



WEST IVY INSPECTIONS

6197969077

curtis@westivyhomeinspections.com

<https://www.westivyhomeinspections.com>



RESIDENTIAL INSPECTION

3050 Rue D'Orleans 461
San Diego, CA 92110

Angela - Park Metro Realty

08/04/2025



Inspector

Curtis Kelley

Certified Home Inspector

6197969077

westivyave@gmail.com

TABLE OF CONTENTS

1: Inspection Details	10
2: Kitchen Appliances - Built In	12
3: Plumbing System	20
4: Electrical System	25
5: Insulation/Ventilation	32
6: Interiors	33
7: Roofing	37
8: Exterior	38
9: Structural Components	39
10: Heating/Central A/C	40
11: Complementary Pictures	45
Standards of Practice	46

Thank you for choosing **West Ivy Home Inspections**. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and West Ivy Home Inspections!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**

Step 2: Call your inspector immediately at **619-796-9077**, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked **Observation Items**, **Attention Items**, and **Safety Concerns** identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked **Observation Items**, **Attention Items**, and **Safety Concerns** further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD**.

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **West Ivy Home Inspections** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with **West Ivy Home Inspections**. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for **West Ivy Home Inspections** inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection agreement

and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

******* VERY IMPORTANT*******

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items**, **Attention Items**, or **Safety Concern** in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for us, **West Ivy Home Inspections**, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be.**

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Not Present (NP) = This item, component or unit is not in this home or building.

Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

Observation Items = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. **This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. **West Ivy Home Inspections** performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-796-9077 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

Environmental Hazards:

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

Pest:

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be **Observation**, **Attention** and **Safety Concern** items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: West Ivy Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

SUMMARY



ITEMS INSPECTED



OBSERVATION ITEMS



ATTENTION ITEMS



SAFETY CONCERNS

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional repairs and/or upgrades that could affect your evaluation of the property.

- ⊖ 2.1.1 Kitchen Appliances - Built In - GENERAL INFORMATION: Aged Appliances
- ⊖ 2.2.1 Kitchen Appliances - Built In - DISHWASHER: Air Gap - Not Visible
- ⊖ 2.2.2 Kitchen Appliances - Built In - DISHWASHER: Racks Rusted
- ⊖ 2.5.1 Kitchen Appliances - Built In - RANGES AND COOKTOPS: Anti-Tip Bracket Not Installed
- 🔧 2.5.2 Kitchen Appliances - Built In - RANGES AND COOKTOPS: Cosmetic
- ⊖ 2.7.1 Kitchen Appliances - Built In - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Damage - Components Damaged/Loose or Missing
- ⊖ 2.9.1 Kitchen Appliances - Built In - WASHER/DRYER: Leak Pan - Not Visible
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Faucet - Handle Leak
- ⊖ 3.5.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Sink Drain - Improper Slope
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Sink Drain - Corrosion at Drain
- ⊖ 3.6.3 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Full Panel
- ⚠ 4.3.2 Electrical System - MAIN AND DISTRIBUTION PANELS: Screws - Pointed
- ⚠ 4.3.3 Electrical System - MAIN AND DISTRIBUTION PANELS: Zinsco/Sylvania

- 🔧 4.9.1 Electrical System - EXTERIOR LIGHTING : Sensor Light Not Tested
- 🔧 4.9.2 Electrical System - EXTERIOR LIGHTING : Landscape Lighting
- ⚠️ 4.11.1 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : Kitchen Counter Receptacles Not GFCI Protected
- ⊖ 4.11.2 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : Lights/Appliance On GFCI Circuit
- ⊖ 4.12.1 Electrical System - AFCI - (ARC FAULT CIRCUIT INTERRUPTERS): AFCI's - Not Installed / Not Enough
- ⚠️ 4.13.1 Electrical System - SMOKE DETECTORS: Not Installed in All required Areas
- ⊖ 6.2.1 Interiors - CEILINGS: Possibly Moisture Damage - Possible Past Roof Leak
- ⊖ 6.2.2 Interiors - CEILINGS: Possibly Moisture Damage - Possible Past Roof Leak 2
- ⊖ 6.7.1 Interiors - TUB/SHOWER ENCLOSURES: Enclosure - Clean and Re-caulk Tub/Shower
- 🔧 6.7.2 Interiors - TUB/SHOWER ENCLOSURES: Shower Enclosure – Cosmetic Stains
- ⊖ 6.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Sash Balance - Spring Damaged
- 🔧 10.2.1 Heating/Central A/C - HEATING - EQUIPMENT: Radiant Heat - Limited Review (Turned On)
- 🔧 10.2.2 Heating/Central A/C - HEATING - EQUIPMENT: Radiant Heat - Limited Review (Turned On) 3
- 🔧 10.6.1 Heating/Central A/C - COOLING - EQUIPMENT: Air Conditioner - Produced Cool Air
- ⊖ 10.7.1 Heating/Central A/C - COOLING - EACH ROOM: A/C not in all rooms

1: INSPECTION DETAILS

Information

Property: Type Condominium	Year: Built 1969	Number of : Levels 1
Occupied: Is the Home Lived in No	Parties : Present Home Inspector	Weather: Conditions Clear, Dry
Outside: Air Tempreture 70-75 Degrees		



Home approx 40 Years Old or More

This home is approx older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Vacant Property

This Property was vacant at time of inspection. Vacant properties can develop problems that may not occur if the house was being lived in. Many systems in a property depend on regular use. Without regular use, adverse conditions can occur including, but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.

