

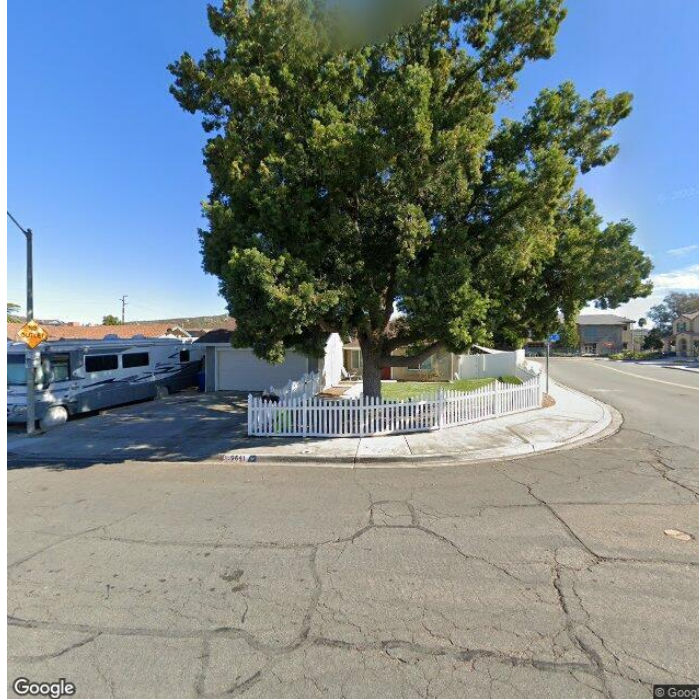


CAL-WEST PROPERTY INSPECTIONS

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CAL-WEST PROPERTY INSPECTIONS HOME MAINTENANCE REPORT

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JANUARY 15, 2025



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HAZARD

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1: INSPECTION DETAILS

Information

In Attendance

Client

Temperature (approximate)

70 Fahrenheit (F)

Weather Conditions

Clear

Type of Building

Single Story

Occupancy

Occupied/Furnished

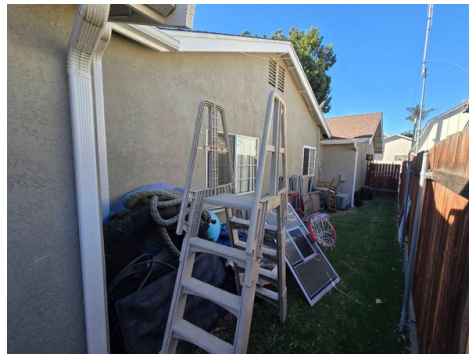
Property Orientation Pictures: West Facing Front of House

West Facing Front of House

The purpose of this picture is to inform the person viewing this report what closest direction the front of the house is facing. Knowing what direction the house is facing will help in determining the location of the defect callouts in the report below



Property Pictures : Exterior Pictures



Property Pictures : Interior Pictures



2: FOUNDATION

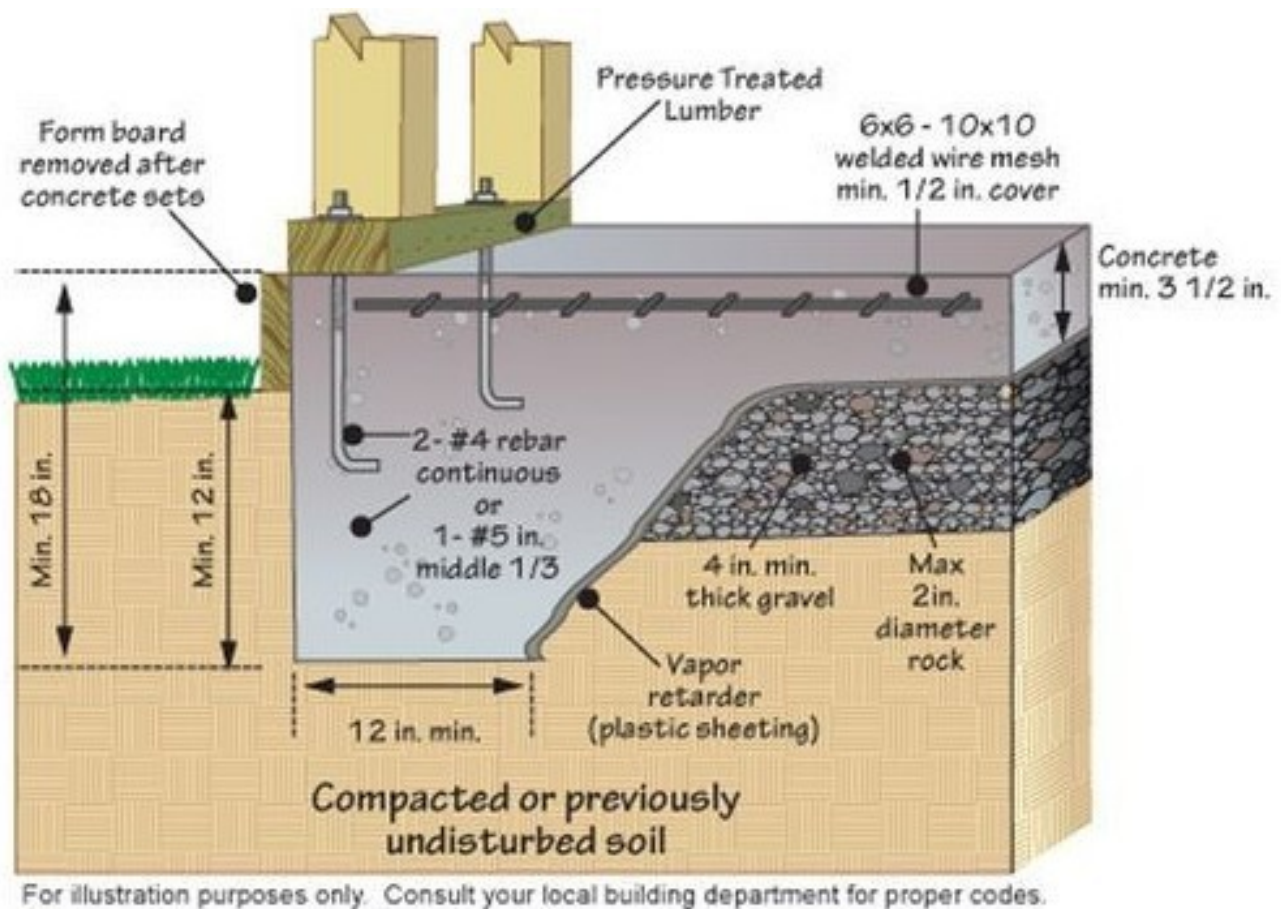
Information

Concrete Slab On Grade Foundation Type

Concrete Slab On Grade

The building structure utilizes a Concrete Slab On Grade type of foundation. Due to limited access to the footing structure we are limited as to what we can practically inspect. Any foundation defects will be noted in the report below.

See foundation detail image below.



General Good Condition

At the time of the inspection the foundation structure was generally in good condition with no significant defects.

3: ROOF

Information

Roof Coverings: Roof Identification Pictures

Roof Identification Pictures

The roof pictured below shows the general layout/configuration of the roof covering for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Roof Coverings: Covering Material

Architectural shingle



Roof Coverings: General Good Condition

At the time of the inspection the roof covering was well maintained and in good condition.

Chimneys: Chimney Material

Framed Into House



Deficiencies

3.1.1 Roof Coverings

LOOSE DEBRIS ON ROOF COVERING AFFECTING SURFACE DRAINAGE

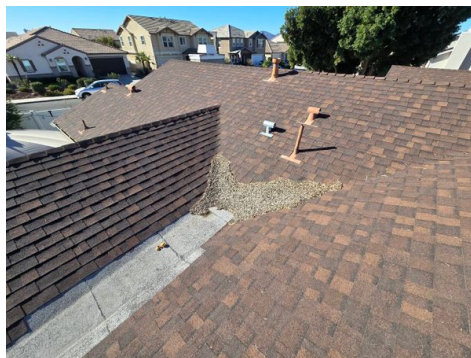


Deferred Maintenance - Minor Repair

Loose debris is on the roof and affecting the drainage of rain water as well as holding additional moisture against the roof covering which accelerates wear and deterioration.

