insulation or wrapping on pipes, ducts, jackets, boilers, or wiring; activate thermostatically operated fans; or determine the size, spacing, span, location, or adequacy of bracing, joists, joist spans, or support systems.  
**Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

### Access: Attic Access Location Hallway Ceiling



### Structure: Photos



**Ventilation: Soffit vents noted**

**Ventilation: Fixed**  
Roof-field exhaust vent noted.

**Insulation Condition: Insulation Depth**



Insulation averages about 6-8 inches in depth

**Insulation Condition: Insulation Type**  
Fiberglass batts



**Ductwork:** Ductwork appeared functional at the time of inspection

**Ductwork: Photos**



**Exhaust & Roof Penetrations:**  
Photos



## Observations

### 9.2.1 Structure

#### **EVIDENCE OF PAST LEAKS NOTED THAT WERE DRY AT TIME OF THE INSPECTION**

Repair/Upgrade

Recommend obtaining any available leak and repair history from the seller and having a qualified roofing contractor evaluate the stained locations and corresponding roof areas before closing.

Recommendation

Contact a qualified professional.



### 9.2.2 Structure

#### **CRACK IN FRAMING MEMBERS**

Repair/Upgrade

Cracks noted. Recommend correction by qualified professional

Recommendation

Contact a qualified professional.



## 9.2.3 Structure



Maintenance Item

**OPENING NOTED**

Recommend securing opening to prevent wildlife intrusion.

Recommendation

Contact a qualified professional.



## 9.4.1 Insulation Condition



Maintenance Item

**HATCH NOT INSULATED**

The attic hatch had no insulation or weatherstripping. This is very common in most homes in Southern California. However, an attic hatch without insulation and weatherstripping reduces the overall energy efficiency of the attic insulation. Consider adding insulation and weatherstripping to the attic hatch to improve energy efficiency.

Recommendation

Contact a qualified professional.

## 9.4.2 Insulation Condition



Repair/Upgrade

**RODENT**

Vermin activity was observed in the attic (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.



## 9.5.1 Ductwork

**POSSIBLE ASBESTOS MATERIALS -DUCT BOOT**

Duct boots noted with an appearance that is consistent with asbestos material. Please note, only a Certified Asbestos Consultant can verify the presence of asbestos. Recommend a Certified Asbestos Consultant be consulted for further review to ensure safety, and if necessary, remediation or encapsulation by a qualified contractor.

## Recommendation

Contact a qualified professional.



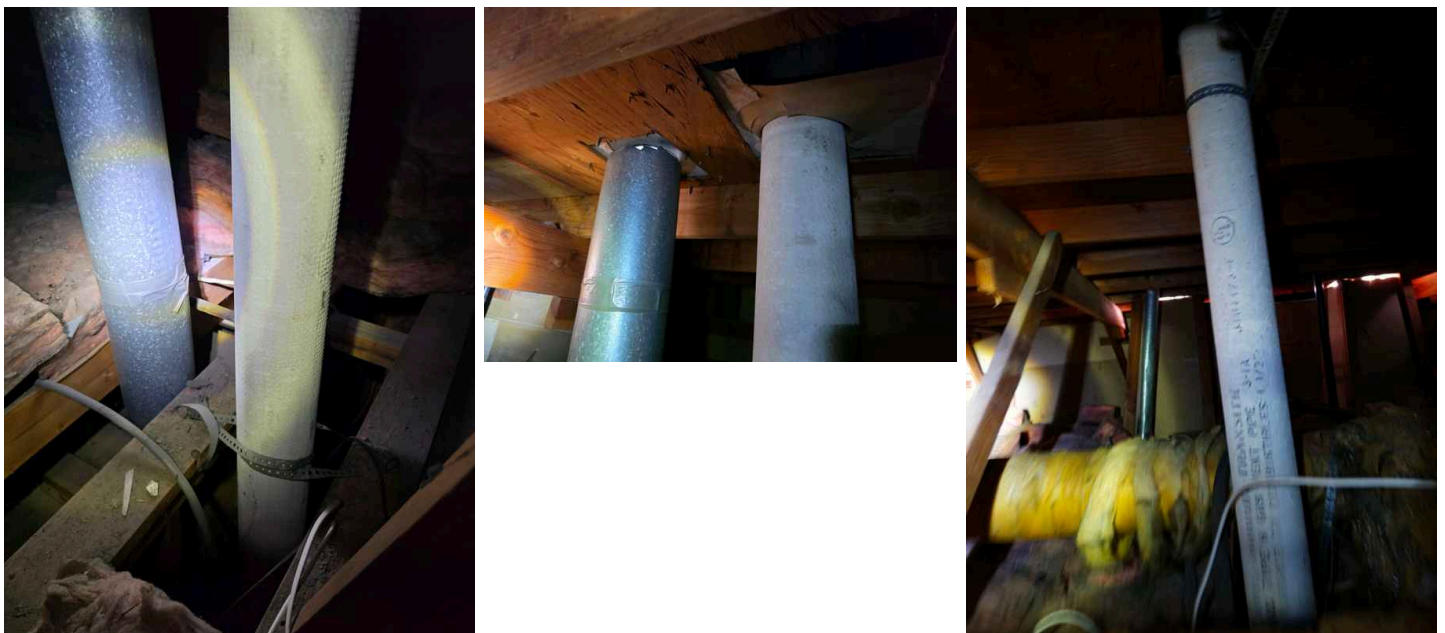
## 9.6.1 Exhaust &amp; Roof Penetrations