Condominium/Townhouse - Exclusion

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium or townhouse to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium or townhouse which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the items.

2: KITCHEN APPLIANCES - BUILT IN

Information

Dishwasher Frigidaire	Disposer American Standard	Range -Electric-, General Electric
Oven -Electric-, General Electric	Exhaust/Range Hood -Vented-	
Built-in Microwave Not Built-in		



GENERAL INFORMATION: Built-in Appliance Overview

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function or thermostats for calibration or automatic operation; Non built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

DISHWASHER: Dishwasher Turned On - Inspection Limited

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and any possible damages that may result from a leak.

DISHWASHER: Dishwasher Test - Limited Review

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

DISHWASHER: Heating Element - Not Inspected

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

GARBAGE DISPOSER: Efficiency - Not Inspected

Our inspection of the garbage disposer is to determine: It turns on when power is applied to it, it is installed properly and not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. Recommend asking the sellers to demonstrate this function or have further explored by a qualified appliance repair professional.

BUILT-IN MICROWAVE: Not Built-in - Not Inspected

Microwave(s) that are not built-in are not inspected as they are outside the scope of a standard home inspection.

**RANGES AND COOKTOPS: Thermal Image Showing Range Working**

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.



OVEN: Thermal Image Showing Oven Working

Infrared picture of oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.

**REFRIGERATOR: Refrigerator - Not Inspected**

Refrigerators are not inspected as they are outside the scope of a standard home inspection.

**REFRIGERATOR: Refrigerators - Not Moved**

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

WASHER/DRYER: Laundry Equipment - Not Inspected

The clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

WASHER/DRYER: Washing machine not moved

The washing machine and dryer are not moved as part of this inspection. Areas of the washing machine and dryer connections, and components may not be inspected. ie flooring, plumbing connections, dryer vent, Connection and fuel source connections. Moving of the washing machine and dryer can damage the flooring, plumbing connections, fuel source and dryer vent connections. **Please Note:** Damage can exist to these components that are not visible because of this limitation. Recommend asking the seller to move the washing machine and dryer to allow you to view the space behind and below the wash, washing machine and dryer before the removal of contingencies.

WASHER/DRYER: Washing mashine drain and Floor Drains - Not Tested

Washing machine drain and floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

Limitations

GENERAL INFORMATION

APPLIANCES - NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Findings

2.1.1 GENERAL INFORMATION

AGED APPLIANCES



The appliances appeared to be functional but old. Some appliances may not have the same degree of efficiency as a newer model. Also, you should not expect these appliances to last indefinitely.

Recommendation

Contact a qualified professional.



2.2.1 DISHWASHER

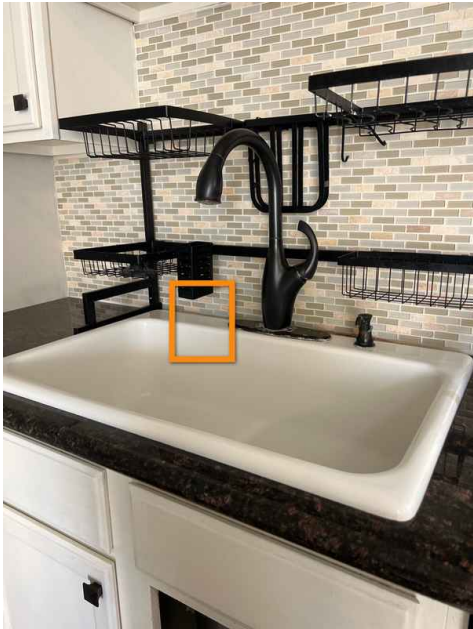
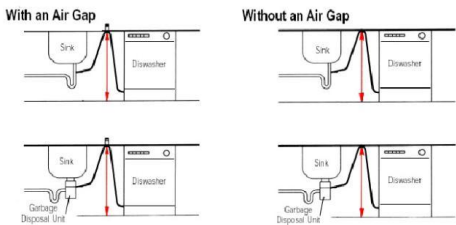
AIR GAP - NOT VISIBLE



The dishwasher does not appear to be equipped with a mandated anti-siphon valve (or air gap). It is also not equipped with a proper high loop (the alternate method when an air gap is not present). Recommend further evaluation by a qualified appliance repair professional or licensed plumbing contractor to determine repairs necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified appliance repair professional.



