



RESIDENTIAL PROPERTY INSPECTION

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Vista CA 92084

Nhan Nguyen
NOVEMBER 26, 2021



Inspector

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TABLE OF CONTENTS

1: Inspection Details	10
2: Exterior/Grounds	12
3: Roof & Attic	21
4: Electrical & Plumbing	29
5: HVAC	36
6: Garage	43
7: Interior Areas	47
8: Kitchen	58
9: Kitchen 2	65
10: Bathrooms	69
11: Crawl Space	77
12: Pool/Spa	80
13: Sewer Scope	86
14: Environmental Section	87
15: PHOTOS	88
Standard of Practice	91

Thank you for choosing **A Better Home Inspection** to perform your home inspection. If you have any questions about this report, please feel free to give our office a call at 800-720-2844.

A Better Home Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified trades person **within the client's contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection.

Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces. This report is only supplemental to the Sellers Disclosure and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH**. This inspection is a tool to assist you in your buying decision, not to be used as a repair list as not every item may make it on the report, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home.

Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by A Better

Home Inspection. A comprehensive one-year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one-year warranty, one can be purchased through a third party.

Notice to Third Parties: This report is the property of A Better Home Inspection and the Client named herein and is non-transferrable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included and should not be wholly relied upon as a home inspection is qualitative, not quantitative.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

WE RECOMMEND EVERY HOME HAVE A LICENSED TERMITE AND RODENT INSPECTION PRIOR TO THE CLOSE OF ESCROW.

THIS INSPECTION DOES NOT INCLUDE INSPECTING OR TESTING FOR MOLD, MILDEW, RODENTS, AND/OR ASBESTOS.

DESCRIPTION OF CATEGORIES:

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure.

Maintenance/Recommendation = The item, component, or system while perhaps is functioning as intended may be in need of minor repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item,

component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category should be addressed by a homeowner or Handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed technician** or **qualified contractor** of trade and are not considered routine maintenance or DIY items. All items should be attended to or repaired prior to the close of escrow.

Safety Concern = The item, component, or system is in need of **moderate to immediate repair**, replacement, or service. These items may pose a current or future state of potential safety concern to the occupants of the structure. The items should be immediately addressed and/or further evaluated and repaired by a **licensed technician** or **qualified contractor** to ensure safety.

SUMMARY

33

MAINTENANCE/RECOMMENDATION

90

DEFICIENT ITEM

16

SAFETY CONCERN

- 🔧 2.1.1 Exterior/Grounds - Driveway / Sidewalk: Concrete/Asphalt - Crack (-)
- ⊖ 2.1.2 Exterior/Grounds - Driveway / Sidewalk: Trip Hazard
- ⊖ 2.2.1 Exterior/Grounds - Retaining Walls, Grading, Vegetation: Retaining Wall - Stucco Damage
- ⊖ 2.2.2 Exterior/Grounds - Retaining Walls, Grading, Vegetation: Retaining Wall - Wood Deterioration
- ⊖ 2.2.3 Exterior/Grounds - Retaining Walls, Grading, Vegetation: Structure - Vegetation
- ⊖ 2.3.1 Exterior/Grounds - Exterior Steps : Exterior Stair - Missing/Improper Hand Rail
- ⊖ 2.3.2 Exterior/Grounds - Exterior Steps : Exterior Stair - Deterioration/Rot/Damage
- ⊖ 2.4.1 Exterior/Grounds - Patio, Decks, Covers: Deck- Wood Damage/Deterioration
- ⊖ 2.4.2 Exterior/Grounds - Patio, Decks, Covers: Cover- Wood damage/Deterioration
- ⊖ 2.6.1 Exterior/Grounds - Eaves, Soffits & Fascia: Eaves/Fascia- Damage/Deterioration
- ⊖ 2.8.1 Exterior/Grounds - Switches & Light Fixtures: Exterior Light- Bulb Missing/Inoperable
- ⊖ 2.8.2 Exterior/Grounds - Switches & Light Fixtures: Exterior Light- Fixture Damaged/Missing
- ⚠️ 2.9.1 Exterior/Grounds - Receptacles & Wiring: Exterior Outlet- No GFCI Protection
- ⊖ 2.11.1 Exterior/Grounds - Exterior Shed(s): Rodent activity
- ⊖ 2.12.1 Exterior/Grounds - BBQ: BBQ Island - Tile Cracked/Broken/Loose
- ⊖ 2.12.2 Exterior/Grounds - BBQ: Rodent(s)
- 🔧 2.12.3 Exterior/Grounds - BBQ: BBQ Sink - No Hot Water
- ⊖ 2.12.4 Exterior/Grounds - BBQ: BBQ - Burner(s) Igniter
- ⊖ 2.12.5 Exterior/Grounds - BBQ: BBQ- Damage
- ⊖ 2.12.6 Exterior/Grounds - BBQ: BBQ Sink Drain Line
- ⊖ 3.2.1 Roof & Attic - Tile: Slipped Tile
- ⊖ 3.2.2 Roof & Attic - Tile: Valley Tiles- Pinched
- 🔧 3.2.3 Roof & Attic - Tile: Repairs Noted
- ⊖ 3.4.1 Roof & Attic - Roof Vents: Roof vents- improperly installed
- ⊖ 3.5.1 Roof & Attic - Roof Structure : Stains - Dry
- ⊖ 3.6.1 Roof & Attic - Gutters & Down Spouts: No Gutters
- 🔧 3.9.1 Roof & Attic - Attic Insulation: 3" - 6" Insulation
- ⊖ 4.3.1 Electrical & Plumbing - Sub-Panel: Unable to Inspect - Sealed
- ⊖ 4.3.2 Electrical & Plumbing - Sub-Panel: Sub Panel- Knockouts Missing

