



Inspection Report

**Alyssa Browne
Eros Spyros**

Property Address:
1261 34th St unit 28
San Diego CA 92102



Foresight Building Inspection

Sean Kinney

**1544 Harbison Canyon Rd
El Cajon, CA 92019
808.852.7769**



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Date: 2/2/2026	Time: 01:00 PM	Report ID: 3758
Property: 1261 34th St unit 28 San Diego CA 92102	Customer: Alyssa Browne Eros Spyros	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified tradesman, contractor, or engineer. Pictures may be included in the report as a reference but may not be a complete representation of all the defects and should not be used as the sole means for determining repairs and costs. Any costs associated with repairs, replacement of defective components, or further evaluations should be considered before purchasing the property.

A condominium or town home inspection is limited to only those systems and components that the buyer or homeowner is responsible for and are readily accessible or visible. Any systems or components commonly owned or located in common areas are not required to be reported on or inspected as part of the scope of this inspection. However, additional comments and observations may be included in this report at the discretion of the inspector if defects or other potential safety concerns that would otherwise not be inspected as part of the scope of this inspection are observed.

Inspected (IN) = The inspector visually observed or tested the system or component and it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = This system or component was not available, visible, or accessible for inspection. Further evaluation is required when system or component is available for inspection.

Not Present (NP) = This system or component was not present at the time of the inspection.

Further Evaluation (E) = Observations were made during the inspection of the system or component that require further evaluation from a qualified specialist.

Repair or Replace (RR) = The system or component has visible defect, did not function properly when tested, or appears to have exceeded its serviceable life. Further evaluation is recommended to determine repairs or replacement needed.

Recommend Upgrade (UP) = An upgrade in the system or component is recommended to meet current building or safety standards.

In attendance:

Client, Client's agent or representative,
Listing agent

Type of building:

Townhome, (three-story)

Approximate size of building:

0-1,500 sq/ft

Approximate age of building:

25-50 yrs

Owner/Tenant occupied:

Vacant

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Rain in last 3 days:

No

2. Exterior

Items to be inspected: Surface grade directly adjacent to the building. Doors and windows. Attached decks, porches, patios, balconies, stairways, and their enclosures. Wall cladding and trim. Portions of walkways and driveways that are adjacent to the building. **The Inspector is not required to:** Inspect door or window screens, shutters, awnings, or security bars. Inspect fences or gates or operate automated door or gate openers or their safety devices. Use a ladder to inspect systems or components.

Items

2.1 DOORS

Comments: Repair or Replace

One or more of the exterior door components had visible damage, did not function properly, or had other observable defect. It is recommended to have the doors evaluated by a qualified tradesman and repaired/replaced as needed.

Some of the exterior door weather stripping was missing, damaged, or had other observable defect that should be repaired or replaced as needed.



2.1 Item 1(Picture) bedroom slider did not latch properly when tested



2.1 Item 2(Picture) bedroom slider appeared aged as was difficult to operate



2.1 Item 3(Picture) deck closet door: possible WDO evidence or damage observed



2.1 Item 4(Picture) main floor slider: weather stripping maintenance/repairs needed

2.3 DECKS, PATIOS, ATTACHED COVERINGS, STAIRS AND RAILINGS,

Comments: Further Evaluation, Repair or Replace

(1) The deck waterproofing membrane system appeared aged and to have exceeded or is near to exceeding its expected serviceable life. It is recommended to have qualified contractor who specializes in deck waterproofing systems evaluate and determine remaining life expectancy or replacement as needed.

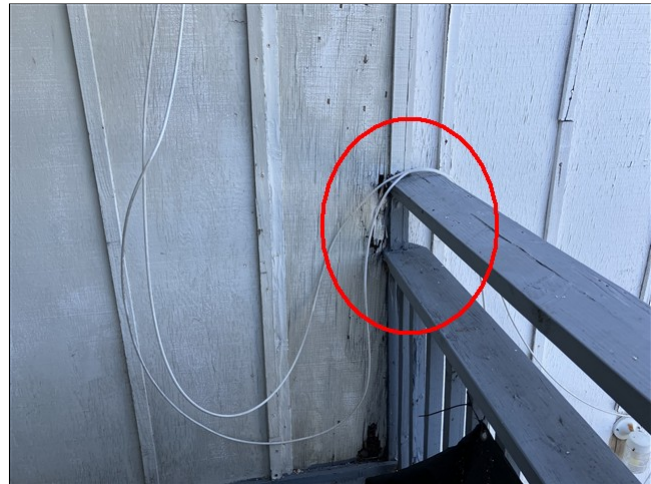


2.3 Item 1(Picture) deck waterproofing appeared aged / recommend further evaluation

(2) Possible WDO (wood destroying organisms) evidence or damage was observed at areas of the exterior wood components (patio coverings/stairs/railing/etc). It is recommended to have a licensed pest control company evaluate all WDO related defects and remediate as needed.



2.3 Item 2(Picture) deck railing: possible WDO evidence or damage observed



2.3 Item 3(Picture) deck railing: possible WDO evidence or damage observed

2.6 OTHER

Comments: Further Evaluation, Repair or Replace

(1) Common areas were not inspected as part of the scope of this condo or townhome inspection. However, some observations were made that may warrant further evaluation from the HOA (Home Owners Association) and/or an appropriate tradesman.