2.2.2 DISHWASHER

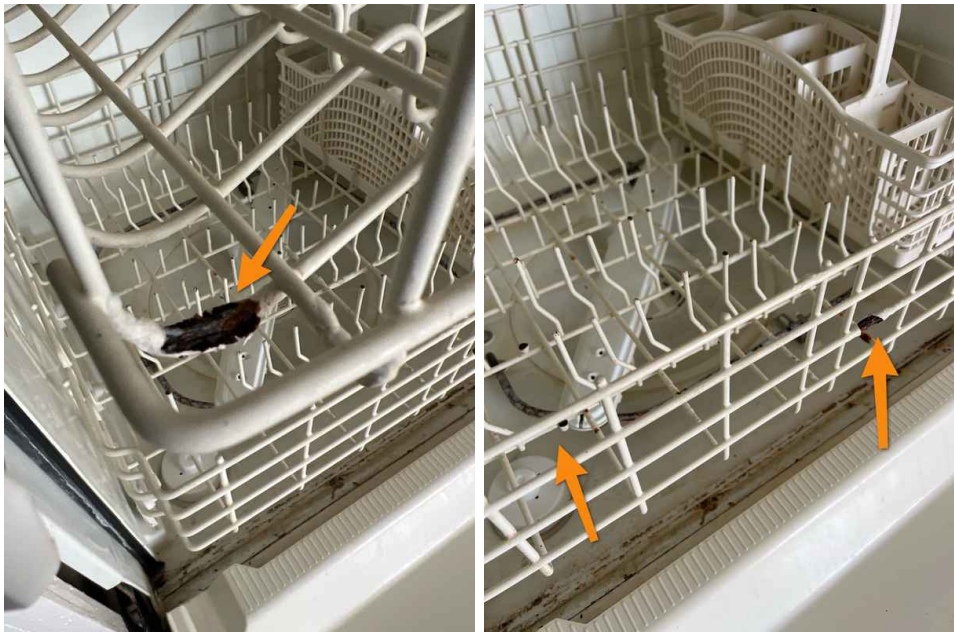
RACKS RUSTED

 Attention Items

Rust and/or deterioration noted at the rack(s) inside of the dishwasher. This condition appeared to be due to age and use. Further rusting and deterioration may occur if not corrected. Recommend further evaluation by a qualified appliance repair professional to determine repairs or replacement necessary at this time.

Recommendation

Contact a qualified appliance repair professional.



2.5.1 RANGES AND COOKTOPS

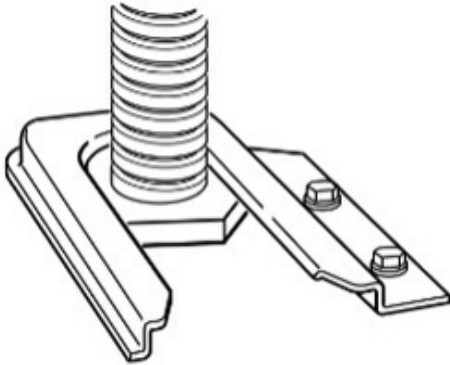
ANTI-TIP BRACKET NOT INSTALLED

 Attention Items

An anti-tip bracket did not appear to be properly installed at the range. The anti-tip bracket is a simple metal plate that holds the rear foot of the range to the floor. This bracket prevents the range from tipping forward, which could cause the range to fall over and/or spill hot food from pots and pans. Recommend installation by a qualified professional to prevent injury.

Recommendation

Contact a qualified professional.



Example of an anti-tip bracket



2.5.2 RANGES AND COOKTOPS

COSMETIC

Cosmetic damage noted. Recommend a qualified professional to repair as needed.

Recommendation

Contact a qualified professional.



Observation Items



2.7.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT

DAMAGE - COMPONENTS DAMAGED/LOOSE OR MISSING

Damaged, loose and/or missing components noted at the kitchen exhaust system. Recommend repair or replacement by a qualified appliance repair professional as necessary at this time to ensure proper function.



Attention Items

Recommendation
Contact a qualified appliance repair professional.

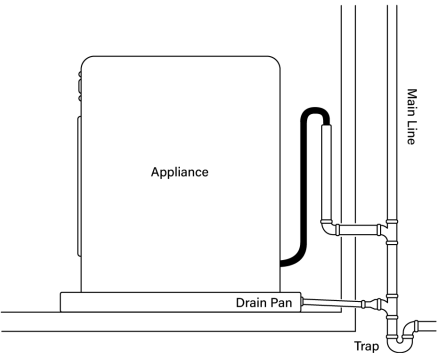


2.9.1 WASHER/DRYER
LEAK PAN - NOT VISIBLE

Attention Items

Leak pan or drain was not visible at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation
Contact a qualified professional.



3: PLUMBING SYSTEM

Information

Water Source Public	Plumbing Supply Copper	Plumbing Distribution Copper
Water Pressure 60-65 psi	Washer Drain Size 2 Inches	Water Heater Fuel Source Unknown
Plumbing Waste ABS	Water Heater Flue Pipe Material N/A	Manufacturer Unknown/Not Visible
Capacity Unknown/Not Visible	Year Water Heater Was Made Unknown/Not Visible	Water Filters None
Gas Distribution Piping Not Visible	MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location Common Area	PRESSURE REGULATOR: Pressure Regulator Common area

**MAIN GAS SHUT OFF VALVE
(Describe Location): Main Gas
Shut-Off Location**
Common area

PLUMBING GENERAL: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

PLUMBING GENERAL: Completed House - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **West Ivy Home Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

PLUMBING GENERAL: Plumbing Inspection Limitations

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

FIXTURES AND CONNECTED DEVICES: Low Flow at Fixtures - Not Determined

Please be advised that determining if a plumbing fixtures flow is low/adequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

WATER HEATERS: Thermal Image of Hot Water

Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.



WATER HEATERS: Community Hot Water System

There appears to be a community hot water system. This hot water unit was not inspected by our company.

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks): General Gas Supply and Distribution Limitations

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off - Condo/Townhome

The main water shut off valve appears to be located in the common area. Unable to verify. Recommend inquiry with the Home Owners' Association (HOA) or seller.

PRESSURE REGULATOR: Condo/Towhome Exclusion

The water pressure regulator appears to be located in the common area. Recommend asking the seller or Home Owner's Association (HOA) for the location.

MAIN GAS SHUT OFF VALVE (Describe Location): Gas Shut-Off - Condo/ Townhome

The main gas shut-off valve appears to be located in the common area. Unable to verify. Recommend inquiring with the Home Owners' Association (HOA) or the seller.