- 🔧 4.3.3 Electrical & Plumbing - Sub-Panel: Sub Panel- Missing Screws
- ⊖ 4.7.1 Electrical & Plumbing - Plumbing Lines: Sewer scope- recommendation
- 🔧 4.8.1 Electrical & Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater- Sediment Trap
- 🔧 4.8.2 Electrical & Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater- Over 10 yrs old
- 🔧 4.8.3 Electrical & Plumbing - Hot Water Systems, Controls, Flues & Vents: Water heater- Expansion Tank
- ⊖ 4.8.4 Electrical & Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater- Corrosion (Valves/Connections)
- ⊖ 4.8.5 Electrical & Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater- Seismic Straps (Loose/Improperly Installed)
- ⊖ 4.10.1 Electrical & Plumbing - Laundry: Corrosion on Valve(s)
- ⊖ 4.10.2 Electrical & Plumbing - Laundry: Laundry Sink Drain - Corrosion
- 🔧 5.1.1 HVAC - Cooling: Condenser > 15 yrs old
- ⊖ 5.2.1 HVAC - HVAC Lines: Insulation Missing or Damaged
- ⊖ 5.2.2 HVAC - HVAC Lines: Refrigerant Penetration Point
- 🔧 5.3.1 HVAC - Heating: Furnace > 15 yrs old
- ⚠️ 5.3.2 HVAC - Heating: Horizontal furnace
- 🔧 5.4.1 HVAC - Heating 2: Furnace > 15 yrs old
- ⚠️ 5.4.2 HVAC - Heating 2: Horizontal furnace
- 🔧 5.5.1 HVAC - Gas Valves: No Sediment Trap
- ⊖ 5.7.1 HVAC - Distribution System: Differential Split
- 🔧 5.7.2 HVAC - Distribution System: Filter Dirty/Missing
- ⊖ 6.1.1 Garage - Interior Areas: Garage- Walls/Ceiling Stains- Dry
- ⚠️ 6.2.1 Garage - Firewall : Firewall Attic Access
- ⊖ 6.3.1 Garage - Interior Door: Interior Door- Self Closer Adjusting
- 🔧 6.5.1 Garage - Vehicle Door(s): Garage Door - Dents/Dings
- ⊖ 6.6.1 Garage - Automatic Opener: Delayed Wall Switch
- 🔧 6.6.2 Garage - Automatic Opener: No Safety Features
- ⊖ 6.6.3 Garage - Automatic Opener: Sticking
- ⊖ 6.8.1 Garage - Receptacles & GFCI's: Cover Plate- Damaged/Missing
- ⚠️ 6.8.2 Garage - Receptacles & GFCI's: No GFCI Protection
- ⚠️ 6.8.3 Garage - Receptacles & GFCI's: Outlet- Damaged/Cracked
- 🔧 7.2.1 Interior Areas - Interior Doors: Interior Door(s)- Hardware/Knob Loose/Missing/Damaged
- ⊖ 7.3.1 Interior Areas - Windows: Window(s) - Damaged/Missing Hardware
- 🔧 7.3.2 Interior Areas - Windows: Window(s) - Difficult to Operate
- ⊖ 7.3.3 Interior Areas - Windows: Window(s) - Failed Thermal Seal(s)
- ⊖ 7.3.4 Interior Areas - Windows: Window(s) - Lock Difficult/Inoperable/Broken
- ⊖ 7.3.5 Interior Areas - Windows: Window(s) - Vertical Lift Assist
- ⊖ 7.3.6 Interior Areas - Windows: Screen(s) - Damaged
- ⊖ 7.3.7 Interior Areas - Windows: Screen(s) - Missing
- 🔧 7.4.1 Interior Areas - Cabinets/ Closets: Cabinet- Wear Marks
- 🔧 7.5.1 Interior Areas - Walls & Ceilings: Drywall- Patches/Repairs

