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RESIDENTIAL INSPECTION

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Thank you for choosing John Robinson's Inspection Group. 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 John Robinson's Inspection Group!******

Very Important Next Steps:

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

Step 2: Call your inspector immediately at **619-684-1444**, 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 **John Robinson's Inspection Group** 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 John Robinson's Inspection Group. 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 John Robinson's Inspection Group 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, John Robinson's Inspection Group, 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. John Robinson's Inspection Group 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 619-684-1444 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: John Robinson's Inspection Group 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

- ⊖ 2.2.1 Built-In Kitchen Appliances - DISHWASHER: Air Gap - Discharges Water
- ⊖ 2.2.2 Built-In Kitchen Appliances - DISHWASHER: Racks Rusted
- ⊖ 2.5.1 Built-In Kitchen Appliances - RANGES AND COOKTOPS: Burner Inoperable
- 🔧 2.7.1 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Dirty - Requires Cleaning
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stops Corrosion
- ⊖ 3.3.2 Plumbing System - FIXTURES AND CONNECTED DEVICES: Sink Stops - Inoperable/Missing
- ⊖ 3.3.3 Plumbing System - FIXTURES AND CONNECTED DEVICES: Faucet Loose
- ⊖ 3.3.4 Plumbing System - FIXTURES AND CONNECTED DEVICES: Laundry Hose Bibs - Corrosion
- ⊖ 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.4.2 Plumbing System - TUB/SHOWER FIXTURES: Shower Head Leak
- ⊖ 3.4.3 Plumbing System - TUB/SHOWER FIXTURES: Shower Head Arm Loose
- ⊖ 3.4.4 Plumbing System - TUB/SHOWER FIXTURES: Tub Spout Gap at Wall
- ⊖ 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Previous Leak at Drain Line
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Slow Drain - Sink
- ⊖ 3.6.3 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 3.6.4 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Cast Iron - Corroded
- ⊖ 3.6.5 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Cast Iron - in Use
- ⊖ 3.7.1 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Expansion Tank Missing
- ⊖ 3.7.2 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Missing Sediment Trap
- ⊖ 3.7.3 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Missing Leak Pan
- 🔧 3.7.4 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Replaced Water Heater
- ⊖ 3.9.1 Plumbing System - WATER HEATER STRAPPING AND BRACING: Loose Straps
- ⊖ 3.10.1 Plumbing System - MAIN WATER SHUT-OFF DEVICE (Describe Location): Shut-Off - Not Found
- ⚠️ 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Newer Panel
- ⚠️ 4.7.1 Electrical System - BRANCH CIRCUIT CONDUCTORS: Open Junction Box
- ⚠️ 4.7.2 Electrical System - BRANCH CIRCUIT CONDUCTORS: Unsecured Wire - Exterior

- ⊖ 4.8.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Doorbell - Inoperable
- ⊖ 4.8.2 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Lights - Inoperable
- ⚠ 4.8.3 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Receptacles Loose
- ⊖ 4.9.1 Electrical System - EXTERIOR LIGHTING : Sensor Light not tested
- ⚠ 4.10.1 Electrical System - POLARITY AND GROUNDING OF RECEPTACLES: Replaced 3 Pronged Receptacles - Not Grounded
- ⚠ 4.11.1 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES : GFCI - Did Not Trip When Tested
- ⚠ 4.13.1 Electrical System - SMOKE DETECTORS: Chirping Detector
- ⚠ 4.14.1 Electrical System - CARBON MONOXIDE DETECTORS (Describe number and location): Inoperable Detector
- ⊖ 5.4.1 Interiors - FLOOR COVERINGS: Seal Floor to Shower/Tub
- ⊖ 5.6.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Failing Caulking
- ⊖ 5.7.1 Interiors - TUB/SHOWER ENCLOSURES: Caulk Pipe Penetrations
- ⊖ 5.7.2 Interiors - TUB/SHOWER ENCLOSURES: Bathtub Finish Peeling/Deteriorating
- ⊖ 5.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Screens - Loose, Missing or Damaged
- ⊖ 5.9.2 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Fogged Windows
- ⊖ 5.10.1 Interiors - ATTICS: Attic Not Fully Accessible
- ⊖ 5.10.2 Interiors - ATTICS: Moisture Stains at Sheathing
- ⊖ 5.11.1 Interiors - ROOM ADDITIONS/MODIFICATIONS: Renovation, Remodeling or Additions
- ⊖ 6.2.1 Insulation and Ventilation - INSULATION UNDER FLOOR SYSTEM: Floors Not Insulated
- ⊖ 6.4.1 Insulation and Ventilation - VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT): Missing Vapor Barrier
- ⚠ 6.6.1 Insulation and Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Dryer Vent Needs to be Cleaned
- ⊖ 7.1.1 Garage - GARAGE GENERAL: Possible pest activity
- ⊖ 7.3.1 Garage - GARAGE CEILINGS/ROOF FRAMING: Overhead Storage Racks
- ⊖ 7.5.1 Garage - GARAGE FLOOR: Cracks at Floor
- ⊖ 7.6.1 Garage - GARAGE DOOR OPERATORS : Service Door and Opener
- ⊖ 8.2.1 Roofing - ROOF COVERINGS: Large Trees/Vegetation
- 🔧 8.2.2 Roofing - ROOF COVERINGS: Non-Original Roof
- ⊖ 8.3.1 Roofing - ROOF SHEATHING (As Observable From Attic): Attic Not Fully Accessible
- ⊖ 8.3.2 Roofing - ROOF SHEATHING (As Observable From Attic): Stains at Sheathing/Framing

- ⊖ 8.4.1 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Seal Roof Penetrations
- ⊖ 8.5.1 Roofing - ROOF DRAINAGE SYSTEMS: Gutters - Not Installed
- ⊖ 9.2.1 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco - Typical Cracks
- ⊖ 9.2.2 Exterior - WALL CLADDING, TRIM AND FLASHING: Siding - Gaps
- ⊖ 9.2.3 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco - Previous Repairs
- ⊖ 9.2.4 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco - Physical Damage
- ⊖ 9.2.5 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco Extends to Soil
- ⊖ 9.3.1 Exterior - WINDOWS (Exterior): Caulking - Aged/Failing
- ⊖ 9.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Paint Failing or Missing
- ⊖ 9.5.2 Exterior - EAVES, SOFFITS AND FASCIAS: Moisture Damaged Wood
- ⊖
- 9.6.1 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading -Low Areas - Poor Drainage
- ⊖
- 9.6.2 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading - Hillside Setting
- ⊖
- 9.6.3 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Vegetation- Large Tree(s)
- ⚠
- 9.6.4 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Hardscape - Offsets - Trip Hazard
- ⊖
- 9.6.5 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Retaining Wall - Cracks
- ⚠
- 9.7.1 Exterior - DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS: Missing Handrails or Guardrails
- ⊖
- 9.7.2 Exterior - DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS: Moisture Damaged Wood
- ⊖ 9.9.1 Exterior - FENCING AND GATES: Wood Destroying Organism Activity
- ⊖
- 10.3.1 Structural Components - FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components): Efflorescence
- ⊖
- 10.3.2 Structural Components - FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components): Crack at Foundation Walls
- ⊖ 10.4.1 Structural Components - POSTS, PIERS AND COLUMNS: Posts and Piers Not Strapped/Braced
- ⊖ 10.5.1 Structural Components - FLOORS (Structural): Moisture Stains Below Plumbing
- ⊖ 10.5.2 Structural Components - FLOORS (Structural): Makeshift Repairs
- ⊖ 10.5.3 Structural Components - FLOORS (Structural): Flooring under supported
- ⊖
- 11.2.1 Heating/Central Air Conditioning - HEATING EQUIPMENT: Furnace Turned On - Heat Exchanger Not Visible
- ⊖ 11.2.2 Heating/Central Air Conditioning - HEATING EQUIPMENT: Furnace Aged (Approaching End of life)



11.3.1 Heating/Central Air Conditioning - AUTOMATIC SAFETY CONTROLS: No Safety Switch - Old Furnace



11.4.1 Heating/Central Air Conditioning - FLUES FOR HEATING EQUIPMENT: Transite Flue Pipe



11.4.2 Heating/Central Air Conditioning - FLUES FOR HEATING EQUIPMENT: Moisture Stains

1: INSPECTION DETAILS

Information

Property: Type Single Family Residence	Year: Built 1950	Number of : Levels 1
Occupied: Is the Home Lived in No	Parties : Present Buyer's Agent, Home Inspector	Weather: Conditions Overcast

Outside: Air Temperature
57 degrees

Home 40 Years Old or More

This home is 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 House

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house 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.