2.6 Item 1(Picture) decks/stairs: possible WDO evidence or damage observed / recommend further evaluation and correction as needed



2.6 Item 2(Picture) fascia/soffits: possible WDO evidence or damage observed / recommend further evaluation and correction as needed



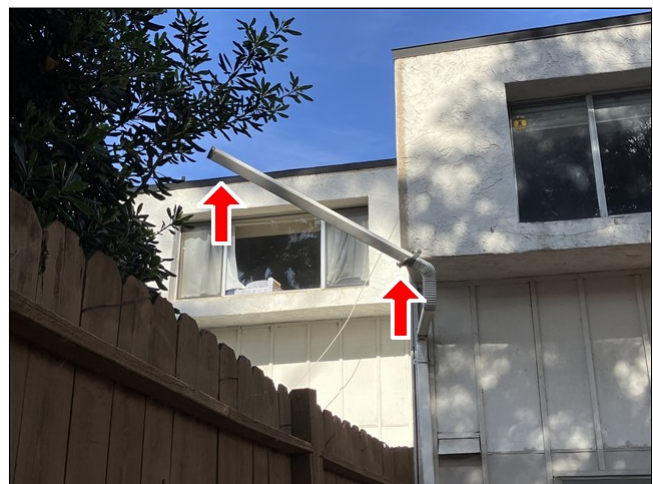
2.6 Item 3(Picture) possible WDO evidence or damage observed / recommend further evaluation and correction as needed



2.6 Item 4(Picture) siding defects observed /maintenance/repairs needed



2.6 Item 5(Picture) cracks visible of the stucco



2.6 Item 6(Picture) rain gutter downspout defect observed



2.6 Item 7(Picture) asphalt maintenance/repairs needed



2.6 Item 8(Picture) decks/stairs: possible WDO evidence or damage observed / recommend further evaluation and correction as needed



2.6 Item 9(Picture) siding trim maintenance/repairs needed

(2) Note: Retaining walls are not inspected as part of the scope of this inspection. Further evaluation from a qualified person (contractor, engineer, etc.) is recommended to determine serviceability.



2.6 Item 10(Picture) retaining wall appeared to be leaning / recommend further evaluation and correction as needed

(3) Note: While fences, gates, or dividing walls are not inspected as part of the scope of the inspection, one or more defects were observed at the fence or gate system that should be evaluated by a qualified tradesman and repaired/replaced as needed.



2.6 Item 11(Picture) leaning fence

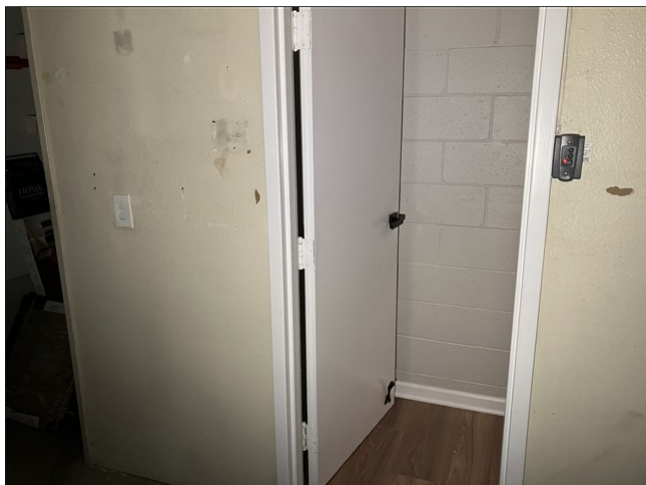
3. Garage

Items

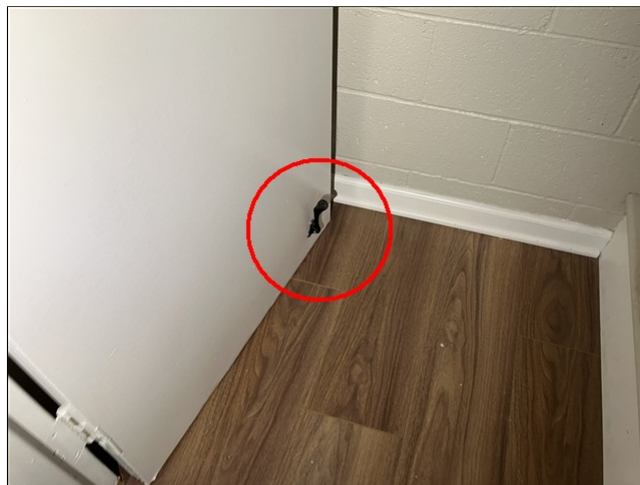
3.1 GARAGE FIREWALL SYSTEM (walls, ceilings, doors)

Comments: Repair or Replace

(1) Occupant doors between the dwelling unit and the garage should be self-closing and self-latching. The self closing hinge or device on the garage occupant door was missing or did not operate properly when tested. It is recommended to have this evaluated and repaired/replaced as needed.



3.1 Item 1(Picture) missing or inoperable self closing device/hinges observed



3.1 Item 2(Picture) door stops are not permitted on a garage occupant door

(2) There were holes, damages, or other breaches observed in the garage firewall separation (the wall and/or ceiling that separates the garage from the living areas). All penetrations (damages, holes, attic access, etc.) in the garage firewall should be evaluated and corrected as needed.



3.1 Item 3(Picture) unsealed penetrations observed in garage firewalls



3.1 Item 4(Picture) unsealed penetrations observed in garage firewalls

3.2 GARAGE WALLS AND CEILINGS

Comments: Inspected

3.3 GARAGE FLOOR

Comments: Inspected

3.4 GARAGE DOOR (S)

Comments: Inspected

3.5 GARAGE DOOR OPERATOR

Comments: Inspected

3.8 OTHER

Styles & Materials

Garage Door Type:

One automatic

Detached Garage:

Attached Garage:

Yes

4. Interiors

Items to be inspected: Walls, ceiling, and floors. Doors and windows. Stairways, handrails, and guardrails. Permanently installed cabinets. Absence of smoke alarms. Vehicle doors and openers. **The Inspector is not required to:** Inspect window, door, or floor coverings. Determine whether a building is secure from unauthorized entry. Use a ladder to inspect systems or components.

