Steve Lindsey
866.302.2387
steve@southwestinspect.com
SouthwestInspect.com
Southwest
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Property Inspection Report



1584 Hawk View Dr,
Encinitas, CA 92024

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

A	Acceptable	Functional with no obvious signs of defect.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Maintenance	Item is not fully functional and requires repair or servicing.
HS	Health & Safety	Item needs immediate repair or replacement. It is a health and/or safety concern to the occupants.

General Information

Property Information

Property Address 1584 Hawk View Dr,
City Encinitas State CA Zip 92024

Client Information

Client Name Louanne Hahn & Steve Purcell

Inspection Company

Inspector Name Steve Lindsey
Company Name Southwest Property Inspection
Phone 866-302-2387
E-Mail steve@southwestinspect.com

Conditions

Others Present: Buyer's agent Property Occupied? No
Inspection Date 11/03/2026
Start Time: 2:00 End Time: 3:30
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ◉ Yes ○ No ○ Not Applicable
Water On ◉ Yes ○ No ○ Not Applicable
Temperature 75
Weather: Sunny Soil Conditions: Damp
Building Type: Single family home- One story Garage: Attached
Year Built 1988
Approx. Square Feet 1,783

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Lots and Grounds

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

	A	NI	M	HS	
1.	☒	☐	☐	☐	Walks: Concrete
2.	☒	☐	☐	☐	Steps/Stoops: Brick
3.	☒	☐	☐	☐	Patio: Brick
4.	☐	☒	☐	☐	Fountain: Note: The fountain and its components were not inspected- Beyond the scope of this inspection. Fountain components, if not properly secured, can present a topple hazard and cause serious physical injury, especially to small children. Recommend inspection and securing of all components.
5.	☒	☐	☐	☐	Porch: Concrete
6.	☐	☐	☒	☐	Vegetation: Trees, Shrubs Back planter brick boarder is damaged due to tree root.



7.	☐	☒	☐	☐	Retaining Walls: Note: Retaining walls are engineered components and evaluation of them is beyond the scope of this inspection and the expertise of the inspector. Not inspected. A qualified civil engineer should be consulted if evaluation is desired.
8.	☒	☐	☐	☐	Grading: Edge of canyon
9.	☐	☒	☐	☐	Surface Drains: Note: The outside area drains were not tested for functional drainage. Beyond the scope of this inspection. A qualified licensed drain specialist should be consulted, prior to close of escrow, to evaluate the system.

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Lots and Grounds (Continued)

10. ☐☐☒☐ Driveway: Concrete The driveway and porch is cracked. Sealing of the cracks by a qualified licensed contractor is recommended to prevent water penetration.





11. ☒☐☐☐ Fences: Wood, Chain link
12. ☐☒☐☐ Lawn Sprinklers: Note: The landscaping irrigation system was not tested or evaluated. Beyond the scope of this inspection. A qualified licensed landscaping contractor should be consulted if an evaluation of the irrigation system is desired.

Exterior Surface and Components

Note: Regarding the weather protection at windows, doors, and sliding glass door units, it is not uncommon for moisture infiltration to occur into the building's interior during rainy weather regardless of the age of the property- This inspection was conducted by visual means only and the current condition and/or appropriate installation of concealed moisture barriers/flashings at exterior siding, doors, windows, balconies, decks, walks, stairs, driveways, exterior components or penetrations cannot be confirmed- Please refer to items 12 and 13 in Part III under Limitations, Exceptions and Exclusions of the CREIA Standards of Practice.

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A NI MHS

Exterior Surface

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Exterior Surface and Components (Continued)

1. ☐☐☒☐ Type: Stucco, Wood The front entry, wood siding has inadequate clearance from the soil/hardscaping. It requires 4" clearance from soil and 2" from hardscaping. Does not meet industry standards. Moisture damage may occur.





2. ☒☐☐☐ Fascia: Wood Refer to the pest control report.
3. ☒☐☐☐ Eaves: Wood Refer to the pest control report.
4. ☒☐☐☐ Patio Cover: Wood Refer to the pest control report.
5. ☒☐☐☐ Door Bell: Hard wired
6. ☒☐☐☐ Entry Door: Wood with decorative glass
7. ☒☐☐☐ Patio Doors: Metal with dual-pane glass
8. ☐☐☒☐ Windows: Metal with dual-pane glass Moisture and fogging were noted in the dual-pane glass of the windows in the following locations: Approximately 9 windows: Kitchen two bay windows, back sliding glass door, dining area three windows, living room two windows, office one window and primary bathroom one window: (Defective hermetic seals.) Repairs by a qualified licensed window contractor are recommended.
Note: Due to climatic conditions, the nature of the components, and the cleanliness of the glass, it is not possible to determine all of the failures present. Evaluation of the remaining windows in the home by a qualified licensed glazing contractor is recommended prior to removal of purchase contingencies.