2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER				X
2.3	GARBAGE DISPOSER	X			
2.4	BUILT-IN MICROWAVE	X			
2.5	RANGES AND COOKTOPS				X
2.6	OVEN	X			
2.7	EXHAUST FAN/RANGE HOOD/DOWNDRAFT				X
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Dishwasher

General Electric

Disposer

Moen

Built-in Microwave

General Electric

Range

-Gas-, General Electric

Oven

Built into Range, -Gas-, General Electric

Exhaust/Range Hood

-Vented-

Trash Compactor

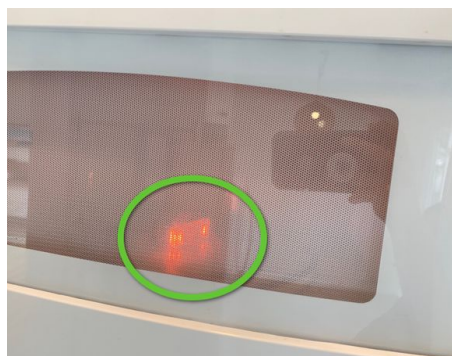
None

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.

BUILT-IN MICROWAVE: Picture Showing Microwave Working

The operation of the microwave was tested using a microwave tester. This unit appeared to be functional at the time of the inspection.



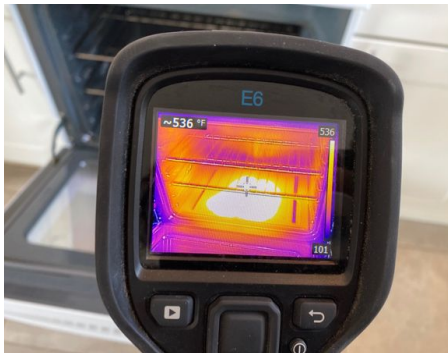
RANGES AND COOKTOPS: Thermal Image Showing Range Working

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.



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.

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.

REFRIGERATOR

REFRIGERATORS - 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.

Findings

2.2.1 DISHWASHER

AIR GAP - DISCHARGES WATER

Water noted draining from the air gap during the drain cycle of the dishwasher. This is a possible indication of a clogged/obscured dishwasher drain line. Recommend further evaluation by a qualified appliance repair professional or licensed plumbing contractor to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified appliance repair professional.



Attention Items



2.2.2 DISHWASHER

RACKS RUSTED

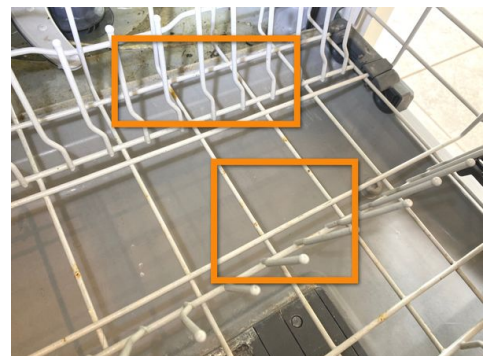
Rust and/or deterioration noted at the rack(s) inside of the dishwasher. This condition appeared to be due to age and use. Further rusting and deterioration may occur if not corrected. Recommend further evaluation by a qualified appliance repair professional to determine repairs or replacement necessary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

Recommendation

Contact a qualified appliance repair professional.



Attention Items



2.5.1 RANGES AND COOKTOPS

BURNER INOPERABLE

Attention Items

One or more burners did not appear to be functional at the time of the inspection. Unable to determine exact cause. Recommend further evaluation by a qualified appliance repair professional and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified appliance repair professional.



2.7.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT



Observation Items

DIRTY - REQUIRES CLEANING

The kitchen exhaust fan appeared to be functional but its components need to be cleaned. Recommend cleaning and service by a qualified professional.

Recommendation

Contact a qualified professional.



3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING				X
3.10	MAIN WATER SHUT-OFF DEVICE (Describe Location)				X
3.11	PRESSURE REGULATOR	X			
3.12	GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
3.13	MAIN GAS SHUT OFF VALVE (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper

Water Pressure

Adequate

Washer Drain Size

2 Inches

Plumbing Waste

Cast Iron

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Single Wall Metal

Manufacturer

Rheem

Capacity

40 Gallons

Year Water Heater Was Made

2015

Water Filters

None

Gas Distribution Piping

Rigid Iron Pipe

WATER HEATERS, CONTROLS, FLUES AND VENTS: Picture of Water Heater

Picture of water heater(s).

**MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location**

Not Found

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

Left side of building

**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

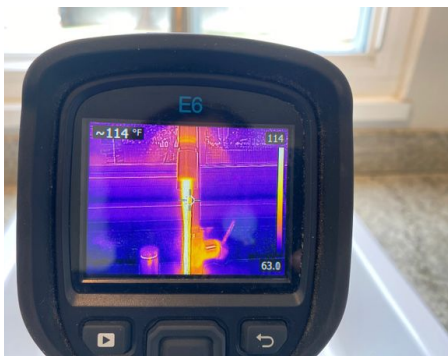
A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. 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. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

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, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

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



Limitations

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.

PLUMBING WATER SUPPLY AND DISTRIBUTION 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.

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.

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.

Findings

3.3.1 FIXTURES AND CONNECTED DEVICES

ANGLE STOPS CORROSION



Some of the angle stops, shut off valves and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom



Example Noted at Hall Bathroom toilet

3.3.2 FIXTURES AND CONNECTED DEVICES

SINK STOPS - INOPERABLE/MISSING



One or more sink stopper(s) did not appear to be functional, was not installed properly or was missing components at the time of the inspection at the sink(s). Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.3.3 FIXTURES AND CONNECTED DEVICES

FAUCET LOOSE

Sink faucet(s) noted loose at the countertop. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Kitchen

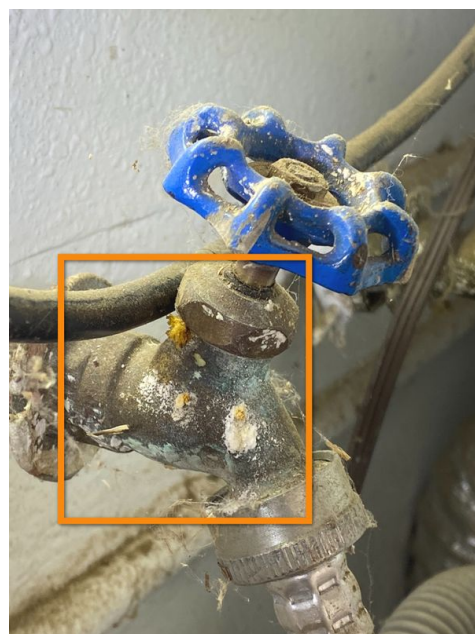
3.3.4 FIXTURES AND CONNECTED DEVICES

LAUNDRY HOSE BIBS - CORROSION

The hot and/or cold water hose bibs at the laundry appear to be corroding, have mineral deposits and/or are rusted. This may be indicative of previous leak(s) that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent possible leaks.

Recommendation

Contact a qualified plumbing contractor.