Limitations

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

Findings

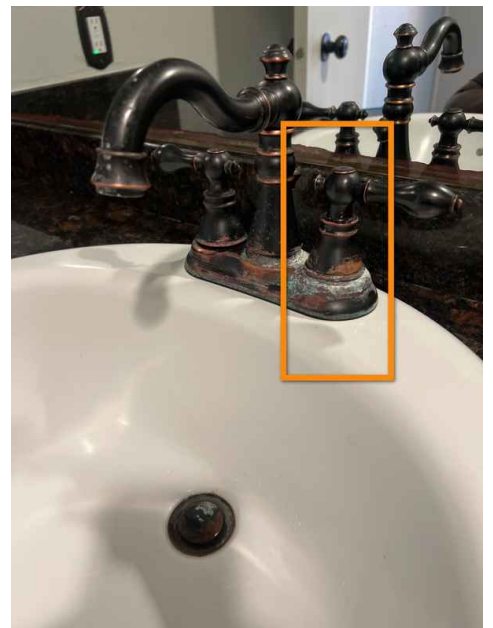
3.3.1 FIXTURES AND CONNECTED DEVICES

FAUCET - HANDLE LEAK

A leak was noted at the faucet handle of the sink. Recommend repair by a licensed plumbing contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.

 Attention Items

Primary Bathroom

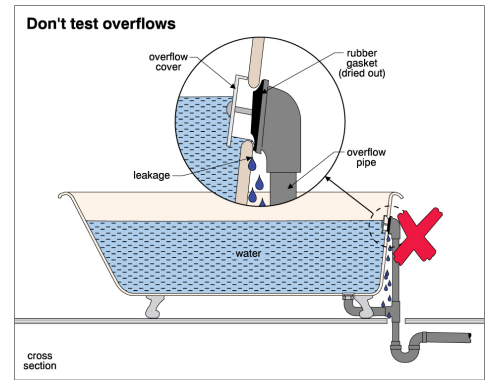
3.5.1 TUB/SHOWER FIXTURES

DRAIN OVERFLOW - INFORMATION Attention Items

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Attention Items

SINK DRAIN - IMPROPER SLOPE

There appeared to be an improper drain slope noted at one more sink drain lines. This condition may prevent proper drainage and promote blockages. Recommend consulting a licensed plumbing contractor to determine any corrections necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Kitchen

3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

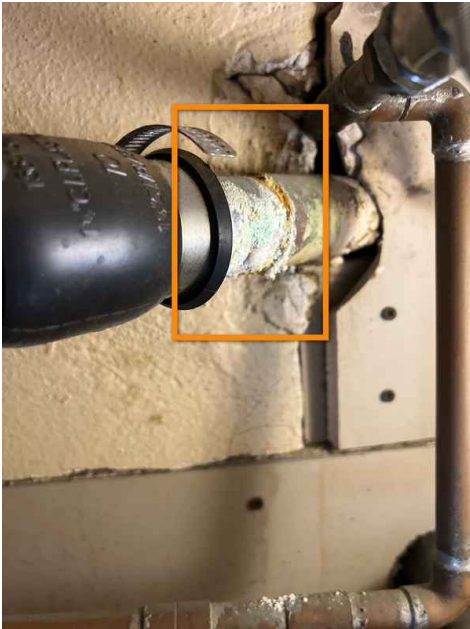
Attention Items

SINK DRAIN - CORROSION AT DRAIN

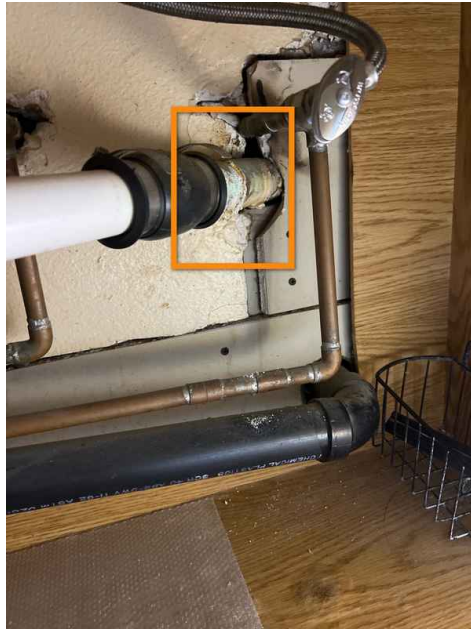
Corrosion noted the drain(s) connectors below the sinks. This is indicative of age and/or hard water build-up. Recommend repair as needed by a licensed plumbing contractor to prevent possible moisture related issues.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom



Primary Bathroom

3.6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINES - SCOPE RECOMMENDED

**Attention Items**

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

Recommendation

Contact a qualified plumbing contractor.