Recommendation

Contact a handyman or DIY project



3.1.2 Roof Coverings

PARTIAL PREVIOUS REPLACEMENT

MULTIPLE LOCATIONS

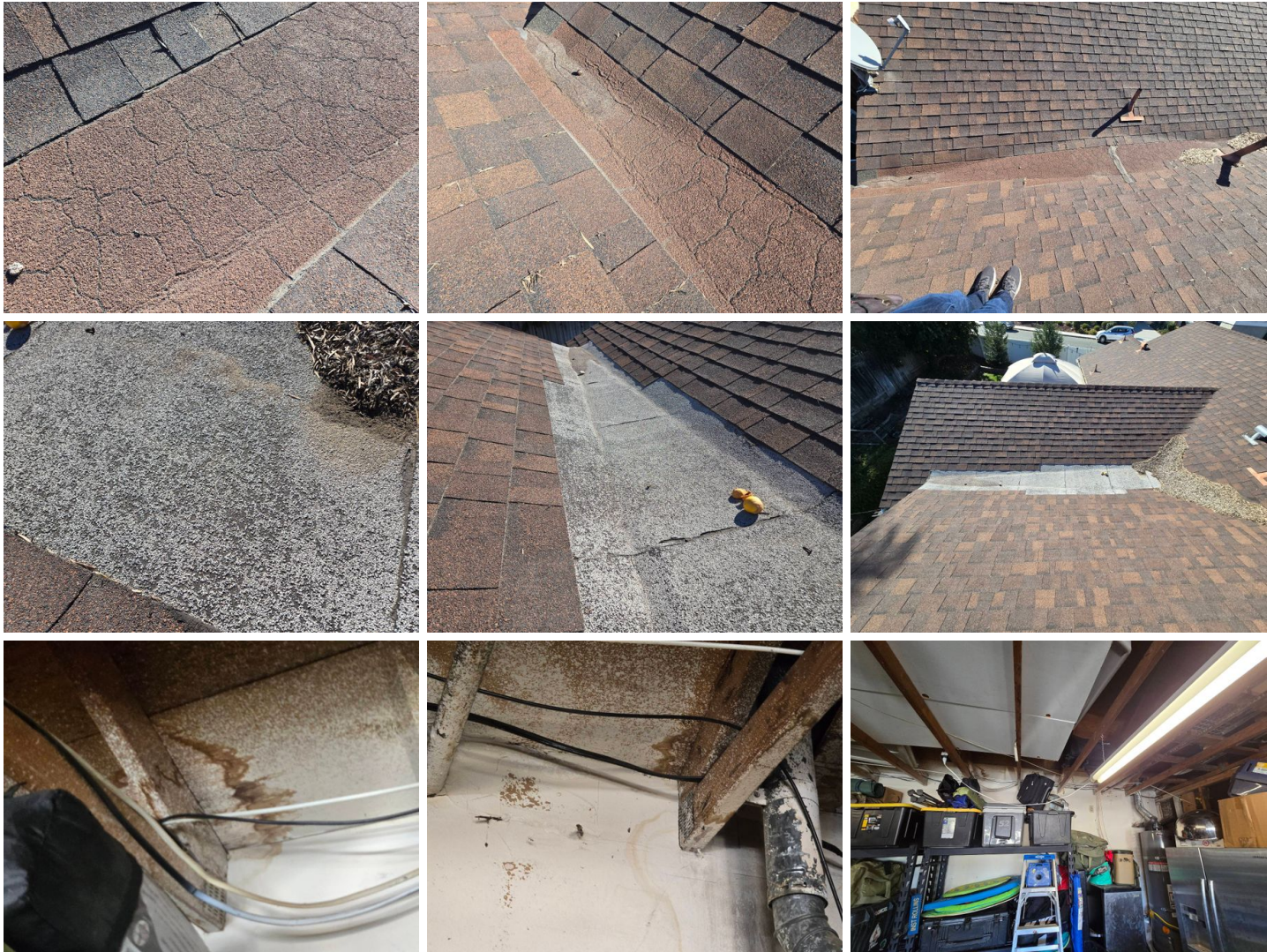
At the time of the inspection there were one or more areas of the roof with different aged materials present. It is likely the older materials were not part of the most recent repairs and or replacement.

Inspector Notes: Roll roofing materials at the valleys appears to be from previous roof covering. All of the Shingle area of the roof appears to have been recently replaced and in good condition.

Staining present at garage where older roofing material is located

Recommendation

Contact a qualified roofing professional.



3.3.1 Roof Drainage Systems



Deferred Maintenance - Minor Repair

GUTTER DEBRIS

At the time of the inspection there was debris present in one or more gutters, affecting the drainage flow. Recommend cleaning gutters to facilitate better water flow. Correction is advised.

Inspector Notes:

3.3.2 Roof Drainage Systems



Deferred Maintenance - Minor Repair

DOWNSPOUTS DRAIN NEAR HOUSE

At the time of the inspection one or more downspouts drained too close to the building's foundation. It is best to have gutter downspouts connect to landscaping drainlines if possible. Otherwise, 3-6 foot downspout extensions are advised if it is not possible to connect to landscaping drains. Correction is advised.

Inspector Notes:

3.3.3 Roof Drainage Systems

DENTED GUTTER SECTION

SOUTHWEST

 Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more sections of the gutters suffering from dents or minor damage. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



3.4.1 Chimneys

CHIMNEY FLASHING SEALANT IS CRACKED OR DETERIORATED

 Deferred Maintenance - Minor Repair

Chimney flashing sealant is cracked or deteriorated likely from age and differed maintenance. Applying new sealant is suggested to prevent further deterioration and water intrusion. Further evaluation and repair by a qualified professional is advised.

Recommendation

Contact a qualified professional.



4: ATTIC

Information

Attic Structure: Attic Truss Structure

Generally Satisfactory. Truss system appeared to be aligned and well constructed with no failures or missing pieces observed.



Attic Insulation: Insulation Type

Fiberglass Batt



5: EXTERIOR

Deficiencies

5.1.1 Eaves, Soffits & Fascia

WOOD ROT DAMAGE

MULTIPLE LOCATIONS

At the time of the inspection there were one or more areas of the exterior wood products suffering from wood rot deterioration. Correction is advised.

 Recommended Improvement

Inspector Notes:

Recommendation

Contact a qualified roofing professional.



5.2.1 Siding, Flashing & Trim

 Deferred Maintenance - Minor Repair

EXTERIOR WOOD PRODUCTS NEED PAINT

MULTIPLE LOCATIONS

The exterior wood products and trim on the building were in need of paint at the time of inspection. Differed paint maintenance can lead to deterioration of siding and trim products. It is recommended to paint the exterior wood products of the building to prevent future damage to the siding materials. Further evaluation and correction by a qualified painting contractor is advised.

Inspector Notes:

Recommendation

Contact a qualified painting contractor.



5.2.2 Siding, Flashing & Trim

OPEN STUCCO PENETRATIONS

EAST

At the time of the inspection there were one or more open stucco penetrations at the exterior of the building. Open stucco penetrations can allow for unwanted pests and or water intrusion to the interior of the wall. Correction is advised.

Inspector Notes:

Deferred Maintenance - Minor Repair

5.2.3 Siding, Flashing & Trim

LANDSCAPING MATERIAL AGAINST WEEP SCREED

MULTIPLE LOCATIONS

At the time of the inspection there was dirt or other landscaping materials against the weep screed preventing proper ventilation for the weep screed. It is advised to have a clearance from finish grade the bottom of the weep screed. Correction is advised

Inspector Notes: Recommend lowering landscaping material for proper ventilation of weep screed

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair

5.2.4 Siding, Flashing & Trim

WOOD ROT/DETERIORATION

CHIMNEY TRIM

At the time of the inspection there were one or more areas of the exterior wood siding that suffered from wood rot or deterioration. It is advised remove the affected wood and make the appropriate repairs to prevent further deterioration.

Inspector Notes:

Recommendation

Contact a qualified professional.