3.4.1 TUB/SHOWER FIXTURES

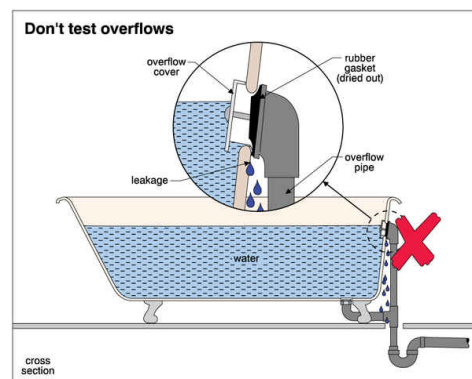
DRAIN OVERFLOW - INFORMATION



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.



3.4.2 TUB/SHOWER FIXTURES

SHOWER HEAD LEAK

Attention Items

The shower head leaked at the fitting while in use. Recommend repair by a licensed plumbing contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.4.3 TUB/SHOWER FIXTURES

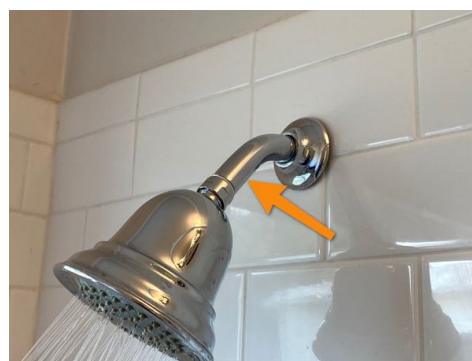
SHOWER HEAD ARM LOOSE

Attention Items

Loose shower arm noted at one or more showers. This condition can stress the plumbing lines behind the shower enclosure and allow leaks to develop. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.4.4 TUB/SHOWER FIXTURES

TUB SPOUT GAP AT WALL

Attention Items

A large gap was noted between the tub spout and shower enclosure wall. This can be caulked, but due to the size of the gap, it may not be recommended. Recommend this be further evaluated by a licensed plumbing contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Attention Items****PREVIOUS LEAK AT DRAIN LINE**

Corrosion, calcification, water stains, and/or rust noted at one or more drain lines. This can be indicative of a previous leak that has sealed itself and/or due to age. Recommend further evaluation by a licensed plumbing contractor to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Attention Items****SLOW DRAIN - SINK**

Slow drainage noted at the sink at the time of the inspection. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

3.6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Attention Items****DRAIN LINES - SCOPE RECOMMENDED**

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.

3.6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

CAST IRON - CORRODED

Cast iron pipes are showing rust and corrosion due to age. They appear to be at the end of their useful life. Recommend further evaluation and a video camera scope be performed by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



3.6.5 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

CAST IRON - IN USE

Some of the drain lines are older cast iron lines. These lines rust from the inside and fail. The life remaining can only be determined by a licensed plumbing contractor using a video camera scope. This is especially important to determine the condition of the main drain line between the house and the street. We recommend a video camera scope be performed by a licensed plumbing contractor before the removal of contingencies to determine if repairs or upgrades are necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Kitchen

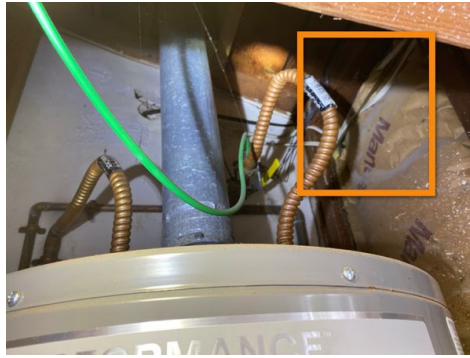
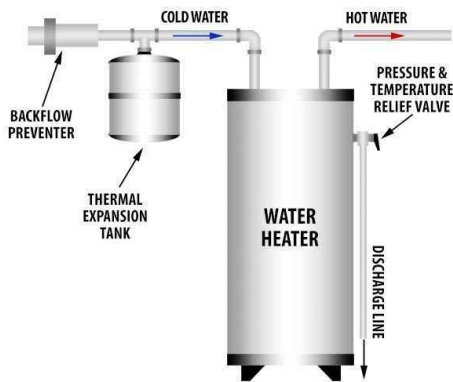
3.7.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

EXPANSION TANK MISSING

An expansion tank is not installed at the water heater. Most water heater manufacturers recommend an expansion tank be installed whenever the water system is a "closed" system, such as this home. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's standards.

Recommendation

Contact a qualified plumbing contractor.

TYPICAL RESIDENTIAL INSTALLATION

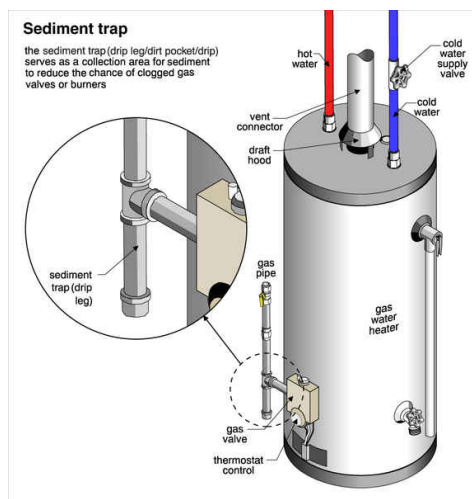
3.7.2 WATER HEATERS, CONTROLS, FLUES AND VENTS

**MISSING SEDIMENT TRAP**

The gas line for the water heater is missing a sediment trap. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified plumbing contractor.



3.7.3 WATER HEATERS, CONTROLS, FLUES AND VENTS

**MISSING LEAK PAN**

Missing leak pan and drain line noted under the water heater. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



3.7.4 WATER HEATERS, CONTROLS, FLUES AND VENTS

**REPLACED WATER HEATER**

The water heater installed in this home does not appear to be original. Recommend asking the seller for documentation showing that this unit was installed by a licensed plumbing contractor per the manufacturers installation requirements. If documentation cannot be produced, we recommend this unit be further explored by a licensed plumbing contractor or SDG&E before the removal of contingencies for safety.

Recommendation

Contact a qualified plumbing contractor.



3.9.1 WATER HEATER STRAPPING AND BRACING

**LOOSE STRAPS**

The water heater appears to be improperly braced. Seismic strapping is loose in one or more areas. Recommend corrections by a qualified professional as necessary at this time to comply with today's standards.

Recommendation

Contact a qualified professional.



3.10.1 MAIN WATER SHUT-OFF DEVICE (Describe Location)

**SHUT-OFF - NOT FOUND**

Unable to locate the main shut-off for water supply. Recommend asking the seller for the location. Otherwise, you will need to shut water off at the street meter or have a licensed plumbing contractor install an easily accessible shut off valve.

Recommendation

Contact a qualified professional.

4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL	X			
4.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS	X			
4.3	MAIN AND DISTRIBUTION PANELS				X
4.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
4.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
4.7	BRANCH CIRCUIT CONDUCTORS				X
4.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
4.9	EXTERIOR LIGHTING				X
4.10	POLARITY AND GROUNDING OF RECEPTACLES				X
4.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES				X
4.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)			X	
4.13	SMOKE DETECTORS				X
4.14	CARBON MONOXIDE DETECTORS (Describe number and location)				X
4.15	CABLE AND TELEPHONE ENTRANCE		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Panel Manufacturer