**POSSIBLE ASBESTOS PIPE**

Pipe noted with appearance that is consistent with asbestos material. Pipe is a flue pipe, and only vents exhaust to the exterior. Please note, only a Certified Asbestos Consultant can verify presence of asbestos. While asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. For more information, please visit: <https://www.nachi.org/asbestos.htm> However, as these are older cement like pipe, they may develop imperceptible hairline cracks or become damaged in an earthquake. Recommend qualified contractor upgrade pipe to a modern double wall steel type flue pipe.

## Recommendation

Contact a qualified professional.



# 10: ROOF

## Information

### Condition: Roof Limitations

**Limitations:** Inspector is not required to predict the service life expectancy. Inspector cannot inspect underground downspout diverter drainage pipes, inspect antennae, satellite dishes, lightning arresters, or similar attachments. Inspector does not walk on any roof areas that appear, in the inspector's opinion, to be unsafe or walk on any roof areas if doing so might, in the inspector's opinion, cause damage. Inspector does NOT perform a water test, warrant or certify the roof or confirm proper fastening or installation of any roof-covering material. **Any conditions noted should be further evaluated and repaired by a qualified roofing contractor before closing.**

**Note:** A Worn Roof and a Leaking Roof are not the same. [Read the Difference here!](#)

If an issue exists in one location it may exist in multiple locations.

Note: Homeowners insurance over the more recent years has begun to change. As such, some carriers are becoming more strict in the policies that they will issue. Our findings DO NOT guarantee they will be accepted by any insurance company.

### Condition: Inspection Method

Inspected from the ground using  
camera pole

### Condition: Roof Materials

Concrete Tiles, Torch Down Membrane (flat roof)



garage



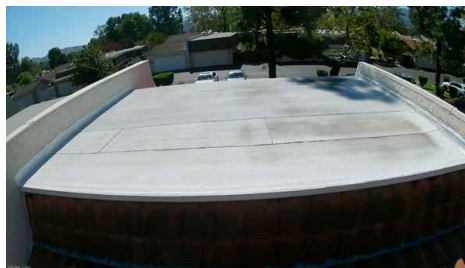
garage



garage



garage



garage



main



main



main



main



main



main



main



main



main



main

**Gutter: No major system safety or function concerns noted at time of inspection**

No major system safety or function concerns noted at the time of inspection.

Observations

10.1.1 Condition

**VEGETATION & DEBRIS**

Vegetation and debris noted on the roof. This can hold moisture against the roof and can lead to leaks or wood destroying organisms. Recommend cleaning roof now and in the future. Heavy debris can also hide additional issues that are not visually apparent.

Recommendation

Contact a qualified professional.