4: ELECTRICAL SYSTEM

Information

Panel Manufacturer ZINSCO	Panel Type Circuit Breakers	Panel Capacity 100 AMP
Service Conductors Overhead Service	Branch Wire 15 and 20 Amp Copper	Wiring Methods Romex
Exterior Lighting Control Standard Switched	MAIN AND DISTRIBUTION PANELS: Panel Type Main Panel	LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location Laundry Room

LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel

Location

None

ELECTRICAL GENERAL: Electrical General

The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

ELECTRICAL GENERAL: GFCI & Circuit Breakers - Not Tested For Load

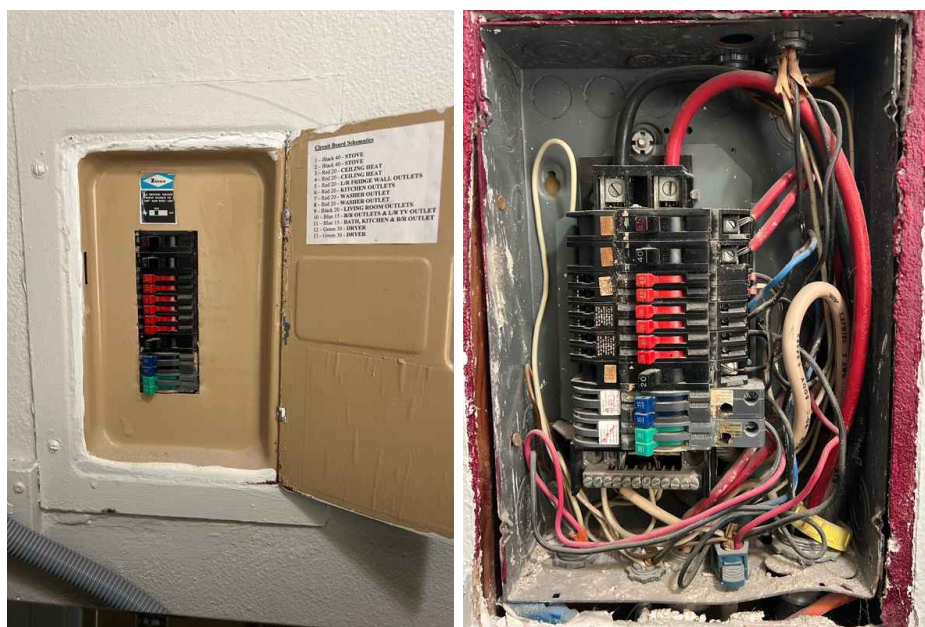
Upon conducting a thorough inspection of the property, it's important to note that our assessment does not encompass the inspection of electrical circuit breakers and Ground Fault Circuit Interrupters (GFCIs) for load. Our inspection focuses primarily on identifying visible defects, safety hazards, and functionality of these components at the time of inspection.

Electrical circuit breakers and GFCIs are designed to protect against electrical hazards by interrupting power in the event of an overload, short circuit, or ground fault. However, evaluating these components for their specific load capacities and internal conditions requires specialized testing and knowledge beyond the scope of a standard home inspection.

It is recommended that a qualified electrician be consulted for a comprehensive evaluation of electrical circuit breakers and GFCIs, particularly if concerns regarding load capacities or operational integrity arise. This ensures that these critical safety devices are functioning as intended and can provide adequate protection to the property and its occupants.

MAIN AND DISTRIBUTION PANELS: Pictures of Electrical Panel(s)

Pictures of electrical panel(s).



BRANCH CIRCUIT CONDUCTORS: Additional Electrical Inspection Limitations

Please note: Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING : Sensor Lights - Not Tested

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

CARBON MONOXIDE DETECTORS : Single Story - CO Detector Present

A CO detector is located in the common hallway as required. The unit appeared to be functional at the time of the inspection.



CABLE AND TELEPHONE ENTRANCE: Internet/Audio/Television Equipment Not Inspected

The internet, audio and television equipment was not inspected at the time of the inspection. These items are considered outside the scope of a standard home inspection. Recommend a qualified professional to further evaluate.

Limitations

ELECTRICAL GENERAL

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. A load is not placed on each receptacle. Please be aware that the inspector has your best interest in mind. Faulty breakers are outside the scope of this inspection. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Findings

4.3.1 MAIN AND DISTRIBUTION PANELS

FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers (if any). We could not inspect the condition of busbar(s). It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the busbar(s) and to determine if repair or expansion is necessary at this time.

Recommendation

Contact a qualified electrical contractor.





4.3.2 MAIN AND DISTRIBUTION PANELS

SCREWS - POINTED

The cover screw(s) at the electric panel are pointed. Pointed screws are a safety concern because they can damage wires behind the cover and become energized. Recommend a licensed electrical contractor to replace the screw(s) as necessary with those designed for electric panels.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



4.3.3 MAIN AND DISTRIBUTION PANELS

ZINSCO/SYLVANIA



Safety Concerns

The panel was manufactured by Zinsco/Sylvania. These panels were made with alloy busbars which are easily dented. Because of this, a poor connection with the circuit breakers sometimes develops. We recommend that you consult with a licensed electrical contractor as to the integrity of this panel. More information can also be found at <http://www.inspect-ny.com/electric/Zinsco.htm>

Note: The property is equipped with an electrical panel that is considered problematic by some industry standards (e.g., certain brands or models known for performance or safety issues). Additionally, its proximity to the gas meter may raise concerns with some home insurance providers. Some insurance companies may require replacement or relocation of electrical panels that are considered problematic or that are installed too close to the gas meter. Furthermore, some licensed electricians may decline to service or repair these types of panels due to safety concerns or liability policies. We recommend consulting both your homeowner's insurance provider and a licensed electrician for further evaluation and guidance—prior to the removal of inspection contingencies.



Recommendation

Contact a qualified electrical contractor.

4.9.1 EXTERIOR LIGHTING

SENSOR LIGHT NOT TESTED



Sensor lights are not tested. Recommend asking the seller to demonstrate that all exterior lighting is functional prior to the removal of contingencies and/or have further evaluated by a licensed electrical contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified electrical contractor.

4.9.2 EXTERIOR LIGHTING

LANDSCAPE LIGHTING



Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Recommendation

Contact a qualified professional.