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Exterior Surface and Components (Continued)

Windows: (continued)

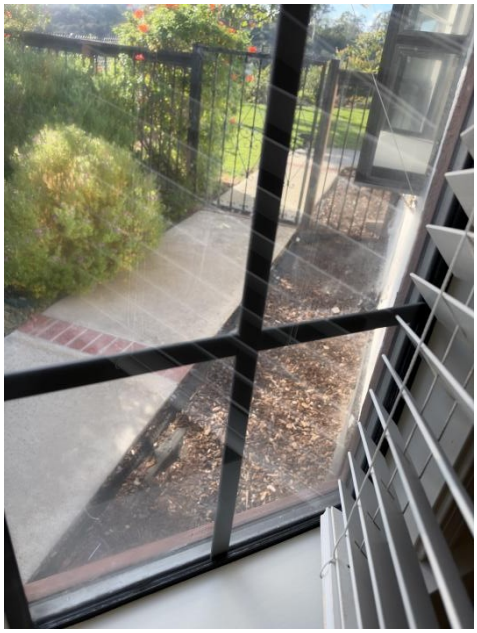





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Exterior Surface and Components (Continued)

Windows: (continued)



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Exterior Surface and Components (Continued)

Windows: (continued)



9. ☒☐☐☐ Window/Door Screens:
10. ☒☐☐☐ Exterior Lighting: Motion sensing
11. ☐☐☐☒ Exterior Electric Outlets: 110 VAC GFCI One of the back patio GFCI outlets are not functioning properly. Does not trip when tested. Shock hazard.



12. ☒☐☐☐ Hose Bibs: Gate
13. ☒☐☐☐ Gas Meter: Accessible Note: The gas meter is located at the side of the garage. Installation of an emergency shut-off wrench is recommended - None present.

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Roof

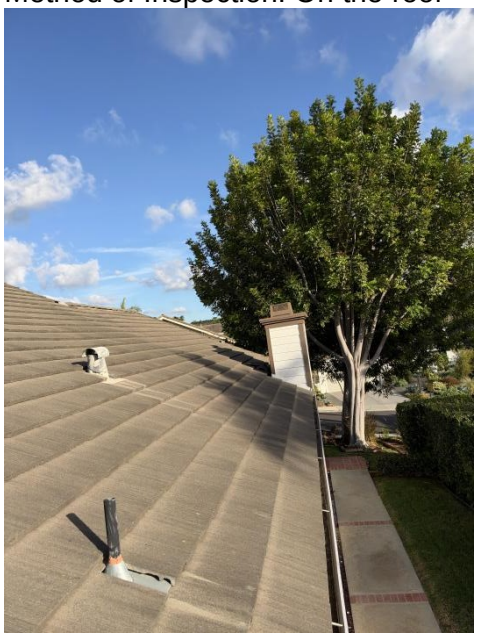
Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor. Buildings that have tile or wood shingle/shake materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow.

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A NI MHS

Roof Surface

1. Method of Inspection: On the roof





2. ☒☐☐☐ Material: Concrete tile- Flat profile
3. Type: Gable roof
4. ☒☐☐☐ Flashing: Galvanized steel
5. ☒☐☐☐ Valleys: Pre-formed galvanized steel
6. ☒☐☐☐ Skylights: Sola-tube Recommend periodic inspection

Living Room Chimney

7. ☒☐☐☐ Chimney: Stucco and frame covered four-wall pipe
8. ☒☐☐☐ Flue/Flue Cap: Metal w/spark arrestor
9. ☒☐☐☐ Chimney Flashing: Galvanized steel
10. ☒☐☐☐ Plumbing Vents: ABS

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Roof (Continued)

11. ☐☐☒☐ Rain Gutters: Metal The rain gutters are full of leaves and debris- Prone to clogging. Recommend cleaning to ensure proper water drainage.



12. ☒☐☐☐ Downspouts: Metal
13. ☒☐☐☐ Leader/Extensions: Metal

Garage

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Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒☐☐☐ Garage Doors: Metal- sectional roll-up
3. ☒☐☐☐ Door Operation: Mechanized

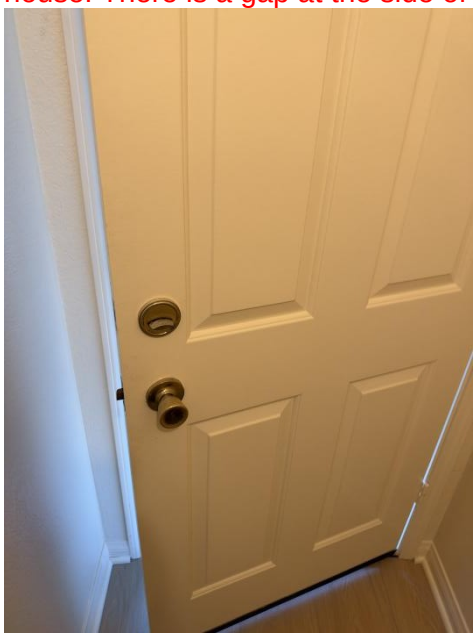
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Garage (Continued)

4. ☒☐☐☐ Door Opener: Guardian



5. ☐☐☐☒ Fire Door: Fire-rated, Self-closing The closing mechanism on the garage fire door (leading into the house) is weak/inoperative. The door does not self-close and latch causing a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard. Weather stripping is missing a section. causing a breach in the fire-resistant-rated assembly between the garage and the house. There is a gap at the side of the door- Fire hazard.