Recommended Improvement



5.4.1 Vegetation, Grading, Drainage & Retaining Walls

POOR DRAINAGE IN PLANTER AREA NEXT TO HOUSE

WEST

At the time of inspection there was a planter area with poor draining next to the house. It is important to have adequate drainage in planters around building footings to prevent saturation of the soil which will cause expansion and contraction of the soil as it goes from wet to dry

Recommendation

Contact a qualified landscaping contractor

Deferred Maintenance - Minor Repair



5.7.1 Fencing

FENCE POST MISSING CAP

SOUTHWEST

 Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more fence posts missing the appropriate post caps to prevent water intrusion during rains and wet weather. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



5.7.2 Fencing

GATE NEEDS ADJUSTMENT

WEST

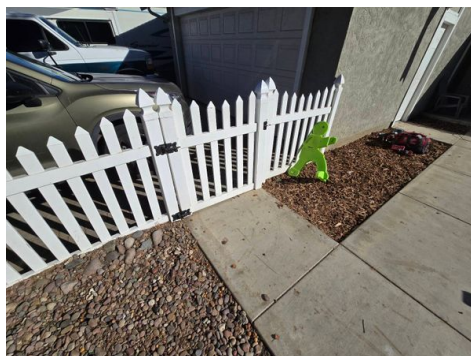
 Deferred Maintenance - Minor Repair

At the time of the inspection the gate was difficult to operate and in need of adjustment. Correction is advised

Inspector Notes: Drags on ground and Latch adjustment needed.

Recommendation

Contact a qualified professional.



5.7.3 Fencing

UNSECURE FENCE

SOUTHEAST

At the time of the inspection there were one or more sections of the fencing that were not properly secured or installed. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified fencing contractor



Deferred Maintenance - Minor Repair



5.10.1 Sprinkler/Irrigation System

IRRIGATION VALVE DAMAGE

SOUTHWEST

At the time of inspection there were one or more damaged irrigation valves. Correction is advised.

Inspector Notes: Disconnected irrigation valves.

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



6: WATER HEATER

Information

Water Heater : Water Heater Pictures

Water Heater Pictures



Water Heater : Exhaust Ducting Configuration

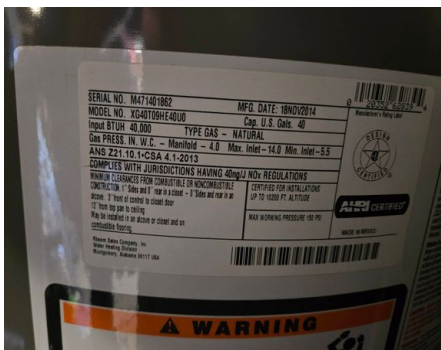
Exhaust Ducting Configuration Picture

The exhaust ducting for the water heater is pictured below. If there are any defects present they will be noted in the report below.



Water Heater : Water Heater Information Tag

Water Heater Identification Tag



Water Heater : Power Source/Type

Gas

Water Heater : Water Heater Manufactured Date

2014

Water Heater : Tank Capacity

40

Water Heater : Location

Garage

Water Heater : Manufacturer

Rheem



Deficiencies

6.1.1 Water Heater

WATER STAINS/DAMAGE FROM PREVIOUS LEAK

WATER HEATER BASE

At the time of inspection the area around the water heater suffered from moisture damage from a prior water heater leak that has since been repaired.

Inspector Notes: Drywall damage at water heater base

Recommendation

Contact a qualified professional.



6.1.2 Water Heater

SEDIMENT TRAP MISSING

At the time of the inspection the sediment trap for the gas line was not installed at one or more of the water heaters. Current CA plumbing code states that sediment traps/drip legs are required for all gas appliances except: illuminating appliances, ranges, clothes dryers, decorative appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills. Correction is advised.

Recommendation

Contact a qualified professional.



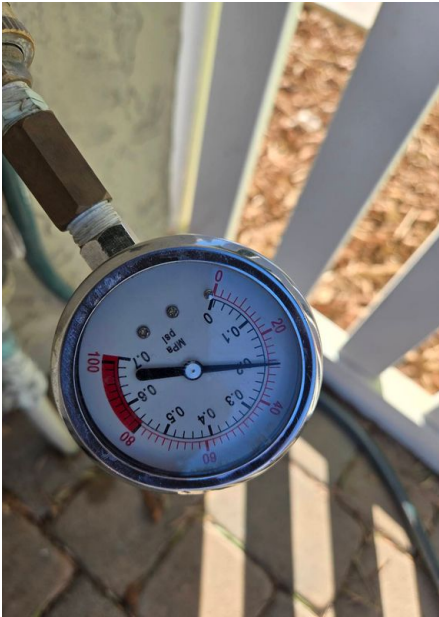
7: PLUMBING

Information

Water Pressure

30 PSI Or Below

The recommended water pressure is between 40-80 PSI



Water Source

Public

Water Meter Verification Video

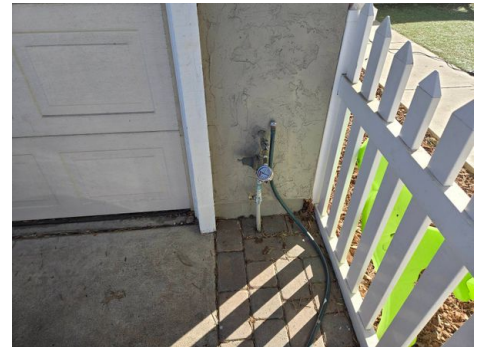


Main Water Shutoff Location

Water Meter

House Water Shutoff Valve

Garage



Fuel Storage & Distribution Systems: Main Gas Shut-Off Location

Gas Meter



Deficiencies

7.2.1 Water Supply, Distribution
Systems & Fixtures



LOW WATER PRESSURE

At the time of the inspection the water pressure was lower than the suggested range when tested. The recommended range is between 40-80 psi. Correction by a licensed plumber is advised.

Inspector Notes:

Recommendation

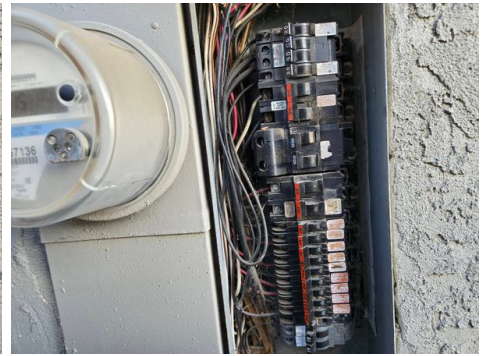
Contact a qualified professional.



8: ELECTRIC PANEL & CIRCUITS

Information

Main Breaker Panel/Meter: Main Panel Location Garage exterior



Main Breaker Panel/Meter: Panel Capacity
100 AMP

Main Breaker Panel/Meter: Panel Manufacturer
Federal Pacific

Main Breaker Panel/Meter: Panel Type
Circuit Breaker



Deficiencies

8.1.1 Main Breaker Panel/Meter

 Deferred Maintenance - Minor Repair

MISSING/INACCURATE LABELS ON PANEL

At the time of inspection, panel was missing appropriate circuit labeling or labeling was inaccurate. Recommend a qualified electrician identify circuit locations.

Inspector Notes:



8.1.2 Main Breaker Panel/Meter

 Deferred Maintenance - Minor Repair

UNSECURED TELEPHONE BOX COVER

At the time of the inspection the door covering the telephone box was loose and or unsecured. Correction is advised.

Inspector notes:

Recommendation

Contact a qualified professional.



8.1.3 Main Breaker Panel/Meter

 Major Concern - Safety Hazard

STAB-LOK STYLE BREAKER CONCERN

At the time of the inspection one or more of the main panel/sub panel breaker were of the "Stab-Lok" style breaker system. These types of breakers are known to be problematic and can potentially create safety issues for the occupants. Further evaluation by a licensed electrician is advised.

Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



8.5.1 Branch Wiring Circuits, Breakers & Fuses

 Recommended Improvement

EXPOSED ROMEX WIRES

GARAGE

At the time of the inspection there were one or more areas where the romex wires were exposed and unprotected. Code requires that electrical wires be protected from physical damage with the use of conduit or placement in the wall cavity protected by drywall. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



8.5.2 Branch Wiring Circuits, Breakers & Fuses

UNSECURE WIRE INSTALLATION

GARAGE

At the time of the inspection there were one or more issues with loose wires that were not properly secured. Correction is advised.