Items

4.0 CEILINGS AND WALLS

Comments: Further Evaluation, Repair or Replace

(1) Damages, missing drywall, or other defects to the walls or ceilings were observed. It is recommended to have these walls and ceilings evaluated by a qualified tradesman and repaired/replaced as needed.



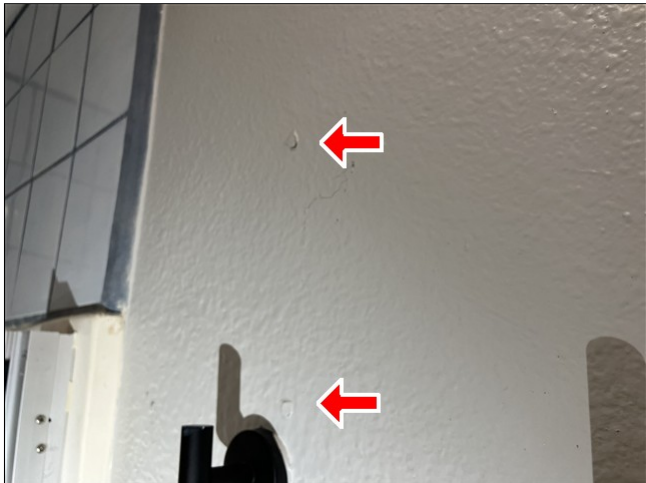
4.0 Item 1(Picture) pantry near kitchen: wall damage visible



4.0 Item 2(Picture) main floor dining area: mirror trim piece was not properly adhered



4.0 Item 3(Picture) top level: ceiling surface maintenance/repairs needed



4.0 Item 4(Picture) top floor bathroom: nail pop-outs observed



4.0 Item 5(Picture) bedroom bath: loose mirror trim piece

(2)



4.0 Item 6(Picture) pet access door observed / recommend further evaluation for removal and wall repair as needed

4.1 FLOOR COVERINGS

Comments: Further Evaluation, Repair or Replace

(1) Some of the floor baseboards were missing, loose, or had other observable defect that should be evaluated and repaired/replaced as needed.



4.1 Item 1(Picture) top level closet: missing baseboard

(2) One or more tile defects were observed (cracks, loose, missing grout, etc) at areas of the interior. It is recommended to have the floor tile evaluated and repaired/replaced as needed.

Stains or other possible signs of past moisture intrusion were visible at areas of the flooring. While no moisture was observed at the time of the inspection, further evaluation is recommended to determine the cause of the stains and if any non-visible defect is present.

Disclaimer: This inspection cannot determine the presence of mold. Any moisture related damages, defects, or observations should be evaluated by a qualified person to determine if mold is present and proper remediation as needed.



4.1 Item 2(Picture) bathroom: tile defects observed around toilet / recommend further evaluation and correction as needed



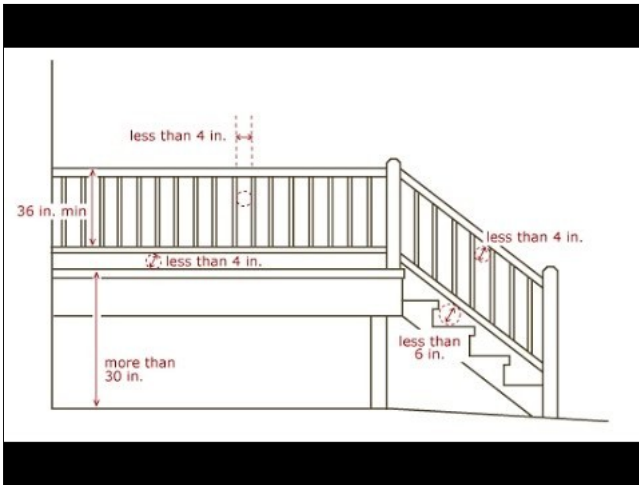
4.1 Item 3(Picture) bathroom: tile defects observed around toilet / evidence of possible past moisture seepage observed / recommend further evaluation and correction as needed

4.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Recommend Upgrade

Recommended Safety Upgrade:

Stair and guard railing heights and spacing requirements have improved over the years to increase safety and decrease potential fall hazards. While the current systems present may have been acceptable at the time of construction, it is recommended to have stair and guard railing systems evaluated and upgraded as needed to modern safety standards.



4.2 Item 1(Picture)



4.2 Item 2(Picture) railing safety upgrades recommended



4.2 Item 3(Picture) railing safety upgrades recommended

4.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

A representative number of doors was tested. One or more of the tested doors or hardware had signs of damage, defect, or did not operate properly when tested. It is recommended to have all doors and hardware defects evaluated and repaired/replaced as needed.



4.3 Item 1(Picture) pantry door near kitchen: maintenance / repairs / or replacement needed



4.3 Item 2(Picture) garage door rubs against the jamb

4.4 COUNTERS, CABINETRY, AND SHELVING (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Damages, hardware defects, or other visible defects were observed at areas of the interior cabinetry or countertops. It is recommended to have cabinetry and countertop defects evaluated by a qualified tradesman and repaired/replaced as needed.

Caulking or grout defects were observed at areas of the countertops, backsplash, or sink fixtures where caulking or grout was missing, deteriorated, or had other observable defect.



4.4 Item 1(Picture) possible evidence of repair or modification observed / recommend further evaluation



4.4 Item 2(Picture) main floor hall bath: vanity mirror trim was loose



4.4 Item 3(Picture) kitchen: cabinetry maintenance/ repairs needed



4.4 Item 4(Picture) kitchen countertop: epoxy sealant maintenance/repairs needed



4.4 Item 5(Picture) kitchen: caulking or appropriate sealant maintenance/repairs needed



4.4 Item 6(Picture) bedroom bath: caulking or appropriate sealant maintenance/repairs needed

(2) There were stains or damage at the kitchen or bathroom cabinetry. No visible evidence of moisture was observed. Further evaluation is recommended to determine the cause of the moisture and remediation of any damage material.