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Garage (Continued)

6. ☐☐☐☒ Walls: Drywall There are unrepaired holes in the garage firewall that have created a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard.





7. ☐☐☐☒ Ceiling: Drywall There are unrepaired holes in the garage ceiling that have created a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard.



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Garage (Continued)

8. ☐☐☐☒ Floor/Foundation: Concrete slab The garage floor is covered with combustible material (carpeting)- Fire hazard. Recommend removal of the carpeting.



9. ☐☐☐☒ Electrical: 110 VAC GFCI outlets, Lighting Left wall: Protect exposed surface mounted wiring in conduit to 7'-0". The GFCI receptacle does not function properly. It did not trip when tested. Shock hazard.





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Garage (Continued)

Electrical: (continued)



10. ☒☐☐☐ Windows: Metal with single-pane glass
11. ☒☐☐☐ Rain Gutters: Metal The rain gutters are full of leaves and debris- Prone to clogging. Recommend cleaning to ensure proper water drainage.
12. ☒☐☐☐ Downspouts: Metal
13. ☒☐☐☐ Leader/Extensions: Metal

Plumbing

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A NI MHS

1. ☐☒☐☐ Water Service Line: Underground
2. ☐☒☐☐ Main Water Shutoff: Garage Note: Shut-off valves were not tested. Beyond the scope of this inspection.
3. ☒☐☐☐ Water Pressure: 50 PSI
4. ☐☒☐☐ Water Treatment System: Note: The water treatment system was not inspected. Beyond the scope of this inspection.
5. ☒☐☐☐ Water Lines: Copper
6. ☐☐☒☐ Drain Pipes: ABS Due to the fact this is a visual inspection and is limited to running water into sinks, bathtubs, showers, etc., downstream blockage or deterioration may be present in the building sewer system. Camera inspection and analysis of the main building drain and sewer system to the municipal connection by a qualified licensed plumber are recommended, Within your due diligence, to confirm that blockage or deterioration of the non-visible portions of the drain and waste system are not present.
7. ☒☐☐☐ Service Caps: Accessible
8. ☒☐☐☐ Vent Pipes: ABS

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Plumbing (Continued)

9. ☐☐☒☐ Gas Service Lines: Steel Note: A sediment trap is not installed on the gas supply line for the water heater. This may void the manufacturer's warranty on the appliances and may cause damage or malfunction of the units. Refer to the manufacturer's installation instructions and to the local authority having jurisdiction as to whether or not one is required.



Garage Water Heater

10. ☒☐☐☐ Water Heater: Functional

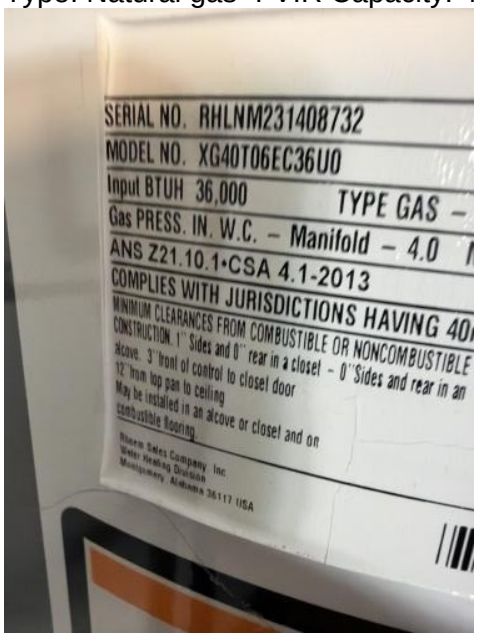


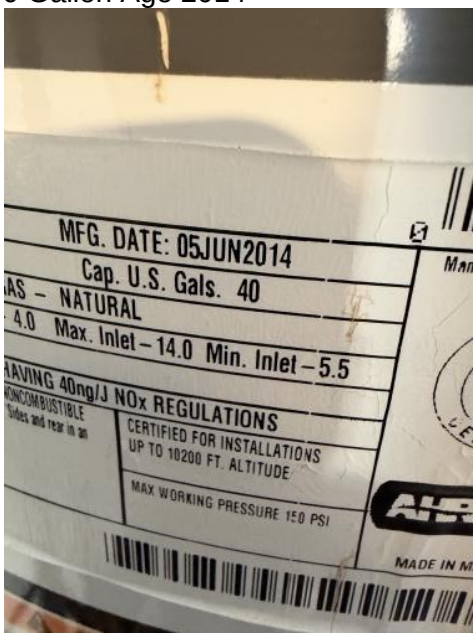
11. Manufacturer: Rheem

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Plumbing (Continued)

12. Type: Natural gas- FVIR Capacity: 40 Gallon Age 2014





13. ☒☐☐☐ Seismic Strapping: Installed
14. ☐☐☐☒ Vent Pipe: B-vent There is no thimble/bucket assembly installed where the water heater/furnace vent passes through the ceiling. Substandard installation. Fire hazard.