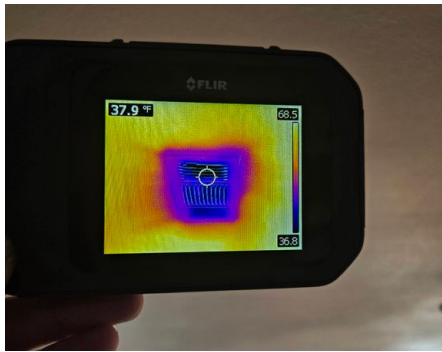
Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



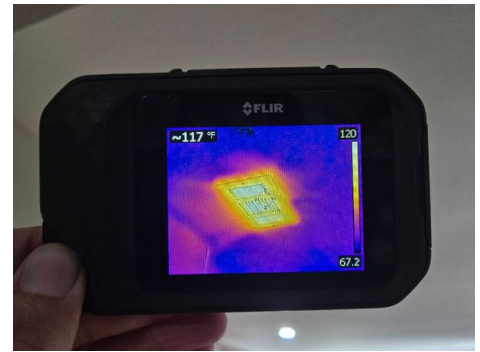
HVAC Ducting & Registers: AC Temps



HVAC Ducting & Registers: Return Air Temps - A/C



HVAC Ducting & Registers: Furnace Temps



HVAC Ducting & Registers: Satisfactory Temperature Splits

At the time of the inspection the AC unit was cycled on and brought to operating temperature. The temperature splits were tested by measuring the temperature of the distribution air and checking the difference from the return air to determine the temperature splits. Temperature splits are a good indicator of how well the AC system is performing. Depending on the humidity of a given day an acceptable temperature split difference could be between 12-20 degrees fahrenheit.

Deficiencies

9.2.1 HVAC Equipment

A/C UNIT NEAR END OF LIFE



AC unit is likely nearing the end of it's intended life expectancy and would be hard to guarantee reliability. A detailed inspection including duty cycle testing should be performed by a HVAC contractor to determine reliability of unit.

Inspector Notes: Typical lifespan is 20-25 years.

Recommendation

Contact a qualified HVAC professional.



9.2.2 HVAC Equipment

SEDIMENT TRAP MISSING

FURNACE - ATTIC

 Deferred Maintenance - Minor Repair

At the time of the inspection the appropriate sediment traps were not installed with the gas furnace installation. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified heating and cooling contractor



9.2.3 HVAC Equipment

EXHAUST DUCTING CLEARANCE

ATTIC

 Recommended Improvement

At the time of the inspection there were one or more sections of the furnace exhaust ducting with inadequate clearance from combustible materials. Correction is advised.

Inspector Notes: Double walled exhaust flues need 1" of clearance from combustible materials.

Recommendation

Contact a qualified HVAC professional.



10: DOORS, WINDOWS & INTERIOR

Information

Smoke & Carbon Monoxide Alarm: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection one or more smoke and or carbon monoxide detectors were not present at the appropriate locations within the common areas of the building.

Inspector Notes:



Smoke & Carbon Monoxide Alarm: Smoke and Carbon Monoxide Alarm Location Information

Recommended Smoke Detector Locations

According to California law and the NFPA, smoke alarms should be in at least one location on each level, in every bedroom, outside each sleeping area (hallway leading to a bedroom), and any rooms/bedrooms with a fuel burning appliance or fixture like a fireplace.

Recommended Carbon Monoxide Alarm Locations

According to California law, carbon monoxide detectors are required in all residential dwelling units in at least one location on each level, at the hallway leading to or directly adjacent to a bedroom entrance, and in any room/bedroom with a fuel burning appliance or fixture like a fireplace.

Deficiencies

10.2.1 Smoke & Carbon Monoxide Alarm

 Major Concern - Safety Hazard**SMOKE AND CO DETECTOR MISSING**

HALL

At the time of inspection one or more smoke detectors and carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms. CO detectors must be installed on each level of the property, a 15 feet maximum distance from each and all fuel burning appliances and also any hallway leading to sleeping rooms.

Inspector Notes:

Recommendation

Contact a qualified professional.



10.3.1 Lighting Fixtures, Switches & Receptacles

 Deferred Maintenance - Minor Repair**COVER PLATES DAMAGED**

HALL

One or more receptacles and or switches had a damaged cover plate at the time of the inspection. Recommend replacement.



10.4.1 Windows

WINDOW SCREEN MATERIAL DAMAGE

SOUTHWEST

At the time of the inspection there were one or more window screens with damaged screen material. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



11: LIVING ROOM

Information

Interior General: Living Room Identification Picture

Living Room Identification Pictures

The room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Interior General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the living room pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Smoke & Carbon Monoxide Detectors: Correct Locations -Pass

CORRECT - Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, smoke and carbon monoxide alarms were present at the appropriate locations within the living room area.

Inspector Notes:

12: FIREPLACE

Information

Fireplace General: Fireplace Pictures

Fireplace Pictures



Fireplace General: Type

Wood or Gas

Fireplace General: Damper Clamp Correctly Installed

At the time of the inspection the required damper clamp for gas burning fireplaces was correctly installed and properly functioning. The damper clamp prevents the damper from going to the fully closed position.



Deficiencies

12.1.1 Fireplace General

BURNER DETERIORATION

At the time of the inspection the gas burner for the fireplace was deteriorated and in need of replacement.

Correction is advised.

Recommendation

Contact a qualified professional.



Recommended Improvement



13: KITCHEN

Information

Kitchen Identification Pictures

Kitchen Identification Pictures

The kitchen pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Appliance Pictures



Moderate Wear - Minor Repairs Needed

At the time of the inspection the kitchen pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Range/Oven: Cooktop Pics



Range/Oven: Oven Temps



Refrigerator : Refrigerator Temps



Refrigerator : Freezer Temps



Microwave: Microwave Function Test - Pass

At the time of the inspection the microwave was tested to confirm its operation. This picture represents the testing tool confirming proper operation of the microwave.



Deficiencies

13.3.1 Kitchen Cabinetry

MINOR CABINET WEAR

MULTIPLE LOCATIONS

At the time of inspection there were more than one section of cabinets suffering from age/minor wear.

Inspector Notes:

 Deferred Maintenance - Minor Repair

13.3.2 Kitchen Cabinetry

 Deferred Maintenance - Minor Repair

CABINET HINGE REPAIR NEEDED

MULTIPLE LOCATIONS

At the time of the inspection one or more of the cabinet door hinges was in need of repair or replacement. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.3.3 Kitchen Cabinetry

CABINET DAMAGE

Recommended Improvement

At the time of the inspection the cabinets suffered from damage in one or more areas. Correction is advised.

Inspector Notes: Microwave area

Recommendation

Contact a qualified professional.



13.5.1 Dishwasher

DISHWASHER NOT PROPERLY SECURED TO CABINETS

Recommended Improvement

At the time of the inspection the dishwasher was not properly secured to the kitchen cabinetry and was in need of correction. Correction is advised.

Inspector Notes:

Recommendation

Contact a handyman or DIY project



13.5.2 Dishwasher

 Deferred Maintenance - Minor Repair

DISHWASHER NEEDS CLEANING

At the time of the inspection the dishwasher was dirty and in need of cleaning.

Correction is advised.

Recommendation

Contact a qualified professional.



13.5.3 Dishwasher

 Recommended Improvement

DISHWASHER CONTROL PANEL DAMAGED

At the time of the inspection one or more areas of the control panel were damaged. Correction or replacement is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.6.1 Garbage Disposal

 Recommended Improvement

NOISY GARBAGE DISPOSAL

At the time of inspection when the garbage disposal was tested it was noisy and sounded as though something was possibly in the blade area making the noise. It is possible that the blades have been damaged and is in need of replacement.

Recommendation

Contact a qualified plumbing contractor.



13.12.1 Receptacles, Switches and Circuits



Deferred Maintenance - Minor Repair

COVER PLATES MISSING

MICROWAVE AREA

At the time of the inspection one or more receptacles were missing the appropriate cover plate. Recommend installation of cover plates to prevent accidental electrocution and or damage to the receptacle or light switch. Correction is advised.