Disclaimer: This inspection cannot determine the presence of mold. Any moisture related damages or defects should be evaluated by a qualified water damage specialist to determine if mold is present and proper remediation as needed.



4.4 Item 7(Picture) kitchen cabinet: stains visible at cabinet base



4.4 Item 8(Picture) kitchen cabinet: stains visible at cabinet shelf and base



4.4 Item 9(Picture) laundry cabinet: moisture stains or damage visible



4.4 Item 10(Picture) bedroom bath: moisture stains or damage visible

(3) One or more of the closet shelving systems were damaged, not secured properly, or had other observable defect that should be evaluated by a qualified tradesman and repaired/replaced as needed.



4.4 Item 11(Picture) garage:
shelving sagging observed



4.4 Item 12(Picture) bedroom: shelving sagging
observed

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) A representative number of windows was tested. One or more of the tested windows had signs of damage, defect, or did not operate properly when tested. It is recommended to have the window systems evaluated by a licensed window contractor and repaired/replaced as needed.



4.5 Item 1(Picture) bedroom windows did not operate properly when tested // maintenance / repairs / or replacement needed

(2) Note: Window and door screens and blinds are not inspected or tested as part of the scope of this inspection. Further evaluation is recommended to determine condition and serviceability.



4.5 Item 2(Picture) aged window screens observed

4.6 BATH TUB AND SHOWER SYSTEM

Comments: Further Evaluation

The shower pan, tub, or wall surround systems appeared aged with signs of deterioration and may have exceeded or are near to exceeding their expected serviceable life. Further evaluation from a licensed contractor is recommended to determine remaining life expectancy or repair/replace as needed.



4.6 Item 1(Picture) aged shower enclosure

4.8 OTHER (additional observations)

Comments: Further Evaluation

(1) Disclaimer: Cracks in the ceiling and/or walls, out of square doors, or other visible signs may be a result from possible settling, movement or other defect that has occurred. This inspection is not meant to be a structural evaluation but an observation of visible physical defects. Only further evaluation and investigation from a qualified person can determine if non-visible defects are present and corrections as needed.



4.8 Item 1(Picture) possible slope or hump observed / recommend further evaluation

(2) Lead and Asbestos Disclaimer:

Buildings constructed prior to 1978 may contain lead. It is outside the scope of this inspection to identify or determine if lead is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if lead is present.

Many buildings built or remodeled between 1945 and 1978 may contain asbestos materials. It is outside the scope of this inspection to identify or determine if asbestos is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if asbestos is present.

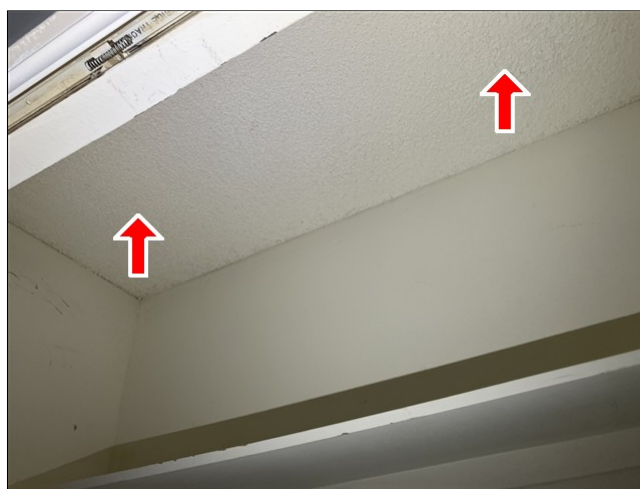
Refer to the following links for helpful information from the EPA (Environmental Protection Agency and CSLB (CA State Licensing Board):

<https://www.epa.gov/lead/real-estate-disclosure>

<http://www.cslb.ca.gov/Resources/GuidesAndPublications/AsbestosGuideForConsumers.pdf>



4.8 Item 2(Picture) popcorn texture: materials installed around or before 1978 may contain asbestos



4.8 Item 3(Picture) popcorn texture: materials installed around or before 1978 may contain asbestos



4.8 Item 4(Picture) popcorn texture: materials installed around or before 1978 may contain asbestos

(3) While cosmetic or aesthetic defects are not inspected as part of the scope of this inspection, some observations were made during the inspection. These items did not appear to effect the functionality or performance of the system, but it is recommended to have all cosmetic related items evaluated by an appropriate tradesman.



4.8 Item 5(Picture) kitchen wall surface: recommend further evaluation and correction as needed



4.8 Item 6(Picture) kitchen wall surface: recommend further evaluation and correction as needed

6. Plumbing System

Items to be inspected: Water supply piping. Drain, waste, and vent piping. Faucets and fixtures. Fuel gas piping. Water heaters. The functional flow and functional drainage of water. **The Inspector is not required to:** Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components. Inspect whirlpool baths, steams showers, or sauna systems or components. Inspect fuel tanks or determine if the fuel gas systems is free of leaks. Inspect wells or water treatment systems.

Items

6.0 WATER HEATING SYSTEMS

6.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

6.2 MAIN FUEL SHUT OFF (Describe Location)

Because determining if the fuel system is free of leaks, it is recommended to have SDG&E (San Diego Gas and Electric) perform a routine service check up. Please contact SDG&E for more information:

<https://www.sdge.com/residential/services/service-check>

6.3 VISIBLE PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

The drainage at one or more of the sinks, tubs, or showers was slow or had other observable defect. It is recommended to have a licensed plumber evaluate and correct as needed.



6.3 Item 1(Picture) bathroom: slow drainage observed at the sink

6.4 VISIBLE WATER SUPPLY DISTRIBUTION SYSTEMS

Comments: Further Evaluation, Repair or Replace

(1) One or more of the plumbing fixture/appliance supply valves or hoses appeared aged or had visible signs of oxidation and may have exceeded or are near to exceeding their expected serviceable life. It is recommended to have a licensed plumber evaluate to determine remaining life expectancy or replace as needed.