15. ☒☐☐☐ TPR Valve/Discharge Line: Copper

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Electrical

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1. Service Size Amps: 100 Volts: 120/240 VAC
2. ☐☒☐☐ Service: Underground
3. ☒☐☐☐ 110 VAC Branch Circuits: Copper
4. ☒☐☐☐ 220 VAC Branch Circuits: Copper
5. ☒☐☐☐ Conductor Type: Non-metallic sheathed cable
6. ☒☐☐☐ GFCI: Exterior, garage, kitchen, bathrooms
7. ☒☐☐☐ Grounding: Foundation steel
8. ☐☒☐☐ Bonding: Note: The inspector was unable to confirm bonding of the CSST gas piping per the manufacturer's installation instructions. Lack of bonding presents a fire hazard from lightning strikes.
9. ☒☐☐☐ Smoke Detectors: Hallway, All bedrooms
10. ☒☐☐☐ Carbon Monoxide Detectors: Hallways

Right side of the home Electric Panel

11. ☒☐☐☐ Manufacturer: Crouse-Hinds



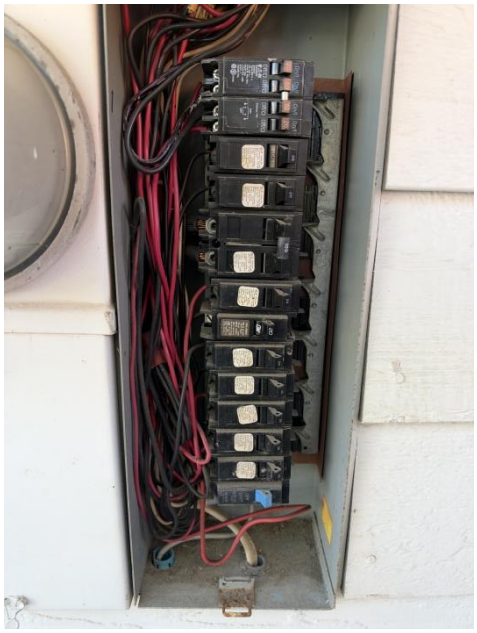
12. Max Capacity: 125 Amp
13. ☒☐☐☐ Main Breaker Size: 100 Amp

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Electrical (Continued)

14. ☒☐☐☐ Breakers: Identified





15. Is the panel bonded? ◉ Yes ○ No

Laundry Room/Area

Note: The laundry connections were inspected by visual means only. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. The washing machine, clothes dryer, and any laundry equipment was not operated or evaluated as part of this inspection. It is advised to consult with the current owner to confirm there are no current or previous problems with the laundry supply and waste piping before the close of escrow.

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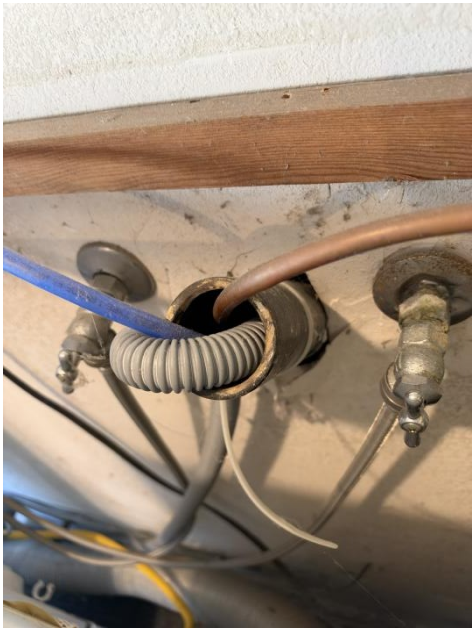
Garage Laundry Room/Area

1. ☒☐☐☐ Ceiling: Drywall
2. ☒☐☐☐ Walls: Drywall
3. ☒☐☐☐ Floor:

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Laundry Room/Area (Continued)

4. ☒☐☐☐ Washer Hose Bib: Gate



5. ☒☐☐☐ Dryer Vent: Metal duct
6. ☒☐☐☐ Washer Drain: Standpipe
7. ☒☐☐☐ Ventilation: Window

Attic

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Attic

1. Method of Inspection: In the attic
2. ☒☐☐☐ Access:

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Attic (Continued)

3. ☒☐☐☐ Roof Framing: Conventional framing



4. ☒☐☐☐ Sheathing: Plywood
5. ☐☐☒☐ Ventilation: Windows have been installed in place of gable vents. Inadequate ventilation in the attic area. Damage to the roof structure and insulation could occur from excessive heat and moisture. Installation of adequate attic ventilation by a qualified licensed contractor is recommended.



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Attic (Continued)

6. ☒☐☐☐ Insulation: Blown in, Fiberglass



7. ☒☐☐☐ Insulation Depth: Approx. 6"



8. ☒☐☐☐ Whole House Fan: Belt drive with manual controls

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Attic (Continued)

9. ☐☐☐☒ Wiring/Lighting: 110 VAC lighting circuit The faceplates are missing on the electrical receptacles- Shock hazard. Recommend installation of a faceplate for electrical safety.