- 🔧 7.5.2 Interior Areas - Walls & Ceilings: Minor Cracks
- ⊖ 7.5.3 Interior Areas - Walls & Ceilings: Stains - Tested Dry
- ⊖ 7.6.1 Interior Areas - Floors: Damaged/worn floor
- 🔧 7.7.1 Interior Areas - Switches & Light Fixtures: Unknown Switches
- ⊖ 7.7.2 Interior Areas - Switches & Light Fixtures: Light Fixture- Not Attached
- ⊖ 7.9.1 Interior Areas - Fireplaces: Missing Damper Stop
- ⊖ 7.11.1 Interior Areas - Fireplaces 3: Missing Damper Stop
- ⊖ 7.12.1 Interior Areas - Fireplaces 4: Missing Damper Stop
- ⊖ 7.12.2 Interior Areas - Fireplaces 4: Fireplace Crack(s)
- ⊖ 7.12.3 Interior Areas - Fireplaces 4: Chimney Liner Dirty
- ⚠️ 7.13.1 Interior Areas - Smoke Detectors: Smoke Detector(s)- Missing Bedrooms
- ⚠️ 7.14.1 Interior Areas - Carbon Monoxide Detectors: Carbon Monoxide Detector(s)- Missing
- ⚠️ 7.15.1 Interior Areas - Steps, Stairways & Railings: Under stair- Non Finished/ Exposed Wood
- ⊖ 7.17.1 Interior Areas - Bar sink: Valve Corrosion: Bar Sink
- ⊖ 8.1.1 Kitchen - Dishwasher: Dishwasher- Drains Through Air Gap
- ⊖ 8.2.1 Kitchen - Kitchen Sink: Sink - Active Leak
- ⊖ 8.2.2 Kitchen - Kitchen Sink: Valve(s) - Corrosion
- ⊖ 8.2.3 Kitchen - Kitchen Sink: Drain - Poor Previous Repairs
- ⊖ 8.2.4 Kitchen - Kitchen Sink: Drywall damage/holes- Under kitchen sink
- ⚠️ 8.2.5 Kitchen - Kitchen Sink: Dark Growth
- ⊖ 8.3.1 Kitchen - Garbage Disposal: Garbage disposal- Active Leak
- ⊖ 8.3.2 Kitchen - Garbage Disposal: Garbage Disposal- Inoperable
- 🔧 8.4.1 Kitchen - Floor: Floor- Wear Marks
- ⊖ 8.4.2 Kitchen - Floor: Floor- Cracked/Chipped Tile
- 🔧 8.5.1 Kitchen - Cabinets: Cabinet- Wear Marks
- 🔧 8.8.1 Kitchen - Cooktop: Stove controls- Worn
- ⊖ 8.8.2 Kitchen - Cooktop: Cracked Glasstop
- ⊖ 8.10.1 Kitchen - Vent: Control Knob/Button
- ⊖ 8.11.1 Kitchen - Compactor: Not Operating
- 🔧 8.12.1 Kitchen - Switches & Light Fixtures: Lights DNR
- 🔧 8.12.2 Kitchen - Switches & Light Fixtures: Cover Plates Damaged/Missing
- ⚠️ 8.13.1 Kitchen - Receptacles & GFCI's: No GFCI Protection
- ⊖ 9.1.1 Kitchen 2 - Kitchen Sink: Faucet - Difficult To Operate
- ⊖ 9.1.2 Kitchen 2 - Kitchen Sink: Valve(s) - Corrosion
- ⊖ 9.2.1 Kitchen 2 - Garbage Disposal: Foreign Object
- 🔧 9.3.1 Kitchen 2 - Floor: Floor- Wear Marks
- ⊖ 9.3.2 Kitchen 2 - Floor: Flooring- Damage
- 🔧 9.4.1 Kitchen 2 - Cabinets: Cabinet- Wear Marks
- ⊖ 9.9.1 Kitchen 2 - Receptacles & GFCI's: Cover Plate- Damaged/Missing
- ⚠️ 9.9.2 Kitchen 2 - Receptacles & GFCI's: No GFCI Protection
- 🔧 10.5.1 Bathrooms - Countertops & Cabinets: Cabinet - Wear Marks
- ⊖ 10.5.2 Bathrooms - Countertops & Cabinets: Counter Top - Cracked/Chipped/Broken