 Maintenance Item

10.1.2 Condition

**TILES HAVE SLIPPED OUT OF PLACE**

Nail holes may be exposed. This is conducive to leaks. Recommend that a qualified roofing contractor repair the roof as necessary.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



## 10.2.1 Gutter

**DEBRIS IN GUTTERS**

Significant amounts of debris evident in gutters. Gutters appear clogged. Clogged gutters can result in water contact with the foundation, and over a period of time can lead to foundation damage. Recommend cleaning gutters now and on a regular basis.

## Recommendation

Contact a qualified professional.

## 10.3.1 Vent Caps

**POSSIBLE ASBESTOS MATERIALS**

Pipe noted with the appearance that is consistent with asbestos material. Please note, only a lab test can verify the presence of asbestos. While asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. For more information, please visit: <https://www.nachi.org/asbestos.htm>

## Recommendation

Contact a qualified professional.

# 11: FOUNDATION

## Information

---

### **Type: General Limitations**

This report describes the foundation, floor, walls, and the method used to inspect any accessible under-floor crawlspace areas (Excluding HOA-controlled spaces). Please note under California BUSINESS AND PROFESSIONS CODE - CHAPTER 9.3 Section 7196.1. home inspectors may not perform any analysis of the systems, components, or structural integrity of a dwelling that would constitute the practice of civil, electrical, or mechanical engineering.

### **Type: Slab**

A slab foundation is made of concrete that is typically 6" - 8" thick in the center. The concrete slab is often placed on a layer of sand for drainage or to act as a cushion. Houses built on a slab lack crawlspaces, and there is no space under the floor.

# 12: KITCHEN

## Information

### General Kitchen : Limitations

**Limitations:** Appliances are excluded from the standards of practice; however, the inspector will make an effort to make sure major appliances that are present turn on as a courtesy only. The inspection is limited to basic on/off. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Items such as ice makers, hot water dispensers, and water filters, appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights are not included in this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not note appliance manufacturers, models, or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location, it may exist in multiple locations.

### Sinks: Operated

Appeared functional at time of inspection.



### Garbage Disposal: Operated and functional at time of inspection

Operated and functional at the time of inspection.

### Dishwasher: Note

How are dishwashers tested, and how long will they last? [Read More Here.](#)

### Dishwasher: Operated

Appeared functional at time of inspection.

### Oven & Range: Cooktop and oven

electric range, electric oven



### Microwave: Operated

Operated. Note: Built-in microwave ovens are tested using normal operating controls. The unit was tested and appeared to be serviceable at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

**Vent Condition: Venting**

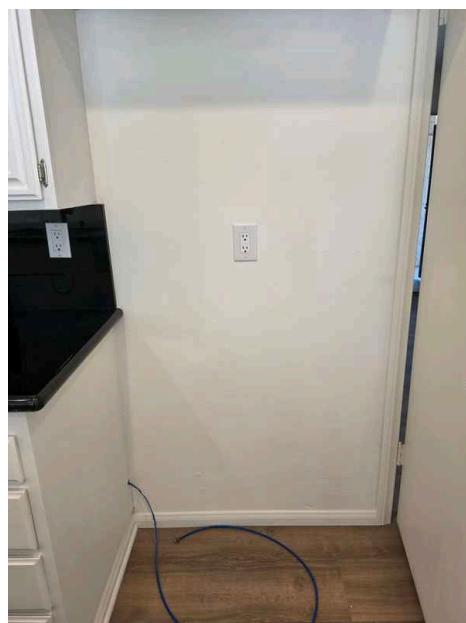
Exterior Vented

**Vent Condition: Operational**

Operational.

**Refrigerator: None**

No refrigerator was present at the time of inspection.

**Cabinets: Cabinet doors and drawers were checked to see if they open and close**

Cabinet doors and drawers were checked to see if they open and close.

**Counters: Solid Surface tops noted**

## Observations

## 12.2.1 Sinks

**CORROSION AND AGE**

Corrosion and age were noted at valves under the sink. It's generally recommended that plumbing shut-off valves under sinks be replaced every 10 to 15 years to ensure smooth operation. Suggest a plumber change valves in the near future for best operation.