Structure

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A NI MHS

1. ☒☐☐☐ Structure Type: Wood frame
2. ☒☐☐☐ Foundation: Concrete slab Not fully visible.
3. ☒☐☐☐ Bearing Walls: Wood frame
4. ☒☐☐☐ Floor/Slab: Not fully visible due to floor coverings.

Fireplace

Note: This inspection of the fireplace/chimney is limited to the readily visible portions. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage. A National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified professional, prior to removal of purchase contingencies, is recommended. Specialized tools, testing procedures, mirrors, and video cameras can be used by a qualified fireplace professional to thoroughly evaluate the fireplace system.

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A NI MHS

Living Room Fireplace

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Fireplace (Continued)

1. ☒☐☐☐ Fireplace Construction: Factory built



2. Type: Gas log/ Wood burning



3. ☒☐☐☐ Smoke Chamber: Metal
4. ☒☐☐☐ Flue: Metal Not fully visible.
5. ☐☐☐☒ Damper: Metal A damper clamp is not installed in the fireplace- Safety hazard. The damper is required to be permanently blocked open in fireplaces containing a gas fixture to prevent gas leaks from entering the home. Installation by a qualified licensed contractor is advised.
6. ☒☐☐☐ Hearth Extension: Stone

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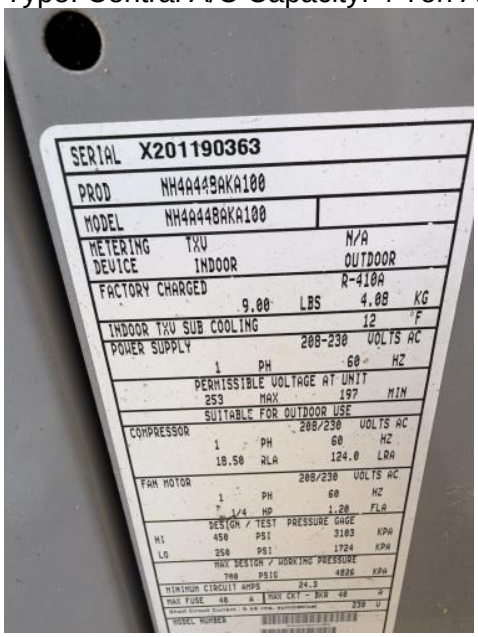
Air Conditioning

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A NI MHS

Right side of the home AC System

1. ☒☐☐☐ A/C System: Functional
2. ☐☒☐☐ Condensate Removal: PVC Note: The condensate drain pump was not tested as part of this inspection. It should be monitored routinely to ensure proper operation.
3. ☒☐☐☐ Condensing Unit: Day & Night
4. Fuel Type: 220-240 VAC Temperature Differential: 18
5. Type: Central A/C Capacity: 4 Ton Age 2020





6. ☒☐☐☐ Visible Coil: Copper core with aluminum fins
7. ☒☐☐☐ Refrigerant Lines: Serviceable condition
8. ☒☐☐☐ Electrical Disconnect: Fused

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Air Conditioning (Continued)

9. ☐☐☒☐ Exposed Ductwork: Insulated flex The HVAC ducts in the attic show signs of deterioration. The vapor barrier is peeling. The insulation jacket may unwrap from the ducts resulting in reduced system efficiency. A qualified licensed HVAC contractor is recommended to replace the damaged ducts.





10. ☒☐☐☐ Blower Fan/Filters:
11. ☒☐☐☐ Thermostats: Programmable

Heating System

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Garage Heating System

1. ☒☐☐☐ Heating System: Functional

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Heating System (Continued)

2. Manufacturer: Amana



3. Type: Forced air unit Capacity: 80,000 BTU Age 2019



4. Fuel Type: Natural gas
5. ☐☒☐☐ Heat Exchanger:
6. ☒☐☐☐ Blower Fan/Filters:
7. ☐☒☐☐ Distribution: Insulated flex See "Air Conditioning- Exposed Ductwork".
8. ☒☐☐☐ Vent Pipe: B-vent
9. ☒☐☐☐ Controls:
10. ☒☐☐☐ Thermostats: Programmable

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Bathrooms

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Guest Bathroom

1. ☒☐☐☐ Ceiling: Drywall
2. ☒☐☐☐ Walls: Drywall
3. ☒☐☐☐ Floor: Tile
4. ☒☐☐☐ Doors: Hollow core
5. ☒☐☐☐ Electrical: 110 VAC GFCI outlets, Lighting
6. ☒☐☐☐ Counter Top: Corian
7. ☒☐☐☐ Cabinets: Wood
8. ☒☐☐☐ Sinks: Porcelain single-bowl
9. ☒☐☐☐ Plumbing/Fixtures: Moen fixtures with a PVC trap
10. ☐☐☒☐ Shower: Tile The shower drain cover is missing.