- 🔧 10.6.1 Bathrooms - Bathroom Sinks: Signs of past leaks
- ⊖ 10.6.2 Bathrooms - Bathroom Sinks: Bathroom Sink - Slow Drain
- ⊖ 10.6.3 Bathrooms - Bathroom Sinks: Bathroom Sink - Valve Corrosion
- ⊖ 10.6.4 Bathrooms - Bathroom Sinks: Bathroom Sink - Drain/Line Corrosion
- ⊖ 10.6.5 Bathrooms - Bathroom Sinks: Bathroom Sink- Faucet Leak
- 🔧 10.6.6 Bathrooms - Bathroom Sinks: Sink- Age cracks
- ⚠️ 10.6.7 Bathrooms - Bathroom Sinks: Microbial growth
- ⚠️ 10.7.1 Bathrooms - Receptacles & GFCI's: No GFCI Protection
- ⊖ 10.10.1 Bathrooms - Toilets: Toilet - Shutoff Valve Excessive Corrosion
- 🔧 10.11.1 Bathrooms - Bath Tubs: Tub/Shower- Diverter Engagement
- ⊖ 10.11.2 Bathrooms - Bath Tubs: Bathtub - Area Caulk/Grout Missing
- 🔧 10.11.3 Bathrooms - Bath Tubs: Bathtub - Stopper Missing/Damaged/Inoperable
- ⊖ 10.11.4 Bathrooms - Bath Tubs: Faucet/Fixture - Leaking
- ⊖ 10.11.5 Bathrooms - Bath Tubs: Faucet/Fixture - Tub Drain Corrosion
- ⊖ 10.11.6 Bathrooms - Bath Tubs: Whirlpool - Inoperable
- ⊖ 10.12.1 Bathrooms - Showers : Shower - Grout/Caulk Poor/Missing
- ⊖ 11.1.1 Crawl Space - Access Door: Access Door - Damage
- ⊖ 11.2.1 Crawl Space - Structural: Foundation Cracks - Major
- ⊖ 11.5.1 Crawl Space - Insulation: Out of place
- ⊖ 11.7.1 Crawl Space - HVAC Lines: Abandoned Ducting
- ⊖ 12.1.1 Pool/Spa - General: Further Evaluation: Pool/Spa
- ⊖ 12.1.2 Pool/Spa - General: Spa Inoperable
- ⚠️ 12.2.1 Pool/Spa - Safety Devices: Safety features - Missing
- ⊖ 12.3.1 Pool/Spa - Pool Area Coping, Tile and Decking: Pool Deck - Displacement From Coping
- ⊖ 12.3.2 Pool/Spa - Pool Area Coping, Tile and Decking: Pool Deck - Concrete cracks (-)
- ⊖ 12.5.1 Pool/Spa - Plumbing: Leak - Minor (-)
- ⊖ 12.5.2 Pool/Spa - Plumbing: Valves- Not Labeled
- ⚠️ 12.6.1 Pool/Spa - Electrical: Panel- No Bond Visible
- ⊖ 12.8.1 Pool/Spa - Pumps/Jets: Pump - Leaking

1: INSPECTION DETAILS

Information

In Attendance

Buyer, Buyers Agent

Occupancy

Vacant

Temperature

70-75

Type of Building

Single Family

Weather Conditions

Sunny

Life Expectancy[Click Here for Your Home's Life Expectancy.](#)**Home Set up and Repair Costs**[Click Here for Your Home Set-Up, Maintenance and Repair Cost Guide](#)**Mold Swab(s) & Indoor Air Quality Test**

Mold swap(s) and/or Indoor Air Quality tests were performed on the property. These sample(s) are sent off to a third party lab and the results will be in a separate report within 48 to 72 business hours. Should you have any questions, please contact our office.

Limitations

General

STAGED HOME

The property contained furnishings, decorations, and/or stored items. All symptoms, conditions, components and concerns which are not readily accessible and visible without moving objects are excluded from this inspection per state and association inspection guidelines. We recommend the client carefully read this entire report, attend the pre- closing walk through, and then systematically walk the property while carefully and thoroughly observing for conditions, symptoms and components which may have been hidden from view at the time of inspection or seek further evaluation of hidden areas/surfaces from a qualified person when conditions permit.

General

ADDITIONS / ALTERATIONS

There appears to be additions/alterations noted to the home in areas, no permits were noted at the time of inspection. Recommend asking seller or contacting local county to verify permit status.

General

RENOVATION/ REMODEL

It appears the home underwent varying degrees of remodeling and/or upgrades. Based on State and National association standards of practice, a home inspection is not a code compliance inspection. This inspection does not determine quality of workmanship or product/component quality unless visible defects are noted. Some of the work may not meet modern construction standards. As a courtesy, we looked for and did not find any stickers indicating any permitting was issued for the property. Recommend obtaining permitting history, history of any prior water entry/leaks and associated repairs, and having a contractor make corrections on an as needed basis.