4.11.1 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)

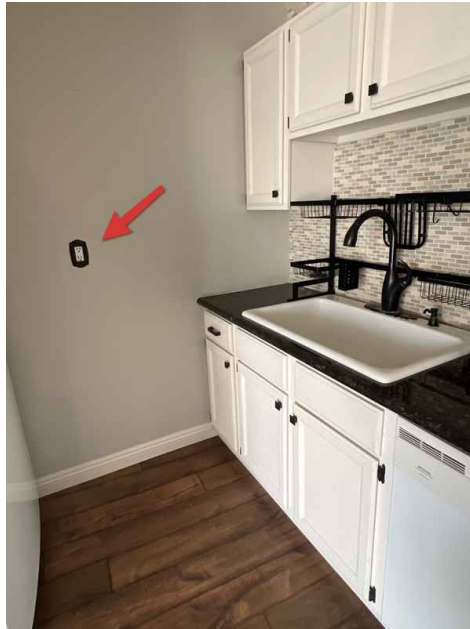
KITCHEN COUNTER RECEPTACLES NOT GFCI PROTECTED



The kitchen counter receptacles do not appear to be GFCI protected. This is a possible safety concern. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs or upgrades possible at this time for safety.

Recommendation

Contact a qualified electrical contractor.



4.11.2 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)

LIGHTS/APPLIANCE ON GFCI CIRCUIT

One or more lighting(s) or appliance circuit(s) was noted GFCI protected. It is atypical to have lights or appliances connected to a GFCI. Recommend further evaluation by a licensed electrical contractor to determine if corrections are necessary at this time to comply with today's electrical standards.

Recommendation

Contact a qualified professional.



Attention Items



Primary Bathroom



Primary Bathroom

4.12.1 AFCI - (ARC FAULT CIRCUIT INTERRUPTERS)

AFCI'S - NOT INSTALLED / NOT ENOUGH

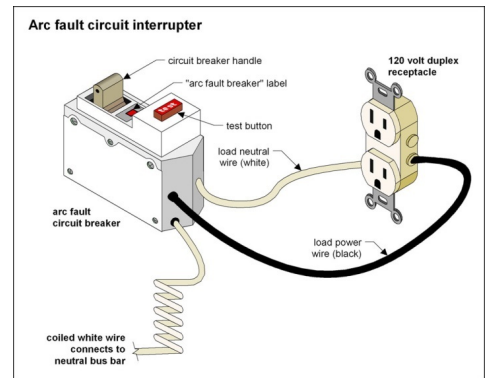


Attention Items

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

Recommendation

Contact a qualified electrical contractor.



4.13.1 SMOKE DETECTORS

NOT INSTALLED IN ALL REQUIRED AREAS

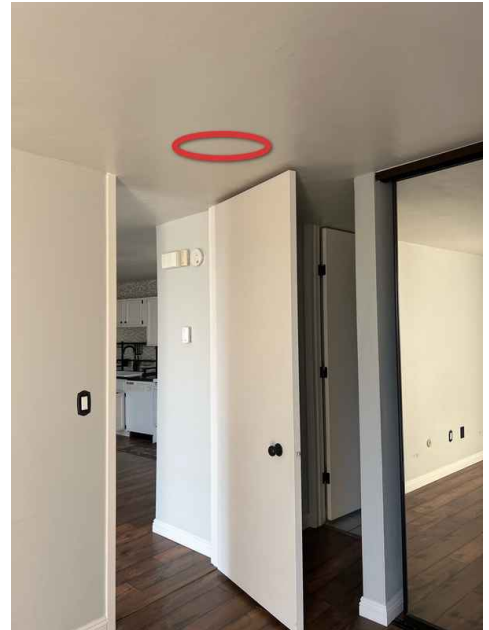
 Safety Concerns

Smoke detectors are not installed in all required areas. Recommend installing smoke detectors as necessary to comply with today's [fire safety standards](#) prior to occupying the home.

Recommendation

Contact a qualified professional.

NOTE FROM THE PROPERTY OWNER TO ALL WHO READ THIS REPORT: Property owner resolved Item Number 4.13.1 after the inspection and installed a smoke detector on the ceiling of the bedroom.



5: INSULATION/VENTILATION

Information

Attic Insulation Unknown	Floor System Insulation Unfaced	Ventilation N/A
Exhaust Fans Fan	Dryer Power Source 220 Electric	Dryer Vent Metal

Insulation and Ventilation General Information

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC INSULATION: No Attic Access - Not Inspected

Due to the lack of an attic access and roof structure, our inspection of insulation was possible.

WALL INSULATION: Wall Covering- Not Visible

Most of the walls are covered and the insulation was not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Limitations

STYLES AND MATERIALS

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6: INTERIORS

Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Coverings

Laminated T&G

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Granite

Windows

Single Pane

INTERIOR GENERAL: Interior General Information

The home inspector shall observe the visually accessible areas of the: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

ATTICS: No Attic - Flat Roof

Due to the structure of the roof clearance is not available to install attic. An attic access was not installed. This is for your information.