11. ☒☐☐☐ Toilet: American Standard
12. ☒☐☐☐ HVAC Source: Air exchange ventilation
13. ☒☐☐☐ Ventilation: Exhaust fan

Primary Bath Bathroom

14. ☒☐☐☐ Ceiling: Drywall

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Bathrooms (Continued)

15. ☐☐☒☐ Walls: Drywall Note: The silvering at the bottom of the wall mirror. Mirror is damaged.



16. ☒☐☐☐ Floor: Tile
17. ☒☐☐☐ Doors: Hollow core
18. ☒☐☐☐ Windows: Metal with dual-pane glass
19. ☒☐☐☐ Electrical: 110 VAC GFCI outlets, Lighting
20. ☒☐☐☐ Counter Top: Laminate and composite
21. ☒☐☐☐ Cabinets: Wood
22. ☒☐☐☐ Sinks: Molded- Dual basin
23. ☒☐☐☐ Plumbing/Fixtures: Moen fixtures with a PVC trap
24. ☒☐☐☐ Tub: Enamelized steel tub and tile surround
25. ☒☐☐☐ Toilet:
26. ☒☐☐☐ HVAC Source: Air exchange ventilation
27. ☒☐☐☐ Ventilation: Exhaust fan

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Bedrooms

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A NI MHS

Bedroom

1. ☒☐☐☐ Closets: Wardrobe
2. ☐☒☐☐ Ceilings: Drywall Note: Closet and garage ceilings contain acoustic texturing. Due to the age of the home, the texturing may contain asbestos. Lab testing will be necessary to determine if it contains asbestos. Asbestos can present a health hazard if disturbed and ingested. Lab testing is recommended prior to any work or removal of the texturing for health safety.
3. ☒☐☐☐ Walls: Drywall
4. ☒☐☐☐ Floors: Carpet
5. ☒☐☐☐ Doors: Hollow core
6. ☒☐☐☐ Windows: Metal with dual-pane glass
7. ☒☐☐☐ Electrical: 110 VAC outlets, Lighting
8. ☒☐☐☐ HVAC Source: Air exchange ventilation

Living Space

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A NI MHS

Living Space

1. ☒☐☐☐ Closets: Wardrobe
2. ☒☐☐☐ Ceilings: Drywall
3. ☒☐☐☐ Walls: Drywall
4. ☒☐☐☐ Floors: Carpet, vinyl
5. ☒☐☐☐ Doors: Hollow core
6. ☒☐☐☐ Windows: Metal with dual-pane glass
7. ☒☐☐☐ Electrical: 110 VAC outlets, Lighting
8. ☒☐☐☐ HVAC Source: Air exchange ventilation

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Kitchen

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

Kitchen

1. ☐☐☐☒ Cooking Appliances: Whirlpool An anti-tip bracket is not installed at the free-standing range- Safety hazard, especially for small children. Installation by a certified appliance technician is recommended. Back left cool top knob is damaged.



2. ☐☐☒☐ Ventilator: General Electric A duct for the microwave oven exhaust fan has been sealed with duct tape. Substandard repair.



3. ☒☐☐☐ Disposal: In-Sinkerator
4. ☒☐☐☐ Dishwasher: Whirlpool
5. Air Gap Present? ◉ Yes ○ No

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Kitchen (Continued)

6. ☐☒☐☐ Trash Compactor: The trash compactor was not tested.
7. ☐☐☒☐ Microwave: General Electric The LED display in the microwave oven does not function properly. It is difficult to read.



8. ☒☐☐☐ Sink: Enamelized steel- Dual basin
9. ☐☐☐☒ Electrical: 110 VAC GFCI outlets, Lighting The GFCI receptacles do not function properly. They did not trip when tested. Shock hazard.



10. ☒☐☐☐ Plumbing/Fixtures: Moen fixtures with a PVC trap

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Kitchen (Continued)

11. ☐☐☒☐ Counter Top: Corian The grouting is cracked at the countertop back-splash. Water entry may occur. Re-grouting by a qualified licensed contractor is recommended.



12. ☐☐☒☐ Cabinets: Wood The cabinet floor under the kitchen sink is moisture damaged from a previous leak. No leaks detected at this time.





13. ☒☐☐☐ Ceiling: Drywall
14. ☒☐☐☐ Walls: Drywall
15. ☒☐☐☐ Floor: Luxury Vinyl
16. ☒☐☐☐ Windows: Garden window
17. ☒☐☐☐ HVAC Source: Air exchange ventilation

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Inspection Agreement

STANDARD RESIDENTIAL INSPECTION AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY
SCOPE OF THE INSPECTION: The real estate inspection to be performed for the Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.
CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector andlor Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.
ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea- formaldehyde, fungi, molds, mildew, feces, urine, PCBs, Chinese drywall, vermin or pests or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.
GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.
This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.
This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.
Each party signing this Agreement warrants and represents that helshe has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that helshe has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms,

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Inspection Agreement (Continued)

conditions, limitations, exceptions, and exclusions of this Agreement.
SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the
court's holding.
MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.
ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Construction Dispute Resolution Services, LLC, Resolute Systems, or other comparable entity.