2: EXTERIOR/GROUNDS

Information

Driveway / Sidewalk: Driveway Material
Concrete

Driveway / Sidewalk: Sidewalk Material
Concrete

Patio, Decks, Covers: Patio
Concrete

Siding, Flashing & Trim: Siding Material
Stucco, Wood

Water Feature: Water Feature
Water feature was not part of this inspection report.



Driveway / Sidewalk: Driveway/Walkway

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector may only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

Retaining Walls, Grading, Vegetation: Retaining Wall
Block, Concrete, Stucco

The retaining wall and components were inspected at visible portions looking for any damage or other significant defects, not all areas may be visible at the time of inspection due to growth, earth/dirt build up, and or personal belongings.

Retaining Walls, Grading, Vegetation: Grading

A visual inspection is conducted to make sure the grading slopes away from the structure, not all areas may be visible at the time of inspection due to growth, earth/dirt build up, and or personal belongings.

Exterior Steps : Exterior Steps

Exterior steps were noted at one or more locations around the exterior of the home at the time of inspection. Any deficiencies will be noted separately in the report.



Patio, Decks, Covers: Decks/Balconies**Wood**

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards. All wood decks/balconies should be inspected by a licensed termite inspector.

Patio, Decks, Covers: Covers**Wood**

Recommend periodic painting of all wood patio cover to prevent pre-mature rot/damage to the wood. Wood covers should be inspected by licensed termite inspector. Patio covers with vegetation/growth on or around may limit visibility and inspection.

Siding, Flashing & Trim: Siding

The wall covering (siding), flashing, and trim components were inspected at visible portions looking for any damage or other significant defects.

Wall Insulation type and value is not verified. Conditions inside the walls cannot be judged. Lead paint testing is not performed.

Recommend caulking/sealing of areas around the home on an as needed basis.

Eaves, Soffits & Fascia: Soffit/Fascia

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. Any deficiencies observed will be noted separately in this report.

Slab On Grade: Slab Not Fully Visible

Slab not fully visible due to carpet/floor coverings, growth, earth/dirt build up, and or personal belongings. All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement. Floor covers are not removed during this inspection. No engineering is performed during this inspection.

Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.

Receptacles & Wiring: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

Fences, Gates: Fence**Wrought Iron**

The fence was visual inspected for damage in areas immediately around the home. Inspector is not able to walk/inspect entire property perimeter to inspect fencing. Growth, personal belongings, and fence location may prevent inspectors ability to visually inspect all or portions of the fencing. Recommend keeping all growth off and away from the fence at all times.

Exterior Shed(s): Exterior Shed(s)

A visual examination of the exterior shed was conducted. Any reportable conditions will be noted in this report.



Limitations

Slab On Grade

UNABLE TO VIEW

Unable to fully view the premier foundation/slab due to access, growth or owners belongings. Therefore no opinion is rendered.

Fences, Gates

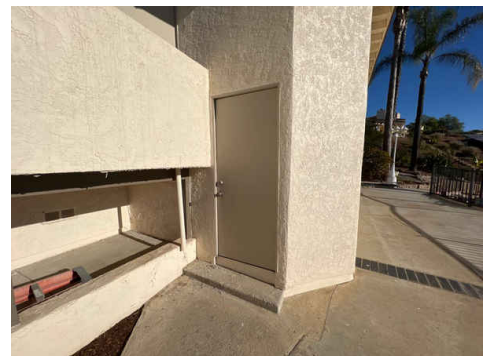
INSPECTED NEAR HOME ONLY

Inspection of the perimeter fencing on large (acre plus) sized properties is goes outside the scope of this inspection. Only the fencing near the home structure was inspected. Interested parties should consult a qualified professional for further evaluation of the perimeter fencing.

Exterior Shed(s)

LOCKED

Exterior closet was locked, inspector was unable to access.



Deficiencies

2.1.1 Driveway / Sidewalk

CONCRETE/ASPHALT - CRACK (-)

Concrete and/or asphalt areas had visible cracks likely due to flexation, insufficient expansion joints, or long term settlement and is commensurate with age of surface. Recommend fill and/or seal and monitor as needed.

Here is information for DIY crack filling/sealing-

<https://todayshomeowner.com/video/how-to-caulk-and-seal-cracks-in-concrete-driveways/>



Maintenance/Recommendation

Recommendation

Contact a handyman or DIY project



Right of Home

2.1.2 Driveway / Sidewalk



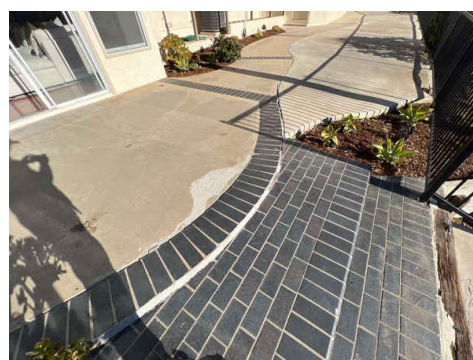
Deficient Item

TRIP HAZARD

Uneven areas noted to the driveway or sidewalk in one or more areas around the home. This could potentially be a trip hazard. Recommend grinding/repair or modification to level area as needed.