6.4 Item 1(Picture) kitchen: aged water supply valves/hoses observed



6.4 Item 2(Picture) bathrooms: aged water supply valves/hoses observed



6.4 Item 3(Picture) bathrooms: aged water supply valves/hoses observed



6.4 Item 4(Picture) bathrooms: aged water supply valves/hoses observed



6.4 Item 5(Picture) bathrooms: aged water supply valves/hoses observed



6.4 Item 6(Picture) bathrooms: aged water supply valves/hoses observed

(2) A representative number of exterior water spigots was tested. It was observed that one or more of the tested spigots was loose, leaked, or had other observable defect. It is recommended to have this evaluated by a qualified tradesman and repaired/replaced as needed.

One or more of the exterior spigots were missing an anti-siphon device (vacuum breaker). These prevent water intended for irrigation from siphoning back into the potable water system. It is recommended to have these installed.



6.4 Item 7(Picture)



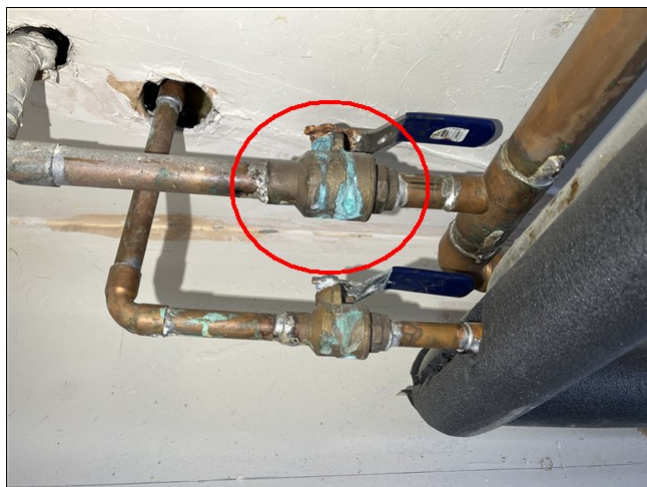
6.4 Item 8(Picture) missing vacuum breaker (anti-siphon device) at exterior spigot(s)



6.4 Item 9(Picture) spigot leaked during testing

(3) There was damage, deterioration, or other observable defect in the plumbing water supply. It is recommended to have the water distribution system and components evaluated by a licensed plumber and repaired/replaced as needed.

Disclaimer: It is outside the scope of this inspection to inspect for or identify mold. Any moisture related damages or defects should be evaluated by a qualified mold specialist to determine the presence of mold and appropriate remediation as necessary.



6.4 Item 10(Picture) garage: oxidation visible at water supply pipe shut off valve



6.4 Item 11(Picture) garage: oxidation visible at water supply pipe

6.5 PLUMBING FIXTURES (sinks, toilets, tubs, etc.)

Comments: Further Evaluation, Repair or Replace

(1) One or more of the plumbing fixtures (toilets, sinks, faucets, tub/shower valves, etc.) were loose, leaked during operation, or had other observable defect. It is recommended to have the fixtures evaluated by a licensed plumber and repaired/replaced as needed.



6.5 Item 1(Picture) kitchen faucet: control button did not operate properly when tested



6.5 Item 2(Picture) bedroom sink: oxidation visible // maintenance / repairs / or replacement needed



6.5 Item 3(Picture) shower valve leaked during testing

(2) One or more of the plumbing fixtures (sinks, faucets, tubs, etc.) appeared aged and may have exceeded or are near to exceeding their expected serviceable life. It is recommended to have the aged fixtures evaluated by a qualified plumber to determine remaining life expectancy and replacement as needed.



6.5 Item 4(Picture) shower: aged shower valves observed (note: hot and cold orientation are reserved)



6.5 Item 5(Picture) shower: aged shower valves observed

6.6 VISIBLE FUEL DISTRIBUTION SYSTEMS

6.8 OTHER

Styles & Materials

Visible Water Distribution Material (inside building):	Water Pressure Reading:	Visible Plumbing DWV (Drain/Waste/Vent):
Copper	under 80 psi	Plastic (ABS or PVC)

7. Electrical System

Important Note: Due to electrical shock and fire hazards, all electrical observations in this report should be considered a safety concern and should be promptly evaluated by a licensed electrician.

Items to be inspected: Service equipment. Electrical panels. Circuit wiring. Switches, receptacles, outlets, and lighting fixtures. **The Inspector is not required to:** Operate circuit breakers or circuit interrupters. Remove cover plates. Inspect de-icing systems or components. Inspect private or emergency electrical supply systems or components.

Items

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Recommend Upgrade

Recommended Upgrade:

The location of one or more of the electrical distribution panels did not comply with modern panel location standards. Panels are no longer permitted to be installed in bathrooms and clothes closets. Height limitations and other location restrictions have also been modified over the years to improve safety and accessibility. Because these changes may not have been required at the time of construction, it is recommended to have a licensed electrician evaluate and upgrade as needed.



7.2 Item 1(Picture) electrical panel location upgrade recommended

7.3 ELECTRIC PANELS, SERVICE AND GROUNDING EQUIPMENT, MAIN BREAKER

Comments: Further Evaluation, Repair or Replace

(1) One or more defects were observed at the electrical panel components. It is recommended to have this evaluated by a licensed electrician and repaired/replaced as needed.