EATON

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

Motion Sensor

MAIN AND DISTRIBUTION

PANELS: Panel Type

Main Panel

LOCATION OF MAIN AND DISTRIBUTION PANELS: Main**Panel Location**

Right Side of the Building

**LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel****Location**

None

ELECTRICAL GENERAL: Electrical General

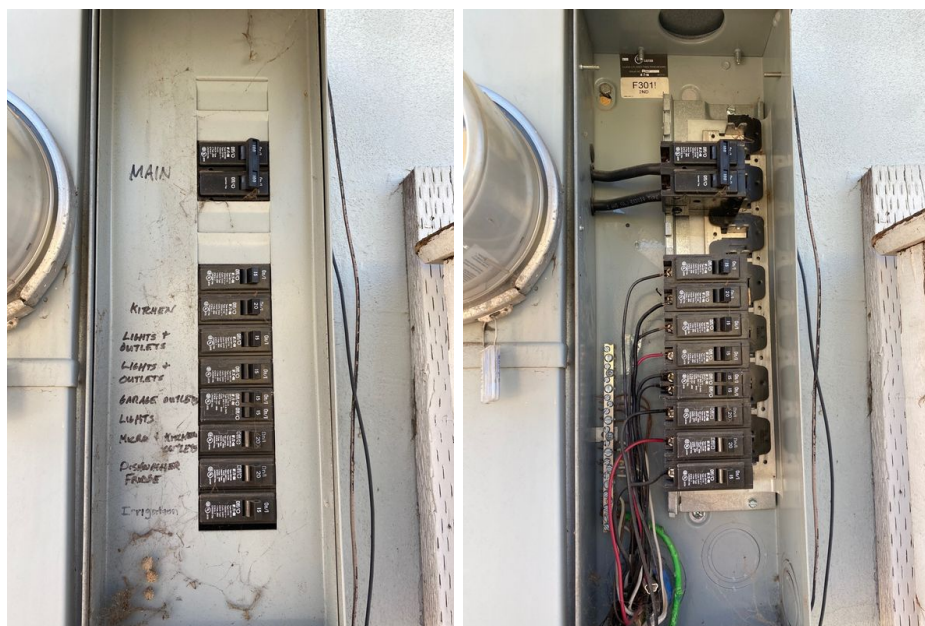
The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities 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.

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

Pictures of electrical panel(s).



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 (Describe number and location): Combo Smoke/Carbon Monoxide Detector Present in Hallway

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

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. Please be aware that the inspector has your best interest in mind. 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.

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.

Findings

4.3.1 MAIN AND DISTRIBUTION PANELS

NEWER PANEL**Safety Concerns**

The main electrical panel appears to have been upgraded. This upgrade would likely require a permit. We recommend contacting the local building/permit department before the removal of contingencies to verify the work was permitted. If the work was not permitted you should have the panel further evaluated by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



4.7.1 BRANCH CIRCUIT CONDUCTORS

OPEN JUNCTION BOX**Safety Concerns**

Open junction box(es) noted in one or more locations. Whenever wires are joined together, the junction box must have a cover for safety. We recommend installing an approved cover plate by a licensed electrical contractor as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Left Side Yard

4.7.2 BRANCH CIRCUIT CONDUCTORS

UNSECURED WIRE - EXTERIOR**Safety Concerns**

Sections of the wiring on the exterior were noted unsecured. This is not in keeping with good electrical safety standards. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs possible at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Left Side Yard

4.8.1 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



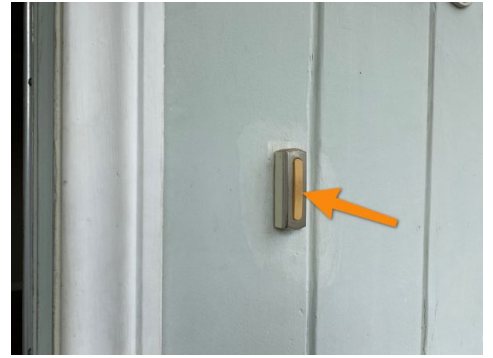
Attention Items

DOORBELL - INOPERABLE

Doorbell appeared to be inoperable. Recommend further evaluation by a licensed electrical contractor to determine repairs possible at this time to ensure proper function.

Recommendation

Contact a qualified electrical contractor.



4.8.2 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Attention Items

LIGHTS - INOPERABLE

One or more lights appear to be inoperable at the time of the inspection (possibly due to bulb). Recommend replacing bulb(s) and checking the operation of the fixture(s). If light(s) fail to work, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Kitchen



Example Noted at Hall Bathroom



Example Noted at Living Room

4.8.3 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Safety Concerns

RECEPTACLES LOOSE

Loose receptacle(s) noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function and safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Master Bedroom

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.



Example Noted at Front Yard

4.10.1 POLARITY AND GROUNDING OF RECEPTACLES

REPLACED 3 PRONGED RECEPTACLES - NOT GROUNDED

The original two pronged receptacles have been replaced with three pronged receptacles, which are not grounded. Recommend corrections by a licensed electrical contractor as necessary at this time to properly ground all receptacles near water sources and those that service electronically sensitive equipment (i.e. computers, TV's and audio devices).

Recommendation

Contact a qualified electrical contractor.



Example Noted at Bedroom #2



Example Noted at Master Bedroom



Example Noted at Living Room

4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES

GFCI - DID NOT TRIP WHEN TESTED

One or more GFCI receptacles did not trip when tested. The receptacle(s) appeared to be defective or improperly wired. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Kitchen

4.13.1 SMOKE DETECTORS



Safety Concerns

CHIRPING DETECTOR

Smoke detector(s) noted "chirping" at time of the inspection. This may indicate a low battery condition exists. Recommend changing the batteries, or if necessary replacing the detector, as continued chirping may indicate a defective smoke detector.

Recommendation

Contact a qualified professional.



Example Noted at hallway

4.14.1 CARBON MONOXIDE DETECTORS (Describe number and location)



Safety Concerns

INOPERABLE DETECTOR

The carbon monoxide detector(s) did not press to test properly at the time of the inspection. Unable to determine the cause. Recommend repair or replacement as necessary at this time by a qualified professional to ensure proper function and safety, prior to occupying the home.

Recommendation

Contact a qualified professional.



Example Noted at Living Room

5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS	X			
5.3	WALLS	X			
5.4	FLOOR COVERINGS				X
5.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.7	TUB/SHOWER ENCLOSURES				X
5.8	DOORS (REPRESENTATIVE NUMBER)	X			
5.9	WINDOWS (REPRESENTATIVE NUMBER)				X
5.10	ATTICS				X
5.11	ROOM ADDITIONS/MODIFICATIONS				X
5.12	FIREWALLS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Coverings

Tile, Wood

Interior Doors

Wood, Hollow Core

Cabinetry

Wood

Kitchen Countertop

Granite

Windows

Vinyl, Double 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.

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.

ATTICS

ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected.

Findings

5.4.1 FLOOR COVERINGS

SEAL FLOOR TO SHOWER/TUB

We recommend silicone caulk/grout along floor and shower(s)/tub(s). Recommend corrections as necessary by a qualified professional to forestall moisture intrusion/damage.

Recommendation

Contact a qualified professional.



Example Noted at Hall Bathroom

5.6.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

FAILING CAULKING

Recommend caulking around the sinks/countertops where sealant is aged and/or failing.

Recommendation

Contact a qualified professional.



Example Noted at Kitchen



Example Noted at Hall Bathroom

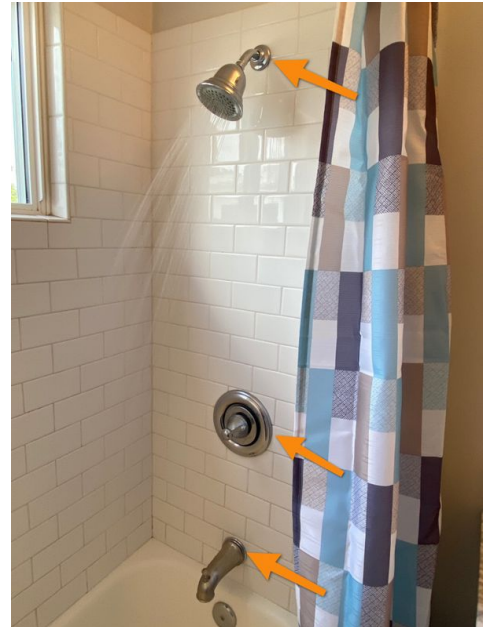
5.7.1 TUB/SHOWER ENCLOSURES

CAULK PIPE PENETRATIONS Attention Items

Recommend a qualified professional caulk the tub spout(s), control valve(s), and shower pipe penetrations to the shower enclosure walls as necessary at this time to prevent moisture intrusion. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Example Noted at Hall Bathroom

5.7.2 TUB/SHOWER ENCLOSURES

**BATHTUB FINISH
PEELING/DETERIORATING** Attention Items

The finish at the bathtub appears to be peeling or deteriorating. This condition will likely worsen over time. Recommend further evaluation and repair by a qualified professional as necessary at this time to prevent further deterioration.