Recommendation

Contact a qualified professional.



Rear of Home

2.2.1 Retaining Walls, Grading, Vegetation



Deficient Item

RETAINING WALL - STUCCO DAMAGE

Stucco damage noted to the retaining wall in areas. Recommend repair by qualified person.

Recommendation

Contact a stucco repair contractor



Front of Home

2.2.2 Retaining Walls, Grading, Vegetation



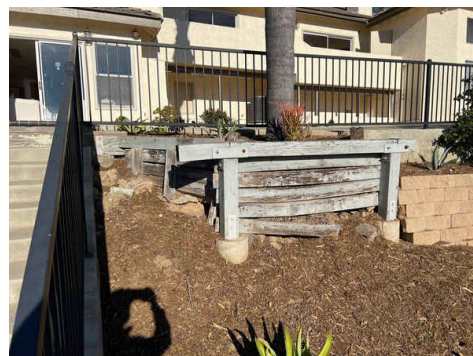
Deficient Item

RETAINING WALL - WOOD DETERIORATION

Deterioration/rot/insect damage noted to wood/cross-tie retaining wall. Recommend evaluation and repair/replace by licensed professional.

Recommendation

Contact a qualified professional.



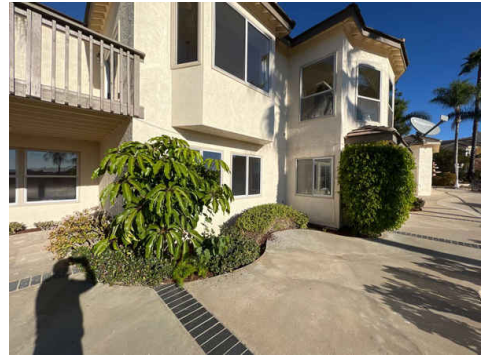
2.2.3 Retaining Walls, Grading, Vegetation

STRUCTURE - VEGETATION

Vegetation was observed to be growing on or against siding. Prune or remove any plants or tree limbs that are in contact or in proximity to home to eliminate pathways of wood destroying insects/rodents. Vegetation can degrade siding by not allowing proper drying and degradation of protective paint/stain. Recommend removal and monitoring.

Recommendation

Contact a qualified lawn care professional.



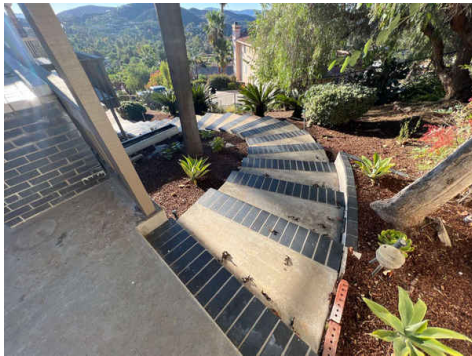
2.3.1 Exterior Steps

EXTERIOR STAIR - MISSING/IMPROPER HAND RAIL

No hand rails noted at the exterior steps. Exterior stair railing must be graspable, able to support a load of at least 200 pounds and must extend at minimum 12 inches horizontally past the riser nosing at the top of the stairs and at least equal to one tread depth horizontally at the bottom of the stairs. These rails must be placed between 34 and 38 inches above the walking surface of the stairs. This applies to any exterior staircase with two or more risers.

Recommendation

Contact a qualified professional.



Right of Home

2.3.2 Exterior Steps

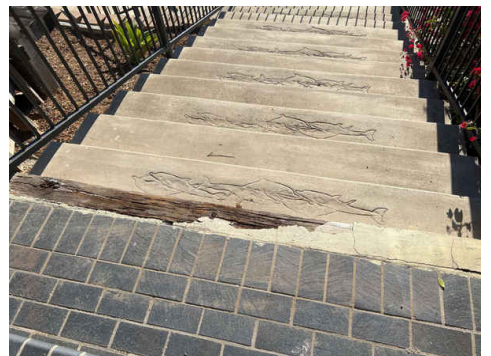
EXTERIOR STAIR - DETERIORATION/ROT/DAMAGE

REAR OF HOME

The stair appears to be deteriorating/damage. Refer to termite report. Recommend repair as needed by qualified person.

Recommendation

Contact a qualified professional.



2.4.1 Patio, Decks, Covers

DECK- WOOD DAMAGE/DETERIORATION

Decking shows signs of damage/deterioration which may include rot, fungus and/or insect damage. Refer to termite inspection report, repair/replace as necessary.