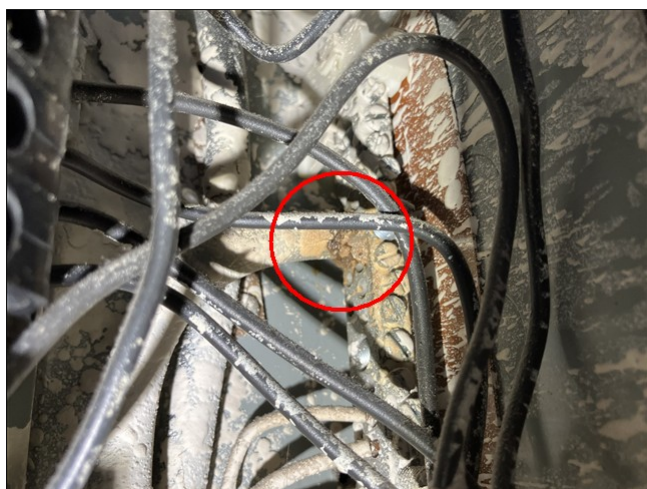
One or more of the electrical panel systems or components appeared aged and may be near to exceeding its expected serviceable life. It is recommended to have these evaluated by a licensed electrician to determine remaining life expectancy or replacement as needed.



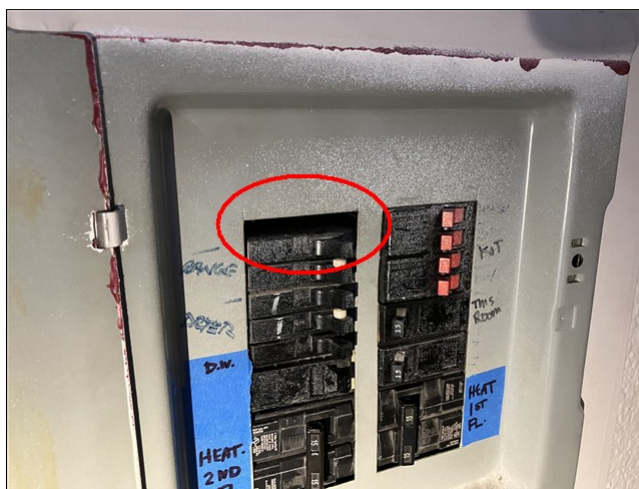
7.3 Item 1(Picture) panel wiring: a performance and safety inspection by a qualified person is recommended



7.3 Item 2(Picture) panel wiring: a performance and safety inspection by a qualified person is recommended



7.3 Item 3(Picture) panel wiring: a performance and safety inspection by a qualified person is recommended



7.3 Item 4(Picture) missing breaker blank cover

7.4 CIRCUIT BREAKERS AND BRANCH CIRCUIT WIRING

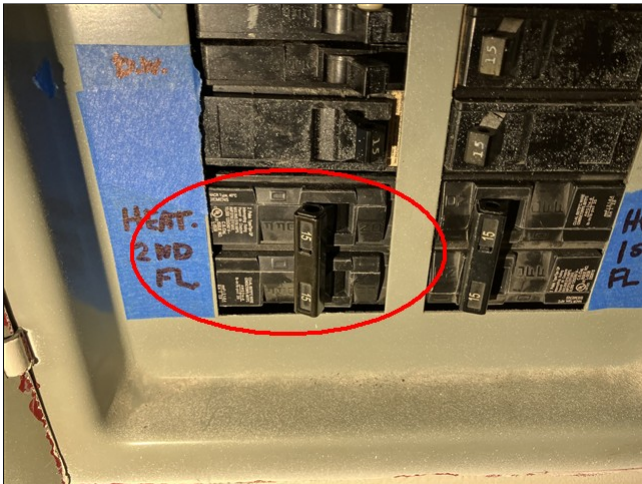
Comments: Further Evaluation, Recommend Upgrade

(1) Three pronged outlets for dryer and/or oven appliances were observed. While this may have been standard at the time of construction, four-prong outlets are now standard due the reduced risk of shock, making them safer for high-power appliances like dryers and ovens. It is recommend to have a licensed electrician evaluate and upgrade as needed.



7.4 Item 1(Picture) dryer: outlet upgrade recommended

(2) Note: One or more of the electrical panel breakers were off or tripped at the time of the inspection. Because resetting breakers is outside the scope of this inspection, further evaluation from a qualified electrician is recommended.



7.4 Item 2(Picture) breaker was observed in the "off position" / recommend further evaluation

7.5 ELECTRICAL OUTLETS, SWITCHES, and FIXTURES

Comments: Further Evaluation, Repair or Replace, Recommend Upgrade

(1) While the inspector makes every effort to identify switches and their corresponding fixtures or receptacles, one or more were not identifiable. Further evaluation is recommended to identify and evaluate the corresponding fixture or outlet.



7.5 Item 1(Picture) front entry: switch and corresponding fixture or outlet were not identified



7.5 Item 2(Picture) switch and corresponding fixture or outlet were not identified

(2) **Recommended Safety Upgrade:**

Bare bulb light fixtures were observed in the clothes closets. While these may have been acceptable at the time of construction, because of fire hazard risks, they are no longer permitted. It is recommended to have a licensed electrician evaluate and upgrade as needed.



7.5 Item 3(Picture) closet bare-bulb light fixture upgrades recommended

(3) Defects were observed at one or more of the outlets, switches, or fixtures. All electrical system and component defects should be considered safety hazards. It is recommended to have a licensed electrician evaluate all outlets, switches, and fixtures and repair/replace as needed.