Inspector Notes:

14: BATHROOM 1 - MASTER BATHROOM

Information

General: Bathroom Identification Picture

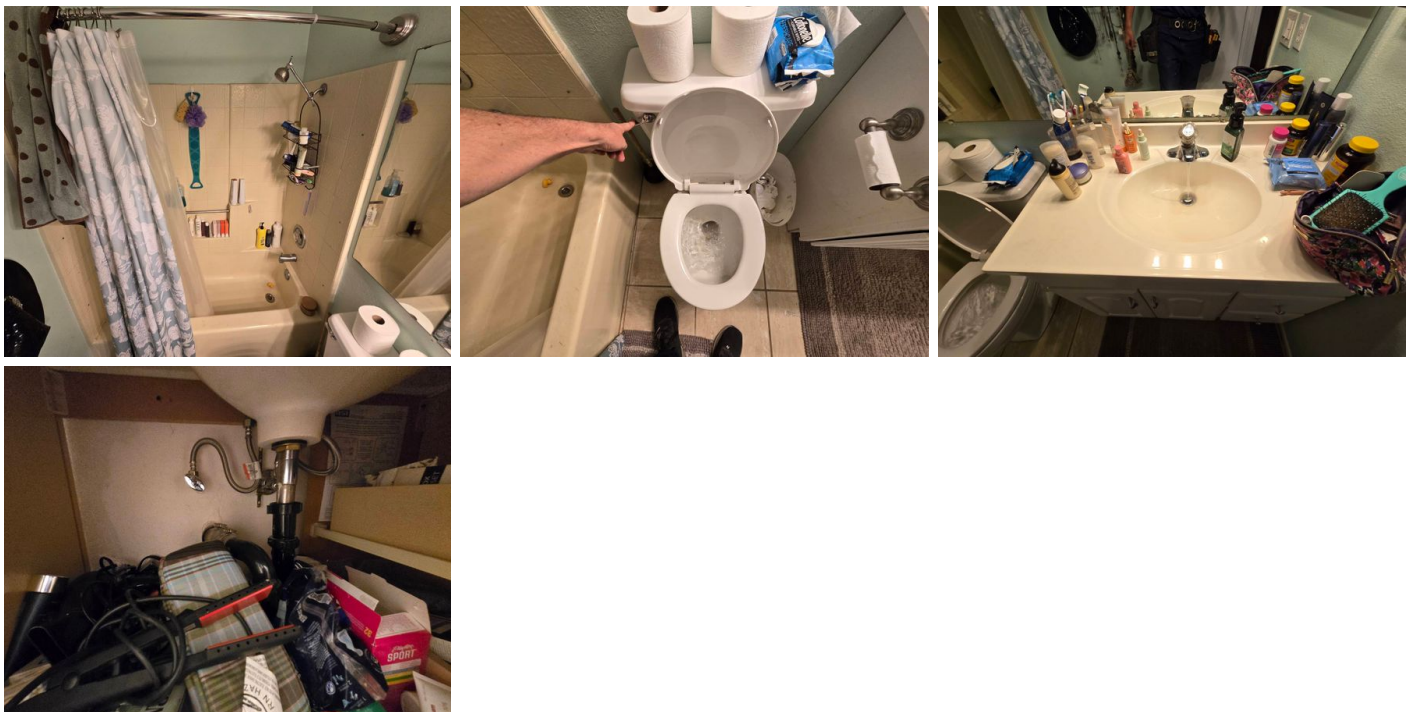
Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the bathroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

14.2.1 Sinks

 Recommended Improvement

IMPROPER CONNECTION

At the time of the inspection there were one or more improper connection observed at a drain, waste or vent pipe. Correction is advised.

Inspector Notes: Felxible Rubber coupler installer. ABS plastic is preferred throughout the P-trap and Drainline system below the sinks.



14.3.1 Cabinets & Counter Tops

 Deferred Maintenance - Minor Repair

CABINET FINISH DAMAGE

At the time of the inspection there were one or more areas of the cabinet finish suffering from damage. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.4.1 Showers/Bathtubs

 Deferred Maintenance - Minor Repair

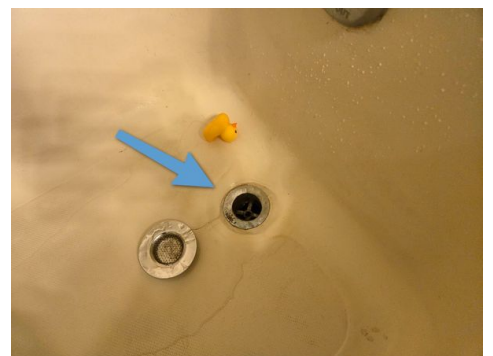
DRAIN PLUG MISSING

At the time of the inspection one or more of the drain plugs for the bathtub were missing or not functioning correctly. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.4.2 Showers/Bathtubs

 Deferred Maintenance - Minor Repair

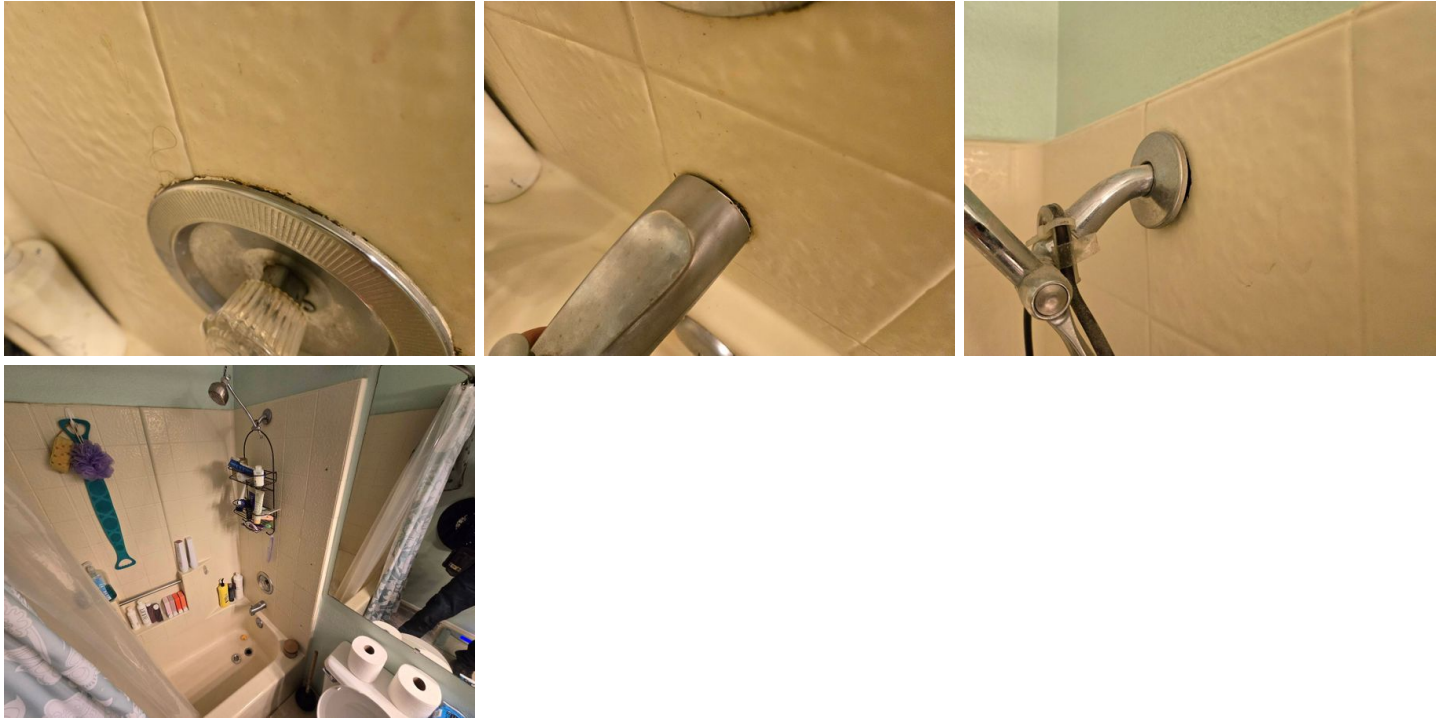
CAULKING NEEDED AT SHOWER/TUB COMPONENTS