Recommendation
Contact a qualified professional.



Rear of Home

Various Locations

2.4.2 Patio, Decks, Covers

COVER- WOOD DAMAGE/DETERIORATION

Deficient Item

Damage/deterioration noted to the patio/deck cover (May include: joists/ rafters/ support posts/ beams/ bracing/ roof decking /lathes). Refer to termite report for rot, fungus and insect damage. Recommend repair/replacement as needed by licensed professional. Not all areas may be shown.

Recommendation
Contact a qualified professional.



2.6.1 Eaves, Soffits & Fascia

EAVES/FASCIA- DAMAGE/DETERIORATION

Deficient Item

Damage noted to the eaves/fascia in areas around the home. All areas might not be shown. Refer to termite report concerning rot, fungus and insect damage. Recommend repair as needed.

Recommendation
Contact a qualified professional.



Front of Home



Rear of Home

2.8.1 Switches & Light Fixtures

EXTERIOR LIGHT- BULB MISSING/INOPERABLE

Bulb missing or inoperable at exterior fixture. Recommend replacement and rechecking.

Recommendation
Contact a handyman or DIY project

 Deficient Item



Rear of Home

2.8.2 Switches & Light Fixtures

EXTERIOR LIGHT- FIXTURE DAMAGED/MISSING

Light fixture was observed to be missing and/or damaged.

 Deficient Item



Left of Home

2.9.1 Receptacles & Wiring

EXTERIOR OUTLET- NO GFCI PROTECTION

 Safety Concern

No GFCI protection present at one or more exterior outlets. Recommend a qualified professional upgrade by installing ground fault receptacles in all locations needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Rear of Home

2.11.1 Exterior Shed(s)



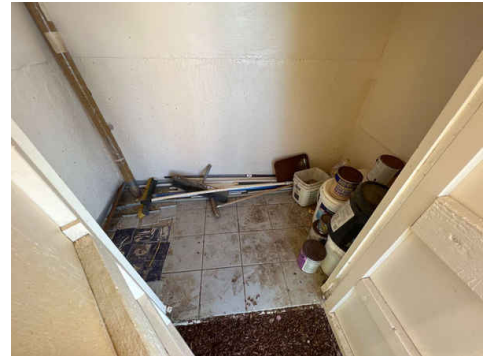
Deficient Item

RODENT ACTIVITY

Rodent activity noted in the exterior shed. Recommend further evaluation by pest company

Recommendation

Contact a qualified professional.



2.12.1 BBQ



Deficient Item

BBQ ISLAND - TILE CRACKED/BROKEN/LOOSE

There is tile damage noted to the BBQ island. Recommend repair.

Recommendation

Contact a qualified professional.



2.12.2 BBQ



Deficient Item

RODENT(S)

Rodent activity noted in and around the BBQ area. Recommend further investigation and correction as needed by pest control specialist. Refer to pest inspection.

Recommendation

Contact a qualified pest control specialist.



2.12.3 BBQ



Maintenance/Recommendation

BBQ SINK - NO HOT WATER

No hot water plumbed to the BBQ sink.

Recommendation

Contact a qualified professional.

2.12.4 BBQ

BBQ - BURNER(S) IGNITER

Not all of the BBQ burners responded to igniter. Recommend further investigation and correction as needed.



2.12.5 BBQ

BBQ- DAMAGE

Damage/rust noted to the BBQ in areas. Recommend correction as needed.

Recommendation

Contact a qualified professional.



2.12.6 BBQ

BBQ SINK DRAIN LINE

Barbecue sink drain line missing. Recommend repair as needed.

Recommendation

Contact a qualified professional.