Limitations

INTERIOR GENERAL**GENERAL LIMITATIONS**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Findings

6.2.1 CEILINGS**POSSIBLY MOISTURE DAMAGE - POSSIBLE PAST ROOF LEAK****Attention Items**

Possible moisture damage(s) noted on the ceiling(s). This could be indicative of a previous roof leak(s). The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed roofing contractor and/or restoration contractor to determine if repairs are necessary at this time. Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Living Room



Living Room Close Up Photo

6.2.2 CEILINGS

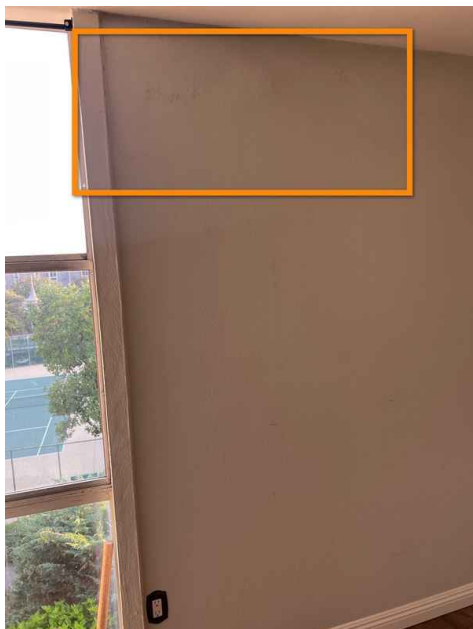
POSSIBLY MOISTURE DAMAGE - POSSIBLE PAST ROOF LEAK 2



Possible moisture damage(s) noted on the ceiling(s). This could be indicative of a previous roof leak(s). The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed roofing contractor and/or restoration contractor to determine if repairs are necessary at this time. Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Primary Bedroom



Primary Bedroom

6.7.1 TUB/SHOWER ENCLOSURES

ENCLOSURE - CLEAN AND RE-CAULK TUB/SHOWER Attention Items

The tub/shower enclosure(s) need to be cleaned and re-caulked to prevent moisture intrusion beyond the enclosure walls.

Recommendation

Contact a qualified professional.



6.7.2 TUB/SHOWER ENCLOSURES

SHOWER ENCLOSURE - COSMETIC STAINS Observation Items

Stains and cosmetics damage noted at the shower enclosure. Recommend a qualified professional to clean as needed.

Recommendation

Contact a qualified professional.



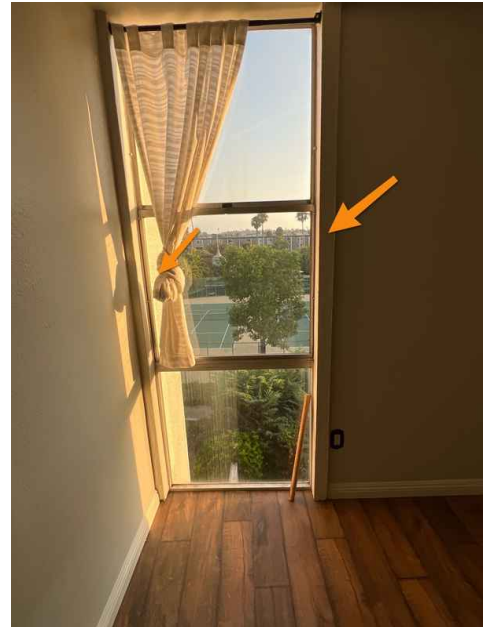
6.9.1 WINDOWS (REPRESENTATIVE NUMBER)

SASH BALANCE - SPRING DAMAGED

Damaged sash balance spring noted. This prevents the window(s) from staying open when lifted. This condition can also prevent windows from closing properly. Recommend further evaluation and repair by a licensed window contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified window repair/installation contractor.



Primary Bedroom

7: ROOFING

Information

ROOF GENERAL: Townhouse/Condo Roof Exclusion

This inspection is being performed on a townhouse. A townhouse inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

Limitations

ROOF GENERAL

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8: EXTERIOR

Information

EXTERIOR GENERAL INFORMATION: Townhome/Condo Exterior Exclusion

This inspection is being performed on a condominium. A condo or townhome inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

Limitations

EXTERIOR GENERAL INFORMATION

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues, as it relates to the comments in this inspection report.

9: STRUCTURAL COMPONENTS

Information

STRUCTURAL GENERAL INFORMATION: Condo /Townhouse Structural Exclusion

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium, to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the item(s).

Limitations

STRUCTURAL GENERAL INFORMATION

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10: HEATING/CENTRAL A/C

Information

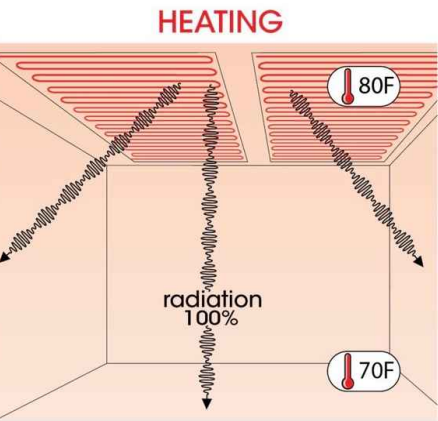
Number of Heating Systems (Excluding Wood) Two	Heating Equipment Type Radiant Ceiling	Heating Equipment Manufacturer UNKNOWN
Heating Equipment Energy Source Electric	Filter Type N/A	Ductwork N/A
Number of Air Conditioning Systems One	Cooling Equipment Type Wall Unit (Ductless)	Cooling Equipment Manufacturer LG
Cooling Equipment Energy Source Electricity	Types of Fireplaces None	HEATING - EACH ROOM: Type In Ceiling
HVAC AUTOMATIC SAFETY CONTROLS: Type None	THERMOSTAT: Type Thermostat	THERMOSTAT: Thermostat Location(s) Living Room, Master Bedroom Thermostat Location(s).