Recommendation

Contact a qualified professional.



Example Noted at Hall Bathroom

5.9.1 WINDOWS (REPRESENTATIVE NUMBER)

**SCREENS - LOOSE, MISSING OR
DAMAGED** Attention Items

Screen(s) noted loose, missing, bent or damaged. Recommend repair or replacement as necessary at this time.

Recommendation

Contact a qualified professional.



Example Noted at Master Bedroom

5.9.2 WINDOWS (REPRESENTATIVE NUMBER)

FOGGED WINDOWS

Fogged window(s) noted. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of the affected windows. Recommend further evaluation by a licensed window contractor to determine corrections necessary at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Example Noted at Bedroom #2

5.10.1 ATTICS

ATTIC NOT FULLY ACCESSIBLE

The attic space was not fully visible/accessible. We were not able to access (or view) the entire attic space to inspect the roof sheathing, structure and other components. We recommend further evaluation of the attic space by a licensed roofing contractor to determine if any latent defects exist.

Recommendation

Contact a qualified roofing professional.



5.10.2 ATTICS

MOISTURE STAINS AT SHEATHING

Water/moisture staining observed at the attic space sheathing in one or more areas. Unable to determine if this is new or older staining. The area appeared to be dry at the time of the inspection. Recommend further evaluation by a licensed roofing contractor to determine the cause and any repairs necessary at this time.

Recommendation

Contact a qualified roofing professional.





5.11.1 ROOM ADDITIONS/MODIFICATIONS

RENOVATION, REMODELING OR ADDITIONS



Evidence of major renovation, remodeling and/or additions noted to the original structure. **Please note:** It is beyond the scope of a standard home inspection to verify the existence of permits. We recommend checking city records to verify the existence of permits before the removal of contingencies.

Recommendation

Contact a qualified professional.

6: INSULATION AND VENTILATION

		IN	NI	NP	D
6.1	INSULATION IN ATTIC	X			
6.2	INSULATION UNDER FLOOR SYSTEM				X
6.3	WALL INSULATION	X			
6.4	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)				X
6.5	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
6.6	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Attic Insulation

Blown

Floor System Insulation

None

Ventilation

Gable Vents, Roof Vents

Exhaust Fans

Window

Dryer Power Source

Gas Connection

Dryer Vent

Foil Vent

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.

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.

Findings

6.2.1 INSULATION UNDER FLOOR SYSTEM

FLOORS NOT INSULATED



The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend further evaluation by a licensed insulation contractor to determine upgrades possible at this time.

Recommendation

Contact a qualified insulation contractor.



6.4.1 VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)

**Attention Items****MISSING VAPOR BARRIER**

The crawl space is not equipped with a vapor barrier. A vapor barrier is any material used for damp proofing, typically plastic sheets, that resist diffusion of moisture from the dirt below your home. This is important to keep the crawl space dry. A dry crawlspace will help forestall moisture related issues, like the attraction of wood destroying organisms, wood rot and the attraction of organic growths and pests. Recommend corrections by a qualified professional as necessary at this time.

Recommendation

Contact a qualified professional.



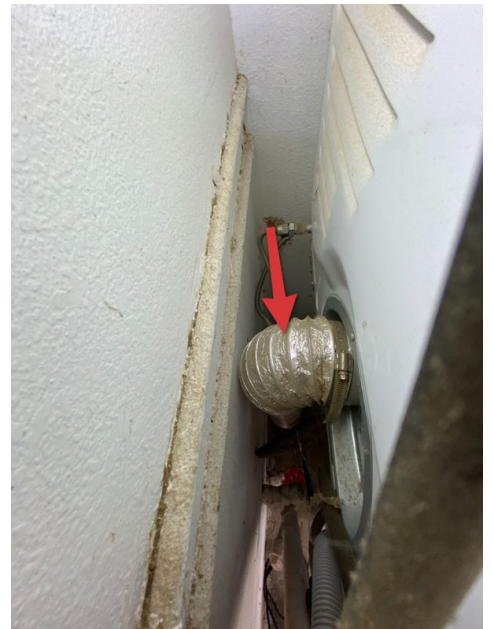
6.6.1 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)

**Safety Concerns****DRYER VENT NEEDS TO BE CLEANED**

We recommend cleaning/servicing the dryer vent upon moving into the home.

Recommendation

Contact a qualified professional.



7: GARAGE

		IN	NI	NP	D
7.1	GARAGE GENERAL				X
7.2	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			X	
7.3	GARAGE CEILINGS/ROOF FRAMING				X
7.4	GARAGE WALLS (Including Firewall Separation)	X			
7.5	GARAGE FLOOR				X
7.6	GARAGE DOOR OPERATORS				X
7.7	GARAGE VEHICLE DOOR				
7.8	GARAGE VENTS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Garage Door Type

One automatic

Garage Door Material

Metal

Auto-Opener Manufacturer

GENIE

Findings

7.1.1 GARAGE GENERAL

POSSIBLE PEST ACTIVITY

Recommendation

Contact a qualified pest control specialist.



Attention Items



7.3.1 GARAGE CEILINGS/ROOF FRAMING

OVERHEAD STORAGE RACKS

Overhead storage was noted present in the garage. Storing weight on the roof structure of the garage can promote damage and sagging of the roof structure. Recommend consulting a licensed general contractor for further evaluation to determine if corrections are necessary at this time.

Recommendation

Contact a qualified general contractor.



Attention Items



7.5.1 GARAGE FLOOR

CRACKS AT FLOOR

Settlement cracks noted at the garage floor in one or more locations. This can be an indication of possible structural settlement/movement in the home. Recommend further evaluation by a licensed foundation contractor and monitor or repair as necessary at this time.

Recommendation

Contact a foundation contractor.

— Attention Items



7.6.1 GARAGE DOOR OPERATORS

SERVICE DOOR AND OPENER

The garage vehicle door and door opener should be serviced periodically by a licensed garage door contractor to ensure proper function.

Recommendation

Contact a qualified garage door contractor.

— Attention Items



8: ROOFING

		IN	NI	NP	D
8.1	ROOF GENERAL	X			
8.2	ROOF COVERINGS				X
8.3	ROOF SHEATHING (As Observable From Attic)				X
8.4	FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS				X
8.5	ROOF DRAINAGE SYSTEMS				X

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Information

Roof Covering

Asphalt/Fiberglass Composition
Shingle

Roof Covering Observed From

Walked roof

Chimney (Exterior)

N/A

ROOF GENERAL: Roof Overview

The home inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including, but not limited to; solar systems, antennae, and lightning arrestors.

If this home is identified as having a tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and we cannot guarantee that all of the tiles are in good condition. We recommend that you have the roof inspected by a licensed roofing contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

Limitations

STYLES AND MATERIALS

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

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.

FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

WATER TEST NOT PERFORMED

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard home inspection. The inspector inspects the roof in accordance with the Standards of Practice set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

Findings

8.2.1 ROOF COVERINGS

LARGE TREES/VEGETATION



Attention Items

Vegetation is growing on or overhanging the roof. Leaves and debris can slow or obstruct drainage and cause leaks. Vegetation can also be a pathway for pests. Recommend trimming back the vegetation by a qualified tree service company. You may also wish to have this roof further explored by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified tree service company.