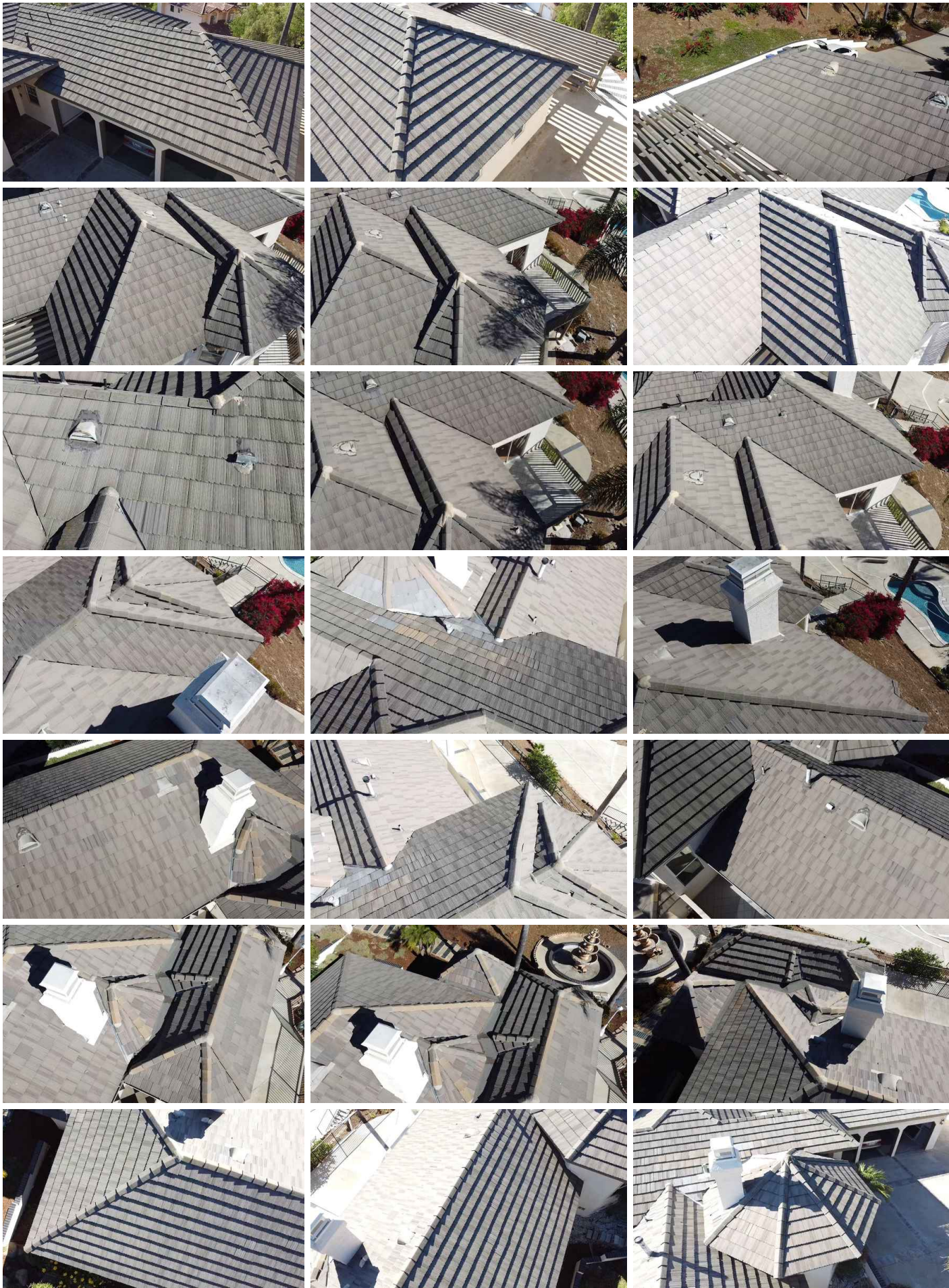


3: ROOF & ATTIC

Information

General: Inspection Method Ground	Roof Structure : Framing Type Truss	Gutters & Down Spouts: Gutter Material N/A
Attic Insulation: Insulation Type Batt, Blown	Attic Insulation: Insulation approx Depth 6" - 10" in depth	Attic Ventilation: Ventilation Type Roof Vents
Exhaust Systems: Bath Fan Ventilation Bathroom fans vent properly to exterior of home.		

General: Roof Type/Style
Hip, Valley, Gable, Hexagon





General: Roofing Materials

Concrete Tile

This report is an opinion of the general quality and conditions of the roof. The inspector cannot and does not, offer and opinion/warranty as to whether the roof has leaked in the past, leans now, or may be subject to future leaks. Not all tiles/slates/roofing material is checked for attachment.

General: Drone

A drone was used to photograph the roof and the top of the chimney, if applicable. This does not constitute a full roof or chimney inspection, only an attempt to view the area for major defects that may be apparent from above. If a more detailed report is desired, we recommend contacting a licensed roofer.

Tile: Roof Tiles

The roof was inspected at visible portions for excessive cracking, tiles displaced, and any active leaking. Roofs can leak at any time and should be monitored. Any deficiencies observed will be noted separately in this report.

Flashings: Roof Flashing

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Flashing was not visible between the siding and roof therefore not inspected, the areas of the flashing around the home that were visible, were inspected for any deficiencies.

Roof Vents: Vents & Boots

Vents are checked for proper flashing and cracked/damaged seals. Any deficiencies observed will be noted separately in this report. Roof vents need to be re-sealed routinely, recommend monitoring and re-sealing on an as needed basis.

Roof Structure : Roof Framing

A visual examination of the roof framing is conducted but may possibly be limited due to pitch, access, insulation depths, construction methods, etc. Areas of the attic may not be traversed for safety to the inspector and/or potential damage to the property, the inspector may not access the attic in it's entirety. Stains or potential leaks can go undetected.