7.5 Item 4(Picture) bedroom bath: loose outlet



7.5 Item 5(Picture) bedroom ceiling: missing box cover



7.5 Item 6(Picture) bedrooms: outlet was still energized when the switch was turned off



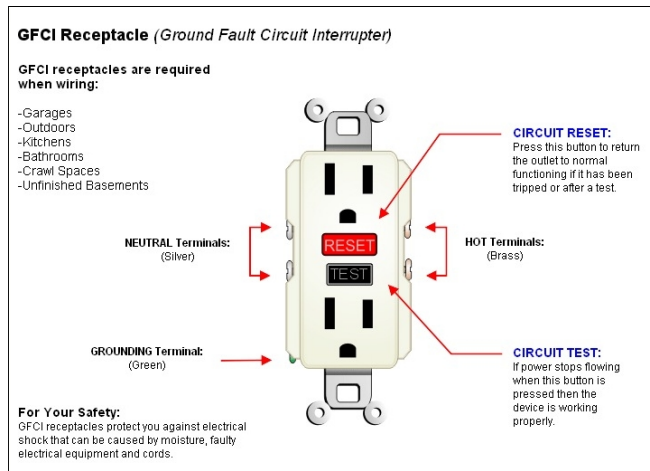
7.5 Item 7(Picture) bedrooms: outlet was still energized when the switch was turned off

7.6 POLARITY AND GROUNDING OF RECEPTACLES, GFCI (Ground Fault Circuit Interrupters)

Comments: Recommend Upgrade

Recommended Safety Upgrade:

One or more outlets observed in the kitchen, bathroom, exterior, or garage did not appear to be GFCI protected. While this may have been acceptable at the time of construction, current standards require that all kitchen countertop outlets, bathroom outlets, exterior outlets, and garage outlets must be GFCI. Other auxiliary systems may also require GFCI outlets such as pool pumps, sumps, and jacuzzi jet motors. It is recommended to have a licensed electrician evaluate the appropriate GFCI locations and upgrade as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture) garage: recommend evaluation and upgrade of any non-GFCI outlets



7.6 Item 3(Picture) garage: recommend evaluation and upgrade of any non-GFCI outlets

7.7 PRESENCE OF SMOKE AND CABON MONOXIDE DETECTORS

Comments: Repair or Replace

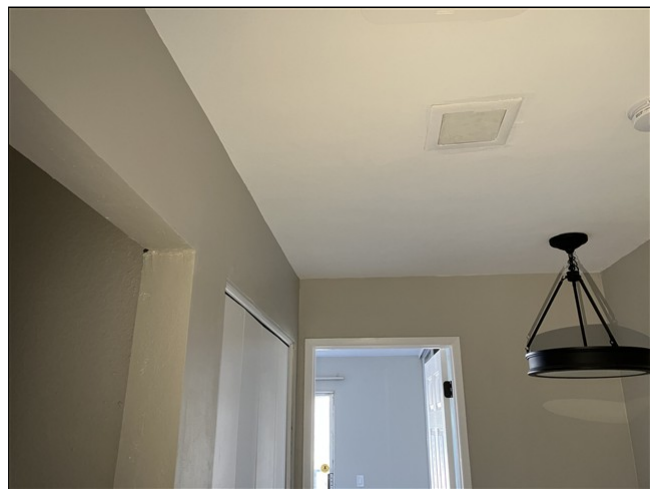
Smoke and Carbon Monoxide Detectors: Scope of the Inspection

The purpose of this inspection is to identify missing smoke and CO monoxide detectors according to modern safety standards.

Disclaimer: This inspection does not test smoke detectors or guarantee functional operation. According to most manufacturers, smoke and CO monoxide detectors should be tested weekly and should be replaced every 10 years. Unless the installation date has been provide (usually written on the detector label), the exact age of the detectors cannot be verified.

Recommendation:

If there is no visible installation date or the age cannot be verified, it is recommended to install a new detector with a visible date to facilitate future replacement. It is recommended to test detectors according to the manufacturers specifications. Consult with the local fire department for tips and other useful information on smoke alarm installation and maintenance.



7.7 Item 1(Picture) top level hallway: missing smoke and CO detector

7.8 OTHER

Styles & Materials

Electrical Panel Size or Capacity:	Panel Type:	Branch wire 15 and 20 AMP:
Unknown	Circuit breakers	Copper
Visible Wiring Types:	Grounding System:	
NM Cable (non metallic)	Partially visible	

8. Heating / Central Air Conditioning

Items to be inspected: Heating equipment. Central cooling equipment. Energy source and connections. Combustion air and exhaust vent systems. Condensate drainage. Conditioned air distribution systems. **The Inspector is not required to:** Inspect heat exchangers or electrical heating elements. Inspect non-central air conditioning units or evaporative coolers. Inspect radiant, solar, hydronic, or geothermal systems or components. Determine volume, uniformity, temperature, airflow, balance or leakage or any air distribution system. Inspect electronic air filtering or humidity control systems or components.

Items

8.2 HEATING SYSTEM AND COMPONENTS

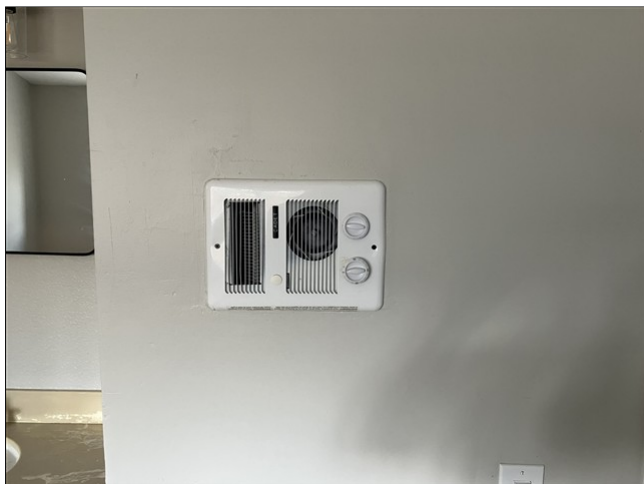
Comments: Further Evaluation

Because no current visible maintenance or service record was observed, a performance and safety inspection by a licensed HVAC technician is recommended. An annual inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.