8.2.2 ROOF COVERINGS

NON-ORIGINAL ROOF



Observation Items

The roof installed on this home does not appear to be original. Replacing a roof requires permits and must be done per manufacturers installation guidelines. We recommend asking the sellers for documentation showing the roof was permitted, and installed by a licensed roofing contractor per the manufacturers installation requirements. Many roof manufacturers will warranty a product for up to 30 years, however this is not a warranty or guarantee on the workmanship, which is typically the cause for issues/leaks and may not be covered by the manufacturer warranty. If documentation cannot be produced, you should contact the roof manufacturer for warranty details and have a licensed roofing contractor further evaluate the roof to determine if this installation meets the manufacturers installation requirements, before the removal of contingencies.

Recommendation

Contact a qualified roofing professional.



8.3.1 ROOF SHEATHING (As Observable From Attic)

**ATTIC NOT FULLY ACCESSIBLE**

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure and other components. It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified roofing professional.



8.3.2 ROOF SHEATHING (As Observable From Attic)

**STAINS AT SHEATHING/FRAMING**

Stain(s) noted at the roof sheathing and/or framing structure in one or more locations. Determining if these stains are due to an active or past leak is outside the scope of this standard home inspection. Recommend asking the seller if repairs have been performed, and/or further evaluation by a licensed roofing contractor prior to the removal of contingencies to determine if repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.



8.4.1 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

**SEAL ROOF PENETRATIONS**

The plumbing vent pipe(s) and/or roof penetration(s) need sealing around the perimeter of the flashing where sealant is aged or failing. Recommend repair by a licensed roofing contractor as necessary at this time to prevent leaks from occurring.

Recommendation

Contact a qualified roofing professional.



8.5.1 ROOF DRAINAGE SYSTEMS

GUTTERS - NOT INSTALLED

The home is not equipped with a full system of roof gutters and downspouts/drain lines. Gutters and drain lines are recommended or erosion and/or water intrusion may occur. Recommend further evaluation by a licensed gutter contractor to determine corrections or upgrades possible at this time.

Recommendation

Contact a qualified gutter contractor



Example Noted at Front Yard



Example Noted at Backyard

9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING, TRIM AND FLASHING				X
9.3	WINDOWS (Exterior)				X
9.4	DOORS (Exterior)	X			
9.5	EAVES, SOFFITS AND FASCIAS				X
9.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)				X
9.7	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS				X
9.8	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			
9.9	FENCING AND GATES				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

SIDING MATERIAL

STUCCO, WOOD TRIM

EXTERIOR ENTRY DOORS

WOOD, GLASS

APPURTENANCE

PATIO

DRIVEWAY

CONCRETE

EXTERIOR GENERAL INFORMATION: Exterior General Information

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse when photo eye sensors are tripped; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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.

Findings

9.2.1 WALL CLADDING, TRIM AND FLASHING

STUCCO - TYPICAL CRACKS



There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. Recommend monitoring conditions, and repair/upgrade as necessary, by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



Example Noted at Front Yard



Example Noted at Right Side Yard



Example Noted at Backyard

9.2.2 WALL CLADDING, TRIM AND FLASHING

SIDING - GAPS



Gap(s) noted in the siding at one or more locations. These gaps can allow water to flow behind the siding causing damage. Recommend sealing any gaps as necessary at this time to prevent moisture intrusion.

Recommendation

Contact a qualified siding specialist.



Example Noted at front of garage

9.2.3 WALL CLADDING, TRIM AND FLASHING

STUCCO - PREVIOUS REPAIRS



Evidence of previous stucco repairs noted at the exterior walls in one or more locations. Unable to determine the exact cause or quality of repair. Recommend inquiring with the seller for any information and have further evaluated by a licensed stucco contractor to determine if additional repairs are necessary at this time.

Recommendation

Contact a stucco repair contractor



Example Noted at Front Yard

9.2.4 WALL CLADDING, TRIM AND FLASHING

STUCCO - PHYSICAL DAMAGE

Physical damage noted at the stucco at one or more locations. Unable to determine the exact cause or extent of the issue. Recommend further evaluation by a licensed stucco contractor and repair as necessary at this time.

Recommendation

Contact a stucco repair contractor



Example Noted at Backyard

9.2.5 WALL CLADDING, TRIM AND FLASHING

STUCCO EXTENDS TO SOIL

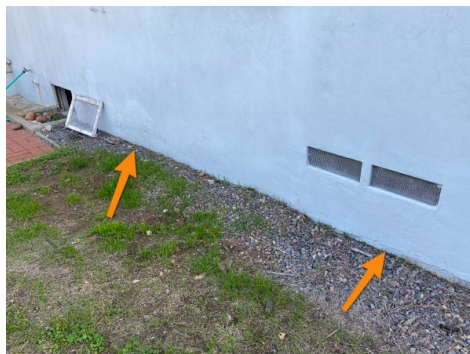
Stucco exterior siding noted in direct contact with the soil. This may have been common at the time of original construction. However, this condition may allow moisture intrusion and cause moisture related issues and/or ongoing stucco maintenance. You may wish to have this further explored by a licensed stucco contractor to determine repairs or upgrades possible at this time.

Recommendation

Contact a stucco repair contractor



Example Noted at Front Yard Right Side



Example Noted at Backyard Yard

9.3.1 WINDOWS (Exterior)



Attention Items

CAULKING - AGED/FAILING

Caulking noted aged and/or failing at several window locations. This condition can promote moisture intrusion issues if not corrected. Recommend further evaluation by a licensed window contractor to determine any repairs necessary at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Example Noted at Right Side Yard

9.5.1 EAVES, SOFFITS AND FASCIAS



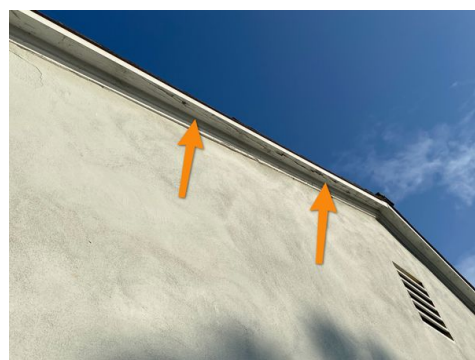
Attention Items

PAINT FAILING OR MISSING

The paint on the eaves and/or fascia is failing or missing in areas. Recommend prep and paint by a qualified painting contractor as necessary at this time to forestall premature deterioration.

Recommendation

Contact a qualified painting contractor.



Example Noted at Left Side Yard

9.5.2 EAVES, SOFFITS AND FASCIAS



Attention Items

MOISTURE DAMAGED WOOD

Moisture damaged wood and/or evidence of wood destroying organism activity noted. Recommend further evaluation by a licensed termite inspector and roofing contractor before the removal of contingencies to determine corrections or repairs necessary at this time.

Recommendation

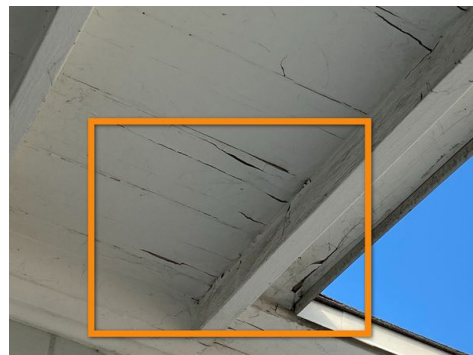
Contact a qualified pest control specialist.



Example Noted at front stoop



Example Noted at Front Yard



Example Noted at front stoop

9.6.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



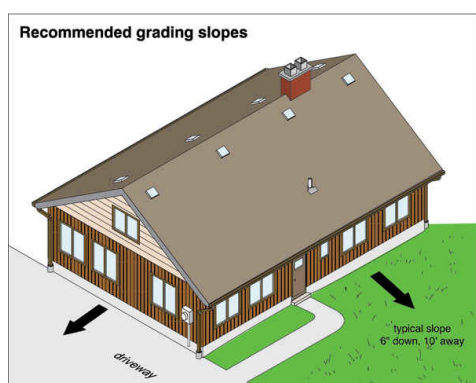
Attention Items

GRADING - LOW AREAS - POOR DRAINAGE

Low/neutral areas noted at the grading which may cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains (if necessary) to carry water away from low lying areas. Rain gutters should also be installed (if not present) and drained away from the house. Recommend further evaluation by a licensed grading contractor to determine any corrections necessary at this time to ensure proper drainage occurs.