At the time of the inspection there were one or more areas of the shower/bathtub in need of caulking repair or replacement. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.4.3 Showers/Bathtubs

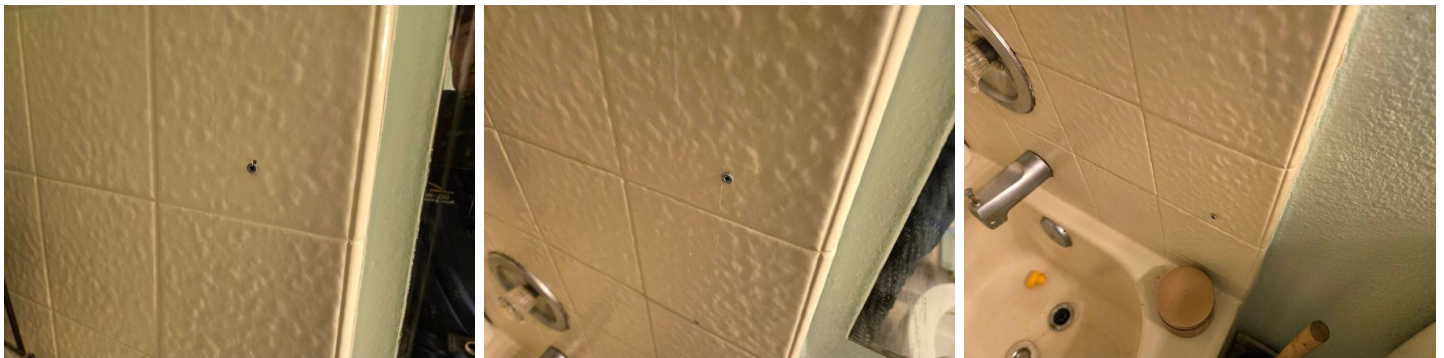
 Deferred Maintenance - Minor Repair

SHOWER DOOR TRACK MISSING

At the time of the inspection one or more parts of the sliding shower door track were missing making it possible for the shower door to come off the track. The shower door could cause serious injury if it were to fall during occupants use of the shower. Correction is advised

Recommendation

Contact a qualified professional.



14.5.1 Toilets

 Deferred Maintenance - Minor Repair

CORROSION AT ANGLE STOP VALVE

At the time of the inspection heavy corrosion was noted at the angles stops for one or more toilets. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



14.8.1 Medicine Cabinet

 Recommended Improvement

MEDICINE CABINET DOOR HITS LIGHTS

At the time of the inspection one or more of the bathrooms' medicine cabinet doors came in contact with the vanity lights when opened. Correction is advised.

Recommendation

Contact a qualified professional.



15: BATHROOM 2 - HALL BATHROOM

Information

General: Bathroom Identification Picture

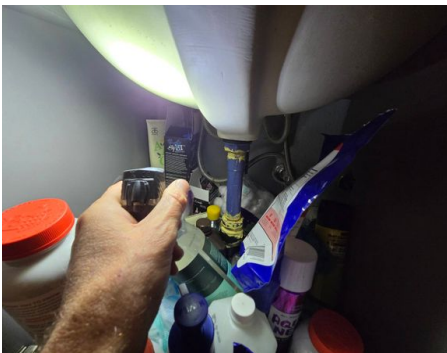
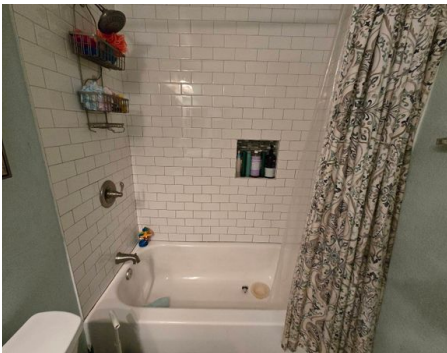
Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the bathroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

15.2.1 Sinks

ANGLE STOP CORROSION

Recommended Improvement

At the time of the inspection corrosion was present at the angle stop. It is advised to monitor and replace corroded angle stops before they begin leaking. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.2.2 Sinks

IMPROPER PLUMBING REPAIR

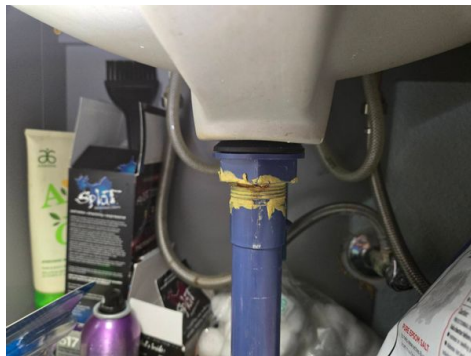
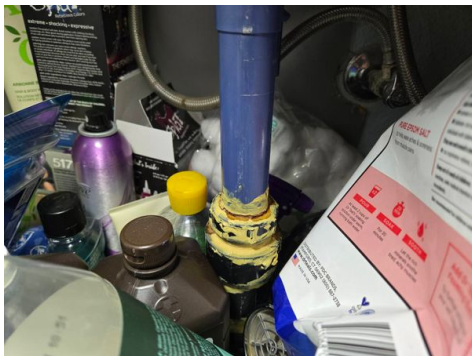
Recommended Improvement

At the time of the inspection there were one or more repairs made with insufficient materials or poor workmanship. Correction is advised.

Inspector Notes: Sealant/putty present.

Recommendation

Contact a qualified swimming pool contractor



15.4.1 Showers/Bathtubs



Deferred Maintenance - Minor Repair

DRAIN PLUG NOT OPERATIONAL

At the time of the inspection the bathtub drain plug was not operational due to corrosion and deterioration. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



15.11.1 Exhaust Fan



Deferred Maintenance - Minor Repair

DIRTY EXHAUST FAN

At the time of the inspection one or more of the bathroom exhaust fans was dirty and in need of cleaning. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



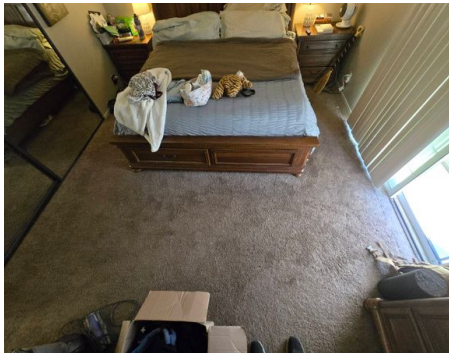
16: BEDROOM 1 - MASTER BEDROOM

Information

General: Bedroom Identification Picture

Master Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

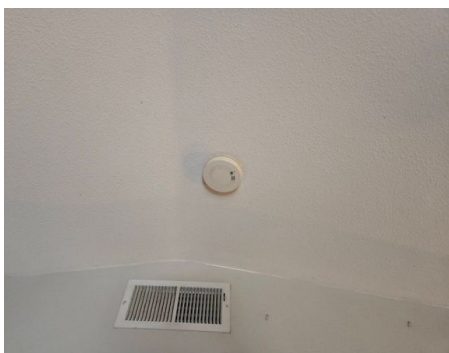
At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Smoke & Carbon Monoxide Detectors: Correct Locations -Pass

CORRECT - Smoke Alarm Location

At the time of the inspection, the bedroom smoke alarm was present at the appropriate location.

Inspector Notes:



Deficiencies

16.2.1 Smoke & Carbon Monoxide Detectors

Recommended Improvement

OLD SMOKE DETECTOR- MORE THAN 10 YEARS

At the time of the inspection there were one or more smoke detectors present that were outdated. Smoke detectors turn yellow at roughly the 10 year mark, which indicates they are beyond the time of the intended use, and require replacement. Correction is advised.