## Recommendation

Contact a qualified professional.



Maintenance Item



## 12.2.2 Sinks

**ELEVATED LEVEL OF MOISTURE UNDER SINK**

Recommend immediate repair by qualified contractor.

Recommendation

Contact a qualified professional.

**Safety Hazard**

# 13: BATHROOM

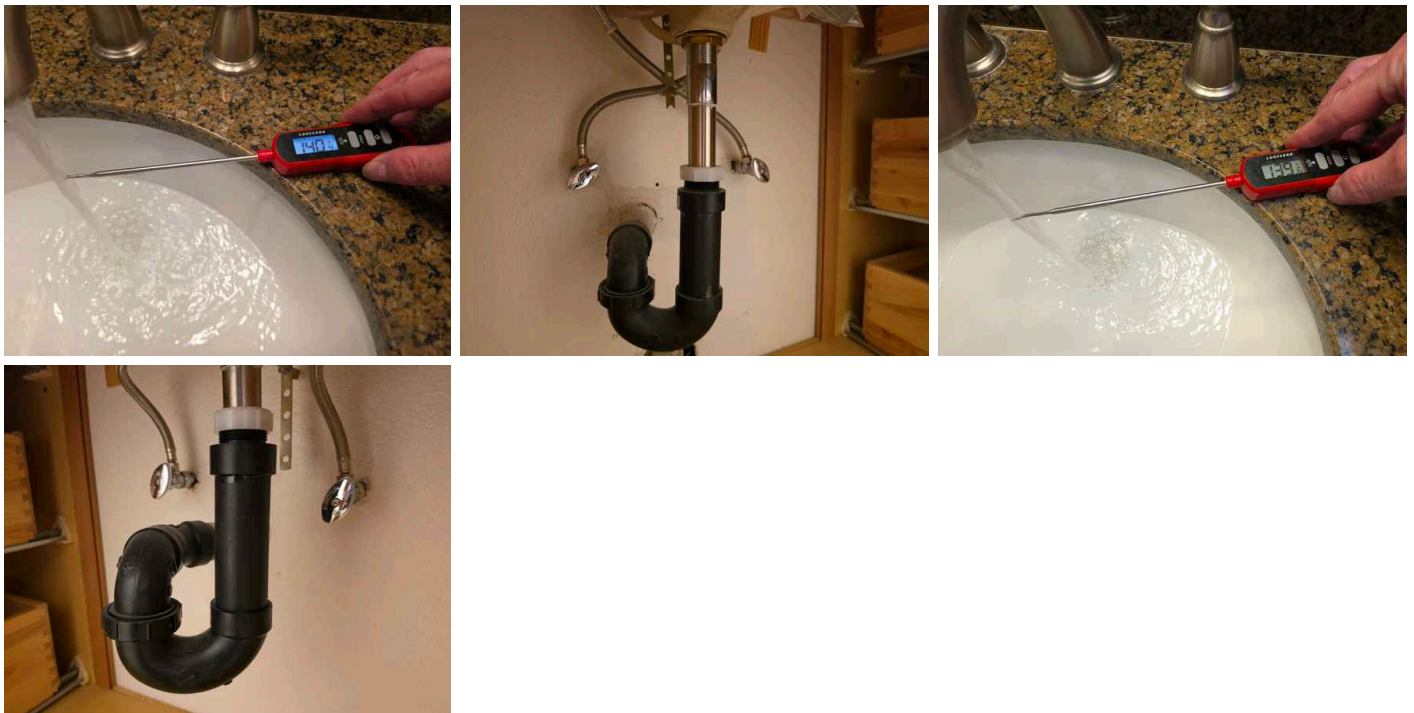
## Information

### General Bathroom: Bathroom limitations

**Limitations:** The inspector does not test for overflow drains, and cannot determine the exact flow rate, volume, pressure, exact temperature, or adequacy of the water supply, or evaluate the wait time to obtain hot water at fixtures. Inspector does not test shower pans, tub and shower surround, or enclosures for leakage or for functional overflow protection. Inspector does not evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Bidets are NOT tested. Saunas and steam functions are beyond the scope of a general home inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.** If an issue exists in one location it may exist in multiple locations.