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RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS
Part I. Definitions and Scope
These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.
A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.
Part II. Standards of Practice
A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.
SECTION 1 - Foundation, Basement, and Under-floor Areas
A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

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Inspection Agreement (Continued)

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials
SECTION 2 - Exterior
A. Items to be inspected:
1.Surface grade directly adjacent to the buildings
2.Doors and windows
3.Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
4.Wall cladding and trim
5.Portions of walkways and driveways that are adjacent to the buildings
6.Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present
B. The Inspector is not required to:
1.Inspect door or window screens, shutters, awnings, or security bars
2.Inspect fences or gates or operate automated door or gate openers or their safety devices
3.Use a ladder to inspect systems or components
4.Determine if any pool/spa safety equipment, manufacturers' design standards or testing is sufficient or otherwise conforms to regulatory requirements or other applicable standards; determine if any drowning prevention feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention feature
SECTION 3 - Roof Covering
A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights
B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing
A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation
B. The Inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials
SECTION 5 - Plumbing
A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage
B. The Inspector is not required to:

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Inspection Agreement (Continued)

1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

A. Items to be inspected:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows

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Inspection Agreement (Continued)

3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to

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Inspection Agreement (Continued)

operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:
1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.
Part IV. Glossary of Terms
*NOTE: All definitions apply to derivatives of these terms when italicized in the text.
Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, "Definition and Scope", Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A building that an Inspector has agreed to inspect
Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis
ESCROW BILLING: An additional fee of $100.00 will be incurred for those clients billing through escrow. If escrow is cancelled for any reason, your credit card will be billed for the entire inspection fee.
NOTE: Southwest Property Inspections has affiliations with third-party service providers ("TPSP") in order to offer value-added services to our Clients. The company may arrange for these TPSP's to send literature or make post-inspection contact with our clients.

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Inspection Agreement (Continued)

REPORT DELIVERY: The inspection report will be delivered to all real estate agents involved in the transaction unless you request us not to.

SIGNATURE ON FILE

_____

Property Information

Client Information

Inspection Company

Inspector Name Steve Lindsey
Company Name Southwest Property Inspection

Conditions

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Final Comments

REGARDING REPAIRS: It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of this inspection.

PHOTOS: The photos shown in this report are representative. There may not be photos of all deficient items present. A qualified licensed professional should be consulted to determine the full extent of repairs necessary for each deficient item noted.

WATER/MOISTURE: Water leaks, water intrusion, and moisture can cause mold and mildew. If such conditions were noted in this report, further investigation by a certified microbial consultant or a licensed industrial hygienist is recommended.

NOTICE TO THIRD PARTIES: This inspection report is for the sole benefit and reliance of the Client named in the original report and is not transferable to any third party. The report of the inspection and all consultation between the Inspector and the Client is issued subject to the terms, conditions, and limitations under which the inspection was performed. The terms, conditions, and limitations are a part of this report and are attached hereto and incorporated herein by reference. The Inspector assumes no liability for third party intervention, reliance, or use of this report prepared for the Client named herein. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE. ANY THIRD PARTY, INCLUDING OTHER PURCHASERS WHO ARE NOT PART OF THIS CONTRACT, MAY NOT RELY ON, OR USE, THIS REPORT FOR ANY PURPOSE AND SHOULD NOT MAKE ANY DECISIONS BASED ON THIS REPORT. THE INSPECTOR ASSUMES NO LIABILITY FOR THIRD PARTY INTERPRETATION OR USE OF THIS REPORT.

HAZARDOUS MATERIAL WARNING: Lead, asbestos, radon, and other environmental hazards, materials, or conditions are beyond the scope of this property inspection and are specifically excluded. Asbestos was widely used in building materials prior to 1978, with limited use thereafter. Paint manufactured prior to 1978 commonly contained lead. Your real estate agent may be able to provide you with information regarding these, and other, hazardous materials that may be present. An environmental survey may be obtained by contracting with an appropriate specialist.

CHINESE DRYWALL: The Inspector is not qualified to detect the presence of Chinese drywall. Accordingly, the issue of Chinese drywall (and its potential problems) is beyond the scope of this inspection.

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Maintenance Summary

IMPORTANT NOTE- PLEASE READ: This summary provides a brief overview of the report. It is not all-encompassing. Reading this summary is not a substitute for reading the report in its entirety. The entire inspection report must be read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of this inspection.

Lots and Grounds

1. Vegetation: Trees, Shrubs Back planter brick boarder is damaged due to tree root.
2. Driveway: Concrete The driveway and porch is cracked. Sealing of the cracks by a qualified licensed contractor is recommended to prevent water penetration.

Exterior Surface and Components

3. Exterior Surface Type: Stucco, Wood The front entry, wood siding has inadequate clearance from the soil/hardscaping. It requires 4" clearance from soil and 2" from hardscaping. Does not meet industry standards. Moisture damage may occur.
4. Windows: Metal with dual-pane glass Moisture and fogging were noted in the dual-pane glass of the windows in the following locations: Approximately 9 windows: Kitchen two bay windows, back sliding glass door, dining area three windows, living room two windows, office one window and primary bathroom one window: (Defective hermetic seals.) Repairs by a qualified licensed window contractor are recommended.
   Note: Due to climatic conditions, the nature of the components, and the cleanliness of the glass, it is not possible to determine all of the failures present. Evaluation of the remaining windows in the home by a qualified licensed glazing contractor is recommended prior to removal of purchase contingencies.