Recommendation

Contact a handyman or DIY project



16.5.1 Doors

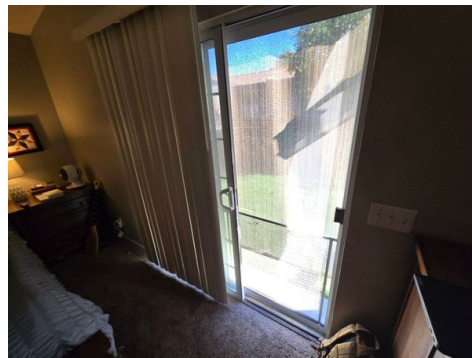
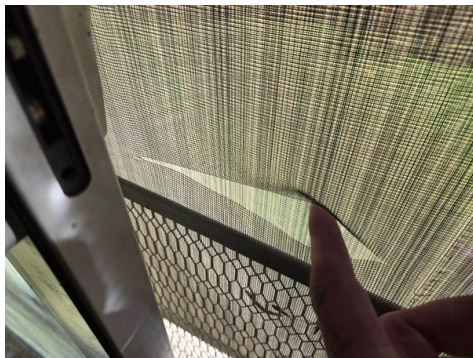
Deferred Maintenance - Minor Repair

SLIDING DOOR SCREEN DAMAGE

Sliding door screen material was damaged at the time of inspection. The screen door its self worked properly however the screen should be repaired to keep bugs and pest out as intended.

Recommendation

Contact a handyman or DIY project



16.6.1 Closets

Recommended Improvement

CLOSET TRACK DAMAGE

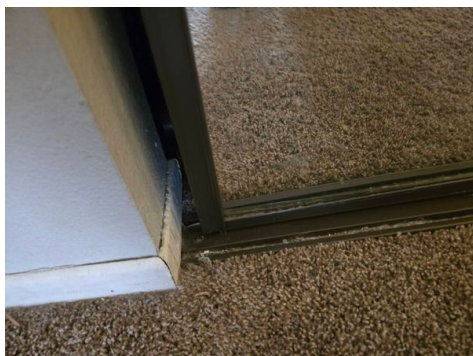
At the time of the inspection the closet track suffered from moderate-to-severe wear.

Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



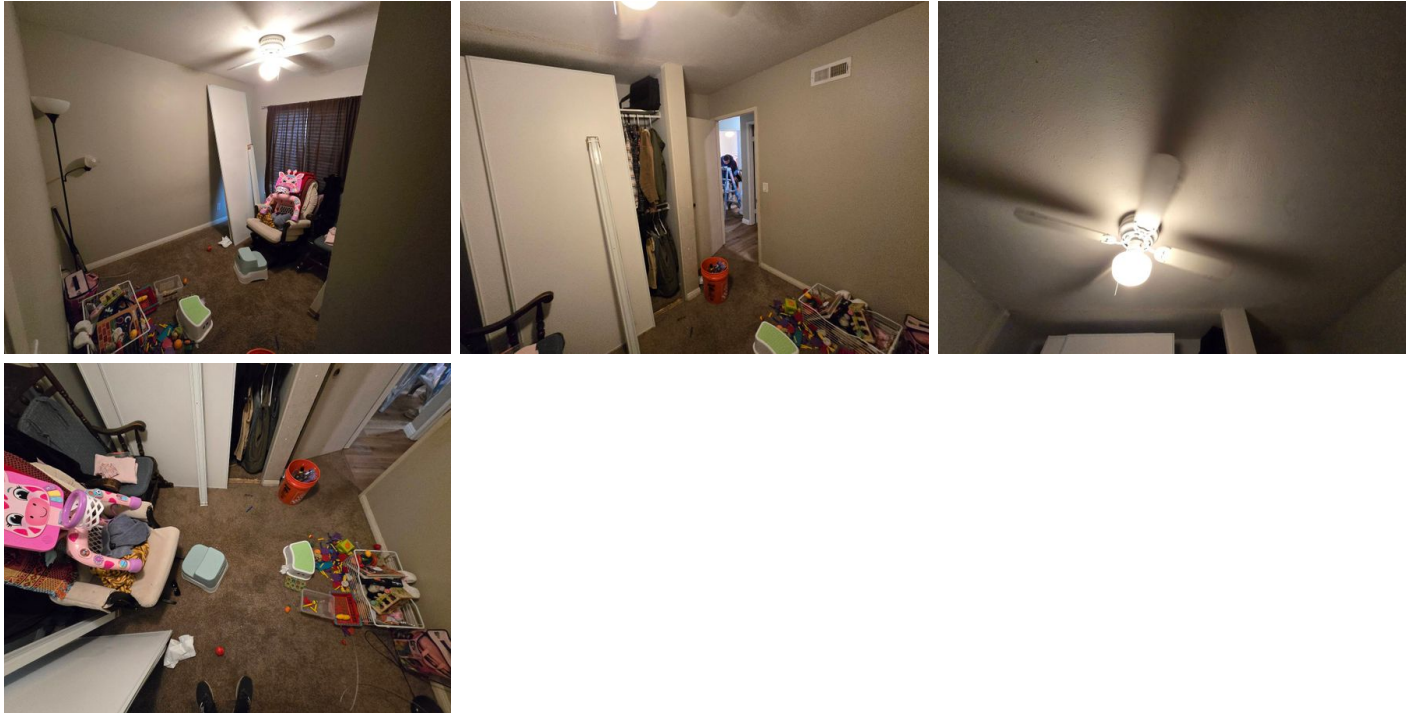
17: BEDROOM 2 - WEST BEDROOM

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

General: Painting and Minor Repairs In Progress

At the time of the inspection, the room was currently in the process of having minor repair and or paint work performed. Door hardware, receptacle cover plates, closet doors, smoke detectors and other items could not be inspected since they were removed or access was restricted due to work being performed.

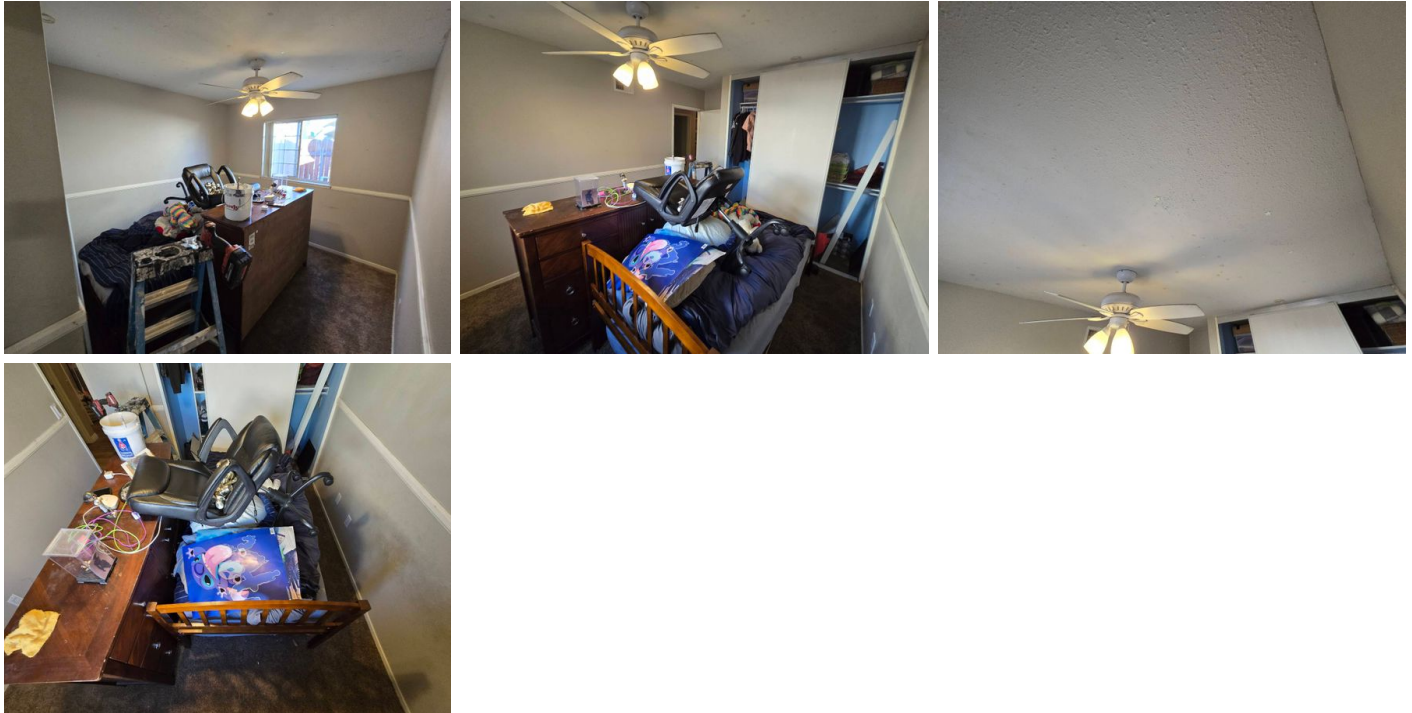
18: BEDROOM 3 - NORTHWEST BEDROOM

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

General: Painting and Minor Repairs In Progress

At the time of the inspection, the room was currently in the process of having minor repair and or paint work performed. Door hardware, receptacle cover plates, closet doors, smoke detectors and other items could not be inspected since they were removed or access was restricted due to work being performed.