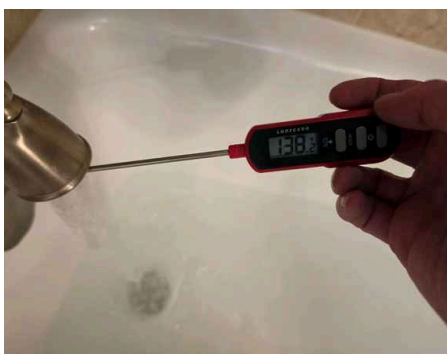
### Sinks: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



### Tub with Shower: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



### Showers: Tested

Shower was turned on, hot water was noted, and water drained.



**Toilets:** Toilet(s) were flushed and appeared functional at time of inspection

**Exhaust Fan: Operated**

The bath fan was operated.



**Observations**

13.2.1 Sinks

**DRAIN STOPPER DOES NOT STOP WATER**

Recommendation

Contact a qualified professional.

 Repair/Upgrade



hallway bathroom



master bathroom

## 13.2.2 Sinks

**HANDLES STIFF**

Recommendation

Contact a qualified professional.



Repair/Upgrade



master bathroom

## 13.3.1 Tub with Shower

**DIVERTER**

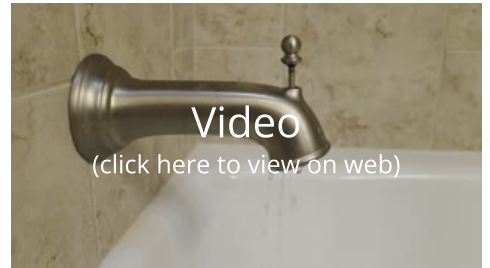
Shower diverter at tub/shower combo lets water run through the bathtub faucet when in shower mode. This wastes water when taking a shower. Recommend qualified plumber repair for better water efficiency.

Recommendation

Contact a qualified professional.



Repair/Upgrade



## 13.3.2 Tub with Shower

**WHINING/ WHISTLING NOISE NOTED**

Irregular noise noted when running shower. The most common cause of these types of noises is sediment build up in the shower head and/or pipes. Recommend further investigation by qualified plumber.

Recommendation

Contact a qualified professional.



Repair/Upgrade

## 13.5.1 Toilets

**CAULK**

Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices. **Note: underlying materials are not visible. We are unable to determine the condition of underlying materials.**

Recommendation

Contact a qualified professional.



Repair/Upgrade



master bathroom

# 14: INTERIOR AREAS

## Information

### General Interiors : Interior Limitations

Limitations: The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect security systems or components, intercoms, move furniture, stored items, or any coverings, such as carpets or rugs, or move suspended-ceiling tiles, inspect or move any household appliances, nor operate or evaluate any security bar release and opening mechanisms, whether interior or exterior nor operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Curtains, shutters, or other window covers are NOT part of this inspection. Cosmetic items are not considered as part of this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