HVAC GENERAL: Heating and Cooling System General Information

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

HEATING - EQUIPMENT: Radiant Heat

The radiant heat appeared to turn on and produce heat at the time of the inspection.



COOLING - EQUIPMENT: AC Condenser (Photo)

Photo of AC condenser



COOLING - EQUIPMENT: A/C Condensation - Limited

A/C condensation drain is often within the wall or behind insulation. If so we are unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Limitations

HVAC GENERAL
HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heating and cooling contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HVAC GENERAL
HVAC DISTRIBUTION SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Findings

10.2.1 HEATING - EQUIPMENT

**RADIANT HEAT - LIMITED REVIEW (TURNED ON)**

The home was noted equipped with a radiant heat system. Our inspection of this equipment is limited to verification of operation. These systems are known to be less thermally efficient than modern heating and to inhibit installation of ceiling fixtures. Recommend consulting a licensed electrical contractor or HVAC contractor for further evaluation to determine if latent defects are present.

Recommendation

Contact a qualified electrical contractor.



Example Living Room



10.2.2 HEATING - EQUIPMENT

**RADIANT HEAT - LIMITED REVIEW (TURNED ON) 3**

The home was noted equipped with a radiant heat system. Our inspection of this equipment is limited to verification of operation. These systems are known to be less thermally efficient than modern heating and to inhibit installation of ceiling fixtures. Recommend consulting a licensed electrical contractor or HVAC contractor for further evaluation to determine if latent defects are present.

Recommendation

Contact a qualified electrical contractor.



10.6.1 COOLING - EQUIPMENT

AIR CONDITIONER - PRODUCED COOL AIR

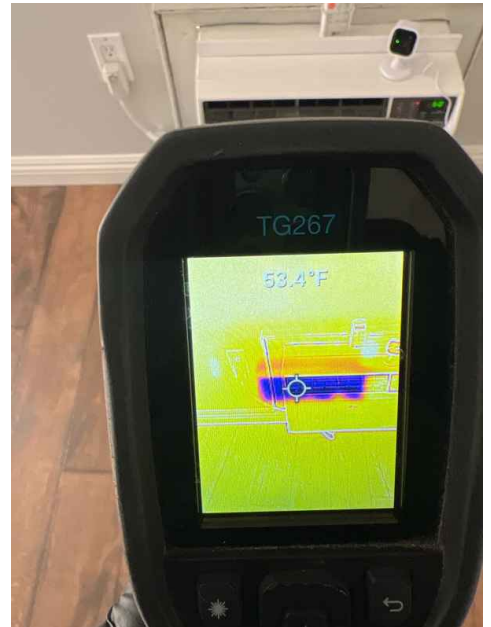


Observation Items

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional. However, this is a limited review. You should consider having the unit(s) further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



10.7.1 COOLING - EACH ROOM

A/C NOT IN ALL ROOMS



Attention Items

This home has central air conditioning that does not cover all living areas of the home. This system should not be expected to cool the entire home. Due to the inefficiency of this setup, we recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine repairs necessary at this time to improve the overall efficiency of this system.

Recommend further evaluation by a licensed HVAC contractor and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified heating and cooling contractor



Living Room

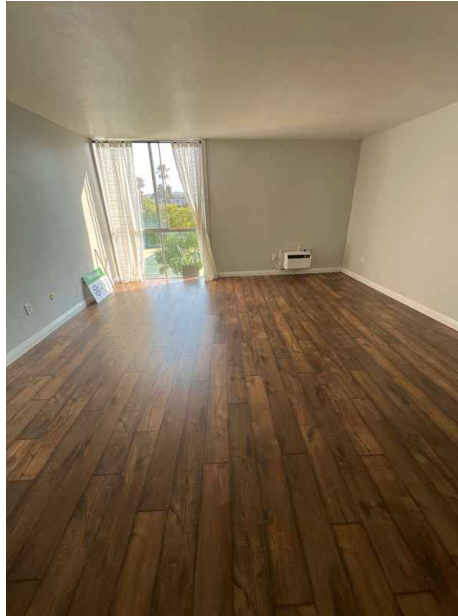
11: COMPLEMENTARY PICTURES

Information

Interior: Kitchen



Interior: Living Room



Interior: Laundry Room/Area



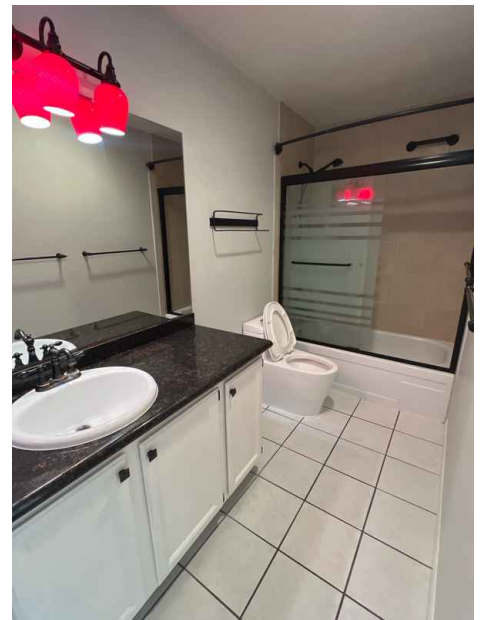
Interior: Foyer



Interior: Primary Bedroom



Interior: Primary Bathroom



Complimentary Photographs

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.

STANDARDS OF PRACTICE