19: BEDROOM 4 - NORTH BEDROOM

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

General: Painting and Minor Repairs In Progress

At the time of the inspection, the room was currently in the process of having minor repair and or paint work performed. Door hardware, receptacle cover plates, closet doors, smoke detectors and other items could not be inspected since they were removed or access was restricted due to work being performed.

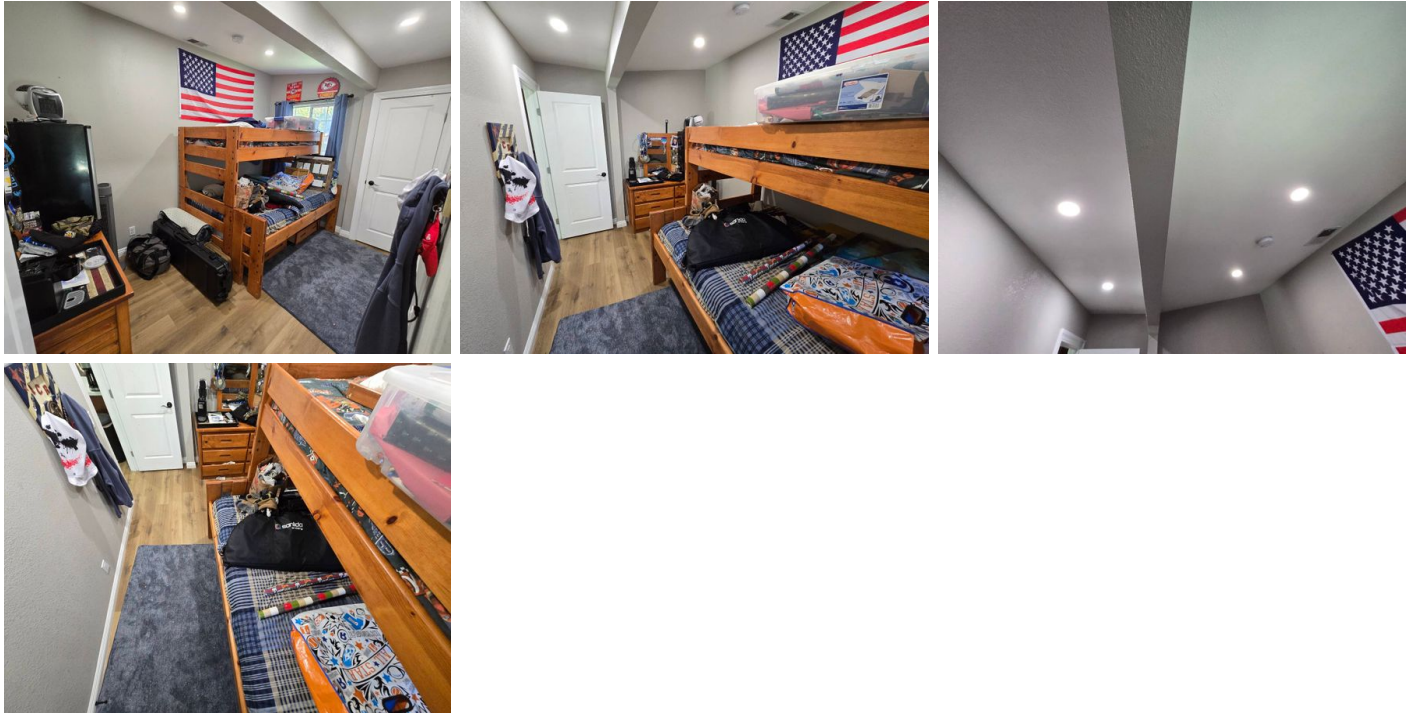
20: BEDROOM 5 - EAST BEDROOM

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

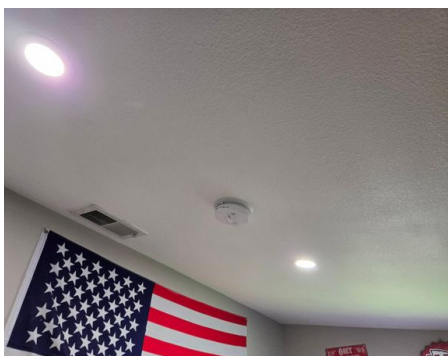
At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Smoke & Carbon Monoxide Detectors: Correct Locations -Pass

CORRECT - Smoke Alarm Location

At the time of the inspection, the bedroom smoke alarm was present at the appropriate location.

Inspector Notes:



Deficiencies

20.5.1 Doors

HINGE ADJUSTMENT/REPAIR

CLOSET AND BEDROOM DOOR



At the time of the inspection there were one or more door hinges in need of repair. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



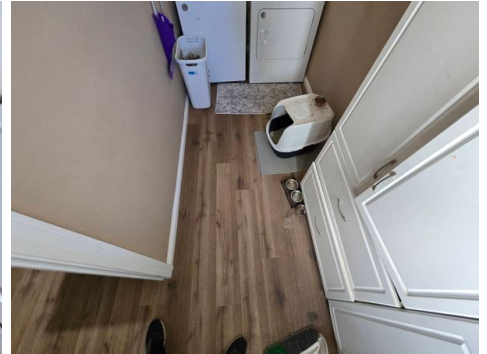
21: LAUNDRY ROOM/AREA

Information

Laundry Room Identification Picture

Laundry Room Identification Pictures

The laundry room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Plumbing Connections Pictures

Observational Photos



Dryer Power/Fuel Source

Gas



Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

22: GARAGE

Information

Garage Identification Pictures

Garage Identification Pictures

The garage pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Limitations

Garage General

GARAGE LIMITATIONS

Garage had personal property items stored therefore limiting access to area.

Deficiencies

22.2.1 Garage Door - Opener

IMPROPER SAFETY EYE ALIGNMENT

 Recommended Improvement

At the time of the inspection the safety eyes for the garage door opener were not aligned correctly preventing the door from being operated without holding down the button until the completion of the closing cycle. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified garage door contractor.

22.3.1 Pedestrian Garage Door

Recommended Improvement

DAMAGED DOOR

At the time of inspection the garage door for pedestrian traffic was damaged and in need of replacement.

Inspector Notes:

Recommendation

Contact a qualified professional.



22.5.1 Garage Walls & Firewalls

Major Concern - Safety Hazard

FIREWALL PENETRATIONS

WATER HEATER AREA

At the time of the inspection, one or more penetrations in the firewall were observed. Firewall penetrations pose a potential hazard to the occupants inside the living area if there is ever a fire in the garage. Firewalls are designed to have a longer burn rating to slow the spread of fires that originate in the garage.

Inspector Notes:

Recommendation

Contact a qualified professional.



22.6.1 Garage Ceiling

WATER STAINS ON GARAGE CEILING - ROOF

 Recommended Improvement

EAST GARAGE CEILING AREA

At the time of inspection there were one or more water stains on the ceiling of the garage. Likely caused from roof leaks and water intrusion. It is advised to ask the seller for disclosures related to any leaks or previous repairs.

Recommendation

Contact a qualified professional.



22.7.1 Garage Floor

MINOR CONCRETE CRACKING

 Deferred Maintenance - Minor Repair

At the time of the inspection minor concrete cracking was observed in the garage. Minor cracking is typically not cause for concern. Recommend monitoring for continued cracking and increases in crack width/gaps.

Inspector Notes:

Recommendation

Contact a qualified professional.