**Window Condition: Windows**  
Vinyl framed double pane window noted.

**Patio Doors: Double pane glass noted in patio doors**  
Double pane glass noted in patio doors.

**Patio Doors: Sliding door functional**  
The sliding patio door was functional during the inspection.

**Patio Doors: Tempered glass noted in the patio door**  
Tempered glass noted in the patio door.

**Screen Doors: Screen door is functional**  
Screen door(s) functional.

**Walls and ceilings: Evidence of prior repairs noted**



dining room

### Ceiling Fans: Operated



dining room



bedroom

### Doors: Operated

## Observations

### 14.5.1 Walls and ceilings

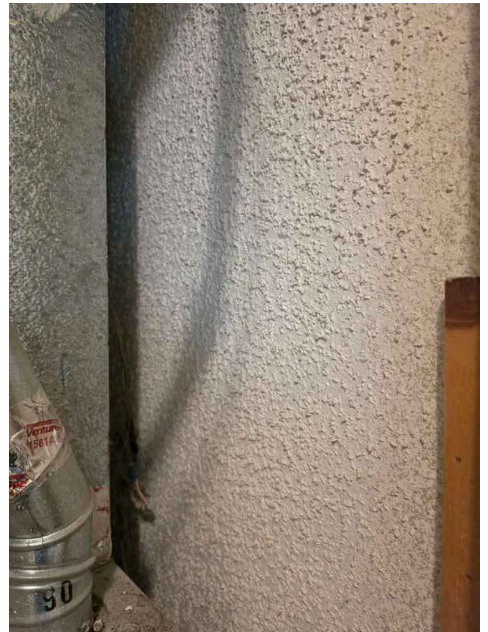
**Repair/Upgrade**

#### POSSIBLE ASBESTOS MATERIALS

Popcorn style acoustic finish noted on ceilings. Popcorn style ceiling applied prior to 1975 may contain asbestos. Please note, only a certified asbestos consultant can verify presence of asbestos. While asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. For more information, please visit: <https://www.nachi.org/asbestos.htm>

Recommendation

Contact a qualified professional.



### 14.5.2 Walls and ceilings

**Repair/Upgrade**

#### NAIL POP

Nail pop noted.

Recommendation

Contact a qualified professional.



bedroom

### 14.7.1 Ceiling Fans

**Repair/Upgrade**

#### THE CEILING FAN DID NOT OPERATE WHEN TESTED

Recommend repair by qualified electrician.

Recommendation

Contact a qualified professional.



master bedroom

## 14.8.1 Doors

**DIFFICULT TO CLOSE**

Recommendation

Contact a qualified professional.



Maintenance Item



master bathroom



master bathroom

## 14.8.2 Doors

**DOES NOT LATCH**

Recommendation

Contact a qualified professional.



Maintenance Item



hallway

# 15: SMOKE AND CARBON MONOXIDE DETECTORS

## Information

---

### Detectors: Smoke and Carbon Monoxide Detector Information

Smoke detectors are required in every bedroom. A smoke and carbon monoxide detector are required outside of every bedroom area. Additionally, there should also be at least one smoke detector and one carbon monoxide detector per floor regardless whether the floor contains bedrooms or not.

Read more at <https://imhomeinspections.com/smoke-detector-locations-and-why-they-beep-at-200-am/>

## Observations

---

### 15.1.1 Detectors

#### **SOME MISSING**

##### HALLWAY MISSING

Recommend installing a smoke detector in each existing room used for sleeping purposes and at a point centrally located on the wall or ceiling of the hallway or area leading to these rooms.

There should also be at least one smoke detector per floor, regardless if there is a bedroom on each floor or not.

##### Recommendation

Contact a qualified professional.



### 15.1.2 Detectors

#### **NO CO**

There were no visible carbon monoxide detectors. Recommend installing a carbon monoxide detector in the vicinity of all bedrooms areas and at least one per floor.

##### Recommendation

Contact a qualified professional.



# 16: LAUNDRY

## Information

### General: Laundry Limitations

Please note washer and dryers are usually considered personal property and not part of the house. The inspector does NOT test washers or dryers. Any comments are as a courtesy only and not an indication of functionality.

Note that as washer faucets are rarely turned on and off, they can become stiff over time. As water supply to washing machines is usually left on, and hoses can leak or burst under pressure and continue to flow, recommend upgrading rubber hoses to braided stainless steel versions. Recommend checking hoses and connections on a regular basis for leaks.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts, or determine the completeness or operability of any gas piping to laundry appliances.

### General: Location

Garage



**General: A drip pan under the washing machine is recommended any time the washer is installed where a leak can damage surrounding areas**

**Dryer Vent: Remember to clean dryer vents**

Remember to clean dryer vents as part of your regular maintenance.

**Dryer Vent: No issues**

### Dryer Vent: Photos



**Exhaust Fan: Outside**

**Gas/Electric Dryer Power : Gas Valve Present**

**Gas/Electric Dryer Power : Electric 220/240 Present - Not in use**



**Laundry Plumbing: No significant or safety issues noted**

**Laundry Plumbing: Photos**



## Observations

16.4.1 Gas/Electric Dryer Power

### **OLDER STYLE**

Older style gas valve present. Suggest upgrading. These style valves can be prone to gas leaks over time.