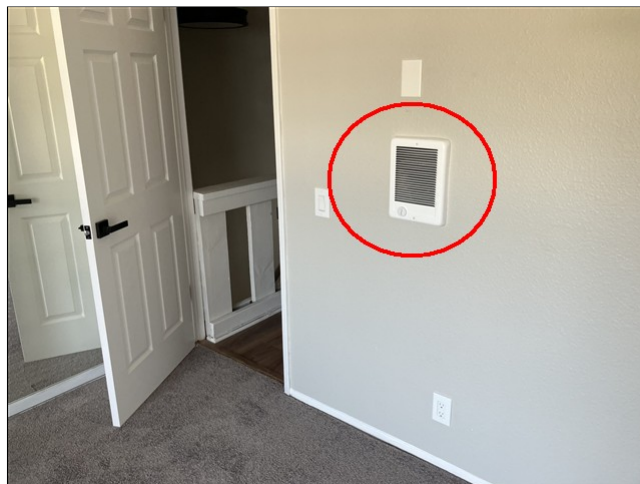
8.3 NORMAL OPERATING CONTROLS

Comments: Repair or Replace

One or more of the electric wall heaters failed to operate properly or had other observable defect when tested. It is recommended to have this evaluated by a qualified electrician or HVAC specialist and repaired/replaced as needed.



8.3 Item 1(Picture) bedroom: electric heater did not turn on when tested (note: breaker appeared to be in the "off" position)



8.3 Item 2(Picture) bedroom: electric heater did not turn on when tested (note: breaker appeared to be in the "off" position)

8.4 COOLING SYSTEM AND COMPONENTS

Comments: Not Present

Because no visible maintenance and service record was observed, a routine maintenance inspection by a qualified HVAC technician is recommended. An annual maintenance inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.

8.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH BEDROOM

Comments: Inspected

8.9 CHIMNEYS, FLUES, AND VENTS (for solid fuel and gas firelog fireplaces)

Comments: Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional and safe for use. A safety and performance inspection is recommended from a licensed or certified fireplace/chimney specialist.

8.10 GAS FIRELOG AND SOLID FUEL FIREPLACES

Comments: Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional or safe for use. A fireplace/chimney specialist is recommended for evaluation of all systems and components before operation.

8.11 OTHER

Styles & Materials

Heat Type:	Number of A/C units:	Fireplaces:
Electric heater	None	None

9. Insulation and Ventilation

Items to be inspected: Ventilation and Insulation in the attic and under-floor areas. **The Inspector is not required to:** Inspect mechanical attic ventilation systems or components. Determine the composition or energy rating of insulation materials.

Items

9.0 INSULATION

Comments: Not Inspected

The insulation was not visible or accessible for inspection.

9.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Further Evaluation

(1) Recommend Safety Inspection and Cleaning:

Lint debris buildup in dryer ducting resulting in fires can easily be avoided by annual or semi-annual inspections and cleaning. Because the interior of dryer ducting is not visible for inspection, it is recommended to have cleaning and safety inspection performed by a qualified ducting cleaning company.



9.1 Item 1(Picture) dryer duct cleaning recommended

(2) One or more of the bathroom exhaust fans appeared aged may have exceeded or is near to exceeding its expected serviceable life. Further evaluation is recommended to determine remaining life expectancy or replacement as needed.



9.1 Item 2(Picture) aged bath exhaust fan

9.3 CRAWLSPACE/ATTIC ACCESSIBILITY

Comments: Not Present

9.6 OTHER

Styles & Materials

Attic Insulation:

Ventilation:

10. Built-In Kitchen Appliances

Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers. **Exclusions:** Auxiliary features of appliances beyond the appliance's basic function. Determine compliance with manufacturers' installation guidelines or specifications.

Items

10.0 DISHWASHER

Comments: Inspected

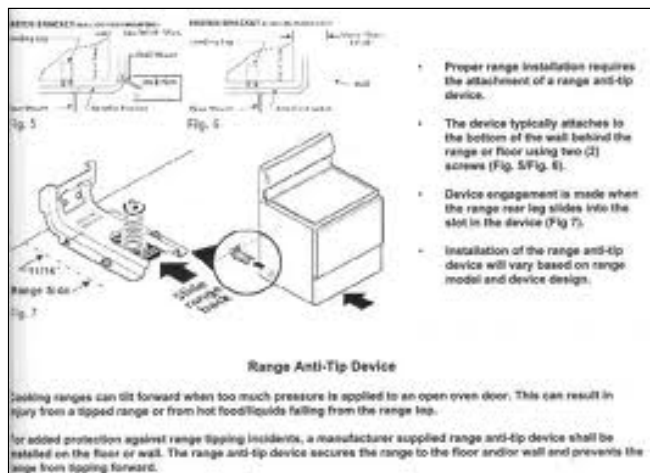
10.1 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

(1) One or more of the oven functions or components did not operate properly when tested or had other observable defect. It is recommended to have the unit evaluated by a qualified appliance technician and repaired/replaced as needed.

It did not appear that an **anti-tip bracket** was installed on the range oven. These simple yet over-looked safety devices can prevent the appliance from tipping over causing potential serious injury or death. For more information on range oven safety, please see the following link from the United States Consumer Product Safety Commission:

<https://www.cpsc.gov/s3fs-public/pdfs/rangestability.pdf>



10.1 Item 1(Picture)



10.1 Item 2(Picture) loose handle / missing anti-tip bracket

10.2 RANGE HOOD

Comments: Not Present

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 BUILT-IN MICROWAVE

Comments: Inspected

10.7 OTHER

The refrigerator icemaker hose and supply valve were not visible or accessible for inspection. Further evaluation of these components is recommended to determine functional condition.



10.7 Item 1(Picture) fridge appliance was not inspected or tested as part of the scope of this inspection // note: handle was loose



10.7 Item 2(Picture) icemaker supply was not inspected or tested as part of the scope of this inspection