Recommendation

Contact a qualified grading contractor.



Example Noted at Backyard

9.6.2 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



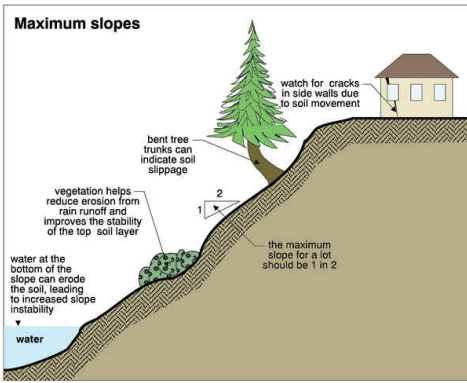
Attention Items

GRADING - HILLSIDE SETTING

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of this standard home inspection. Home inspectors are generalists and not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the removal of contingencies.

Recommendation

Contact a qualified professional engineer



Example Noted at Front Yard

9.6.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



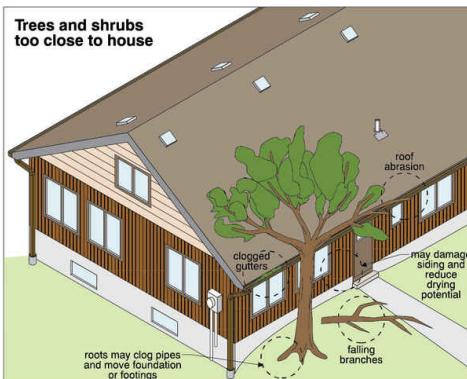
Attention Items

VEGETATION- LARGE TREE(S)

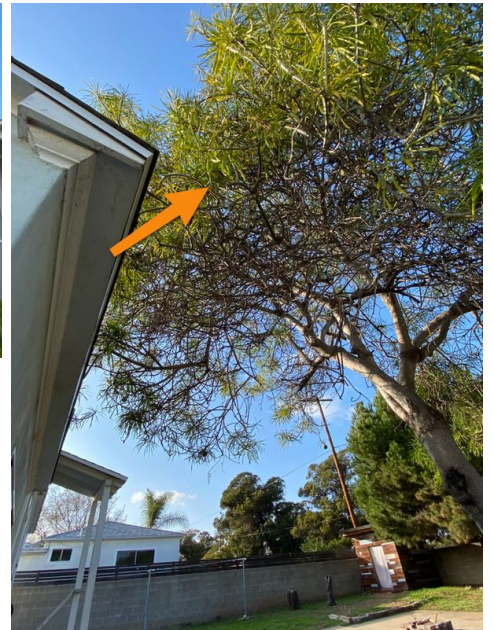
Tree(s) and/or large plants are located too close to the house. Tree limbs and vegetation that are too close to the house can cause damage in several ways. Limbs, vegetation or vines in contact with and/or hanging near the roof and/or siding should be trimmed to prevent damage to the building, as well as to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. Recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house.

Recommendation

Contact a qualified tree service company.



Example Noted at Front Yard



Example Noted at Backyard

9.6.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



Safety Concerns

HARDSCAPE - OFFSETS - TRIP HAZARD

Offsets noted in areas of the hardscape that may prove to be a trip hazard. Recommend further evaluation by a licensed concrete contractor and repair as necessary at this time for safety.

Recommendation

Contact a qualified concrete contractor.



Example Noted at Backyard



Example Noted at Left Side Yard

9.6.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)



Attention Items

RETAINING WALL - CRACKS

Cracking and/or separation noted at the exterior retaining wall(s) in one or more areas. Cracks in retaining walls can be caused by many reasons, which may include improper design or ground movement. Determining the cause of the settlement cracks is beyond the scope of this standard home inspection. Recommend further evaluation by a licensed masonry contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified masonry professional.



Example Noted at Left Side Yard

9.7.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS



Safety Concerns

MISSING HANDRAILS OR GUARDRAILS

A lack of adequate hand or guard railing noted at one or more exterior locations. These areas may pose a potential for fall hazards. Recommend further evaluation by a licensed general contractor to determine any corrections necessary at this time for safety.

Recommendation

Contact a qualified general contractor.



Example Noted at Backyard

9.7.2 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS



Attention Items

MOISTURE DAMAGED WOOD

Moisture damaged wood and/or evidence of wood destroying organism activity noted. Recommend further evaluation by a licensed termite inspector and licensed general contractor to determine corrections or repairs necessary at this time.

Recommendation
Contact a qualified pest control specialist.



Example Noted at Front Yard



Example Noted at Front Yard



Example Noted at Backyard

9.9.1 FENCING AND GATES

WOOD DESTROYING ORGANISM ACTIVITY

 Attention Items

Evidence of wood damage/wood destroying organisms noted at the fencing in multiple locations. Recommend consulting a licensed fence contractor to determine the scope of any repairs necessary at this time.

Recommendation
Contact a qualified fencing contractor



Example Noted at Right Side Yard



Example Noted at Left Side Yard

10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION	X			
10.2	WALLS (Structural)	X			
10.3	FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)				X
10.4	POSTS, PIERS AND COLUMNS				X
10.5	FLOORS (Structural)				X
10.6	CEILINGS (Structural)	X			
10.7	ROOF STRUCTURE AND ATTIC	X			
10.8	PRESENCE OF FOUNDATION BOLTS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Method Used to Observe Crawl Space

Crawled

Foundation

Poured concrete

Columns or Piers

Wood Post, Concrete Piers

Wall Structure

Wood

Floor Structure

2 X 6

Ceiling Structure

2X6

Roof Structure

Stick-Built

Roof Type

Hip

Attic Info

Attic Access

Method Used to Observe Attic

Limited Access, From Entry

PRESENCE OF FOUNDATION

BOLTS: Foundation Bolts Visible

This home appeared to be equipped with foundation bolts.

STRUCTURAL GENERAL INFORMATION: Structural General Information

The Home Inspector shall observe structural components including foundations, floors, walls, columns and piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns and piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to, or adversely effect the health of the home inspector or other persons.

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.

FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)

LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS

Due to floor coverings, vegetation, siding and/or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Findings

10.3.1 FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)



Attention Items

EFFLORESCENCE

White efflorescence (powder substance) on concrete walls indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur, (efflorescence is found on many homes without water intrusion occurring inside the home) however, it should alert you to the possibility that future steps may be necessary. This is typically a result of over-watering, poor downspout termination points or improper site drainage. Recommend further evaluation by a licensed foundation contractor, waterproofing contractor and/or grading and drainage contractor to determine repairs necessary at this time. We also recommend installing gutters if this home is not currently equipped with them.



Recommendation

Contact a foundation contractor.

10.3.2 FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)



Attention Items

CRACK AT FOUNDATION WALLS

Cracking noted at the foundation wall(s) in one or more locations. Recommend this be further evaluated by a licensed foundation contractor or licensed structural engineer before the removal of contingencies to determine the cause and if repairs are necessary at this time.

Recommendation

Contact a foundation contractor.



10.4.1 POSTS, PIERS AND COLUMNS

POSTS AND PIERS NOT STRAPPED/BRACED

The post and piers are not strapped/braced. Adding metal straps to the posts and piers may improve the overall stability and longevity of this home's foundation. Recommend further evaluation by a licensed foundation contractor to determine repairs or upgrades necessary at this time.

Recommendation

Contact a foundation contractor.