Recommendation

Contact a qualified professional.

 **Repair/Upgrade**

# 17: FIREPLACES AND CHIMNEYS

## Information

---

### Fireplace: General Limitations

**Limitations:** Inspector is not required to inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep. operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test or dismantle or remove any component.

The inspector does NOT ignite or extinguish fires. The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. A general inspection does not constitute a level II inspection. **Any conditions noted should be further evaluated and repaired by a qualified fireplace specialist before closing.** If an issue exists in one location it may exist in multiple locations.

### Fireplace: Level II disclaimer

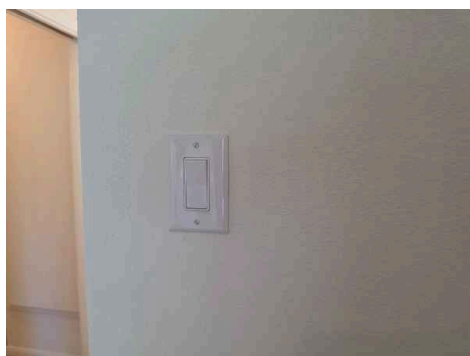
Level II inspection: The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) NFPA 211 advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

### Fireplace: Fireplace Type

Prefabricated Fireplace, Electric  
Starter Switch

### Fireplace: Fireplace Locations

Living Room



### Fireplace: Pilot Not Lit

The pilot was not lit at time of inspection and no further testing was done.

# 18: ENERGY SAVING RESOURCES

## Information

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### **-: Energy Disclosure**

The state of California requires the inspection report to include contact information for energy savings. This information is provided below. UTILITY BILL, REBATES AND OTHER ASSISTANCE Online Consumer and Business Conservation Rebate Database: [www.consumerenergycenter.org](http://www.consumerenergycenter.org). California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm). California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or [www.consumerenergycenter.org](http://www.consumerenergycenter.org). California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or [www.cpuc.ca.gov](http://www.cpuc.ca.gov). California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

# 19: REPAIR ESTIMATES

## Information

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### For Estimates : -

If you would like an estimate on the cost to repair items noted in this report, you may elect to use TheQwikFix, an independent third-party company based in San Diego, CA. **Use of this service is entirely optional and initiated solely at the user's discretion.**

#### How it works

Visit:

<https://theqwikfix.com>

Create a free account.

In your report, click the PDF button (right-hand side, below the agent photo) and save the full report to your computer.

Upload the PDF to TheQwikFix.com.

#### Cost & Discount

Estimates typically cost \$79.95.

Using the link above provides \$30 off their standard price.

#### Turnaround

TheQwikFix typically provides an itemized estimate within approximately 24 hours.

#### Disclaimer

- TheQwikFix is an independent third-party service and is not affiliated with IM Home Inspections, Inc.
- Estimates are generated without an on-site inspection and are based solely on information contained in the inspection report. **As a result, estimates may differ significantly from pricing provided by licensed contractors who evaluate the property in person.**
- These estimates are general preliminary information only and are not contractor bids or proposals.
- Estimates obtained through third-party services should not be relied upon as the sole basis for real estate negotiations or repair decisions.

### IM Home Inspections, Inc.:

- does not review, verify, or endorse any estimates provided
- has no control over estimate methodology or pricing
- makes no representations regarding accuracy or completeness
- assumes no liability for any estimates, negotiations, repairs, services, or disputes arising from use of TheQwikFix.

**Clients are strongly encouraged to obtain independent, in-person evaluations from qualified licensed contractors before relying on any repair pricing. Use of TheQwikFix is entirely voluntary and at the user's sole discretion and risk.**

## 20: THANK YOU

### Information

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#### **THANK YOU**

IM Home Inspections truly appreciates your business. It was a pleasure to inspect this home.  
If you have any questions about this report or other inspection needs, you may contact us at  
818-298-3405 or [IM@IMHomeInspections.com](mailto:IM@IMHomeInspections.com)