Roof

5. Rain Gutters: Metal The rain gutters are full of leaves and debris- Prone to clogging. Recommend cleaning to ensure proper water drainage.

Plumbing

6. Drain Pipes: ABS Due to the fact this is a visual inspection and is limited to running water into sinks, bathtubs, showers, etc., downstream blockage or deterioration may be present in the building sewer system. Camera inspection and analysis of the main building drain and sewer system to the municipal connection by a qualified licensed plumber are recommended, Within your due diligence, to confirm that blockage or deterioration of the non-visible portions of the drain and waste system are not present.
7. Gas Service Lines: Steel Note: A sediment trap is not installed on the gas supply line for the water heater. This may void the manufacturer's warranty on the appliances and may cause damage or malfunction of the units. Refer to the manufacturer's installation instructions and to the local authority having jurisdiction as to whether or not one is required.

Attic

8. Attic Ventilation: Windows have been installed in place of gable vents. Inadequate ventilation in the attic area. Damage to the roof structure and insulation could occur from excessive heat and moisture. Installation of adequate attic ventilation by a qualified licensed contractor is recommended.

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Maintenance Summary (Continued)

Air Conditioning

9. Exposed Ductwork: Insulated flex The HVAC ducts in the attic show signs of deterioration. The vapor barrier is peeling. The insulation jacket may unwrap from the ducts resulting in reduced system efficiency. A qualified licensed HVAC contractor is recommended to replace the damaged ducts.

Bathrooms

10. Guest Bathroom Shower: Tile The shower drain cover is missing.
11. Primary Bath Bathroom Walls: Drywall Note: The silvering at the bottom of the wall mirror. Mirror is damaged.

Kitchen

12. Kitchen Ventilator: General Electric A duct for the microwave oven exhaust fan has been sealed with duct tape. Substandard repair.
13. Kitchen Microwave: General Electric The LED display in the microwave oven does not function properly. It is difficult to read.
14. Kitchen Counter Top: Corian The grouting is cracked at the countertop back-splash. Water entry may occur. Re-grouting by a qualified licensed contractor is recommended.
15. Kitchen Cabinets: Wood The cabinet floor under the kitchen sink is moisture damaged from a previous leak. No leaks detected at this time.

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Health & Safety Summary

IMPORTANT NOTE- PLEASE READ: This summary provides a brief overview of the report. It is not all-encompassing. Reading this summary is not a substitute for reading the report in its entirety. The entire inspection report must be read to fully asses the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of this inspection.

Exterior Surface and Components

1. Exterior Electric Outlets: 110 VAC GFCI One of the back patio GFCI outlets are not functioning properly. Does not trip when tested. Shock hazard.

Garage

2. Garage Fire Door: Fire-rated, Self-closing The closing mechanism on the garage fire door (leading into the house) is weak/inoperative. The door does not self-close and latch causing a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard. Weather stripping is missing a section. causing a breach in the fire-resistant-rated assembly between the garage and the house. There is a gap at the side of the door- Fire hazard.
3. Garage Walls: Drywall There are unrepaired holes in the garage firewall that have created a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard.
4. Garage Ceiling: Drywall There are unrepaired holes in the garage ceiling that have created a breach in the fire-resistant-rated assembly between the garage and the house- Fire hazard.
5. Garage Floor/Foundation: Concrete slab The garage floor is covered with combustible material (carpeting)- Fire hazard. Recommend removal of the carpeting.
6. Garage Electrical: 110 VAC GFCI outlets, Lighting Left wall: Protect exposed surface mounted wiring in conduit to 7'-0". The GFCI receptacle does not function properly. It did not trip when tested. Shock hazard.

Plumbing

7. Garage Water Heater Vent Pipe: B-vent There is no thimble/bucket assembly installed where the water heater/furnace vent passes through the ceiling. Substandard installation. Fire hazard.

Attic

8. Attic Wiring/Lighting: 110 VAC lighting circuit The faceplates are missing on the electrical receptacles- Shock hazard. Recommend installation of a faceplate for electrical safety.

Fireplace

9. Living Room Fireplace Damper: Metal A damper clamp is not installed in the fireplace- Safety hazard. The damper is required to be permanently blocked open in fireplaces containing a gas fixture to prevent gas leaks from entering the home. Installation by a qualified licensed contractor is advised.

Kitchen

10. Kitchen Cooking Appliances: Whirlpool An anti-tip bracket is not installed at the free-standing range- Safety hazard, especially for small children. Installation by a certified appliance technician is recommended. Back left cool top knob is damaged.

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Health & Safety Summary (Continued)

11. Kitchen Electrical: 110 VAC GFCI outlets, Lighting — The GFCI receptacles do not function properly. They did not trip when tested. Shock hazard.

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