Attention Items



10.5.1 FLOORS (Structural)

MOISTURE STAINS BELOW PLUMBING

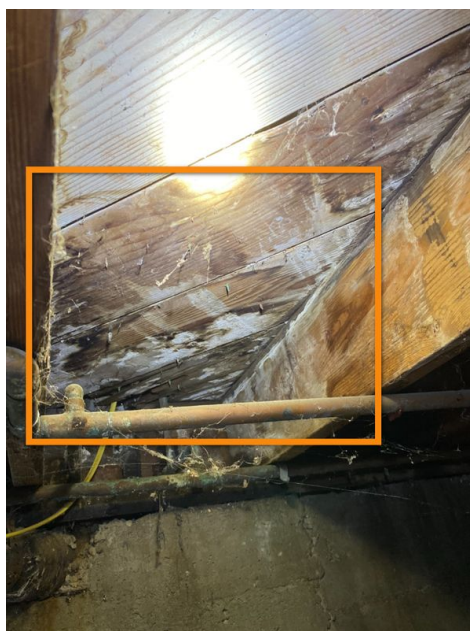
Moisture stains and/or moisture damage noted at the subfloor and/or floor framing below plumbing line(s) in one or more areas of the crawlspace. This appeared to be due to plumbing leaks. Unable to determine if these are old or active leaks during the time of the inspection. Recommend further evaluation by a licensed plumbing contractor to determine the cause, and a licensed termite inspector to determine if corrections are necessary at this time.

Recommendation

Contact a qualified professional.



Attention Items



10.5.2 FLOORS (Structural)

MAKESHIFT REPAIRS

Shims and/or evidence of makeshift repair attempts noted in one or more areas of the crawl space. This may have been an attempt to level the floor. Recommend further evaluation by a licensed foundation contractor to determine if corrections are necessary at this time.

Recommendation

Contact a foundation contractor.



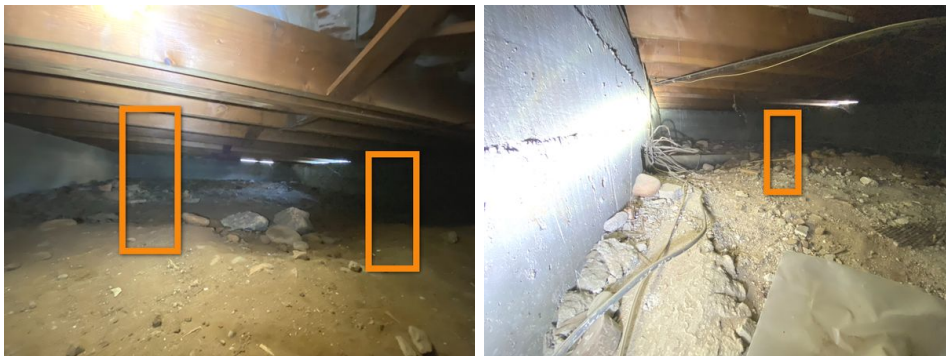
10.5.3 FLOORS (Structural)

FLOORING UNDER SUPPORTED

The flooring in one or more areas appears to be under supported. Recommend further evaluation by a licensed foundation contractor to determine if adding posts and piers or other types of support is necessary at this time.

Recommendation

Contact a foundation contractor.



11: HEATING/CENTRAL AIR CONDITIONING

		IN	NI	NP	D
11.1	HEATING GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	AUTOMATIC SAFETY CONTROLS				X
11.4	FLUES FOR HEATING EQUIPMENT				X
11.5	NORMAL OPERATING CONTROLS	X			
11.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.7	COOLING AND AIR HANDLER EQUIPMENT			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Heating Systems (Excluding Wood)

One

Heating Equipment Type

Forced Air

Heating Equipment Manufacturer

AGED

Heating Equipment Energy Source

Natural gas

Filter Type

N/A

Ductwork

N/A

Number of Air Conditioning Systems

None

Cooling Equipment Type

None

Cooling Equipment Manufacturer

N/A

Cooling Equipment Energy Source

No AC in this Home

Types of Fireplaces

None

Number of Woodstoves

None

AUTOMATIC SAFETY CONTROLS: Type

None

NORMAL OPERATING CONTROLS: Type

Thermostat

NORMAL OPERATING CONTROLS: Thermostat Location(s)

Living Room

Thermostat Location(s).

PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type

Supply Register

HEATING 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.

Limitations

HEATING 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.

HEATING 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.

COOLING AND AIR HANDLER EQUIPMENT

NO CENTRAL AIR CONDITIONER

There is no central air conditioning (AC) system in this home. This is for your information.

Findings

11.2.1 HEATING EQUIPMENT

FURNACE TURNED ON - HEAT EXCHANGER NOT VISIBLE

Attention Items

The furnace(s) appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Because of this, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Recommendation

Contact a qualified heating and cooling contractor



11.2.2 HEATING EQUIPMENT

FURNACE AGED (APPROACHING END OF LIFE)

Attention Items

The furnace installed in this home appeared to be in use beyond its expected service life. As furnaces age, they can develop issues with the heat exchanger which can prove to be a carbon monoxide safety concern. We strongly recommend having this furnace further evaluated by a licensed HVAC contractor prior to the removal of contingencies to determine its life remaining.



Recommendation

Contact a qualified heating and cooling contractor

11.3.1 AUTOMATIC SAFETY CONTROLS

NO SAFETY SWITCH - OLD FURNACE

There does not appear to be a safety switch at the blower door (lower half of unit). The safety switch turns the unit off if the blower door is removed. This is likely due to the age of the unit. You may wish to have this further evaluated by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

11.4.1 FLUES FOR HEATING EQUIPMENT

TRANSITE FLUE PIPE

The flue for the furnace may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. These flues are typically considered safe if left undisturbed. However, if you have any concerns this should be further evaluated by a licensed environmental contractor or qualified professional. Also, if the flue contains asbestos, there may be additional costs to remove and upgrade the flue to metal.

Recommendation

Contact a qualified environmental contractor



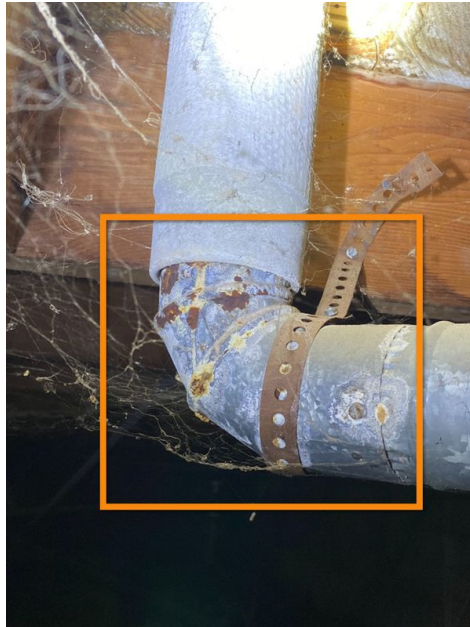
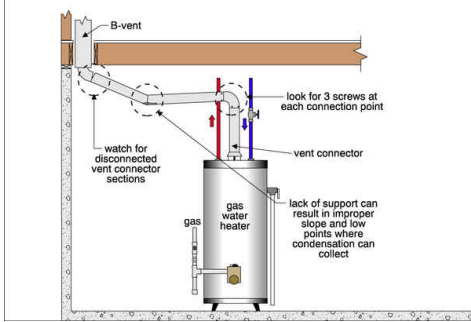
11.4.2 FLUES FOR HEATING EQUIPMENT

MOISTURE STAINS

Moisture stains noted at the furnace flue pipe. This could be indicative of previous roof leaks in this area. However, this can also be indicative of poor venting. Recommend further evaluation by a licensed roofing contractor and/or licensed HVAC contractor before the removal of contingencies to determine any repairs necessary at this time.

Recommendation

Contact a qualified professional.

Poor connections

12: COMPLEMENTARY PICTURES

		IN	NI	NP	D
12.1	Interior	X			
12.2	Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Interior: Kitchen



Interior: Dining Room



Interior: Living Room



Interior: Hall Bathroom



Interior: Master Bedroom



Interior: Bedroom #2



Interior: Laundry Room



Interior: Garage



Exterior : Front of Home



Exterior : Rear Yard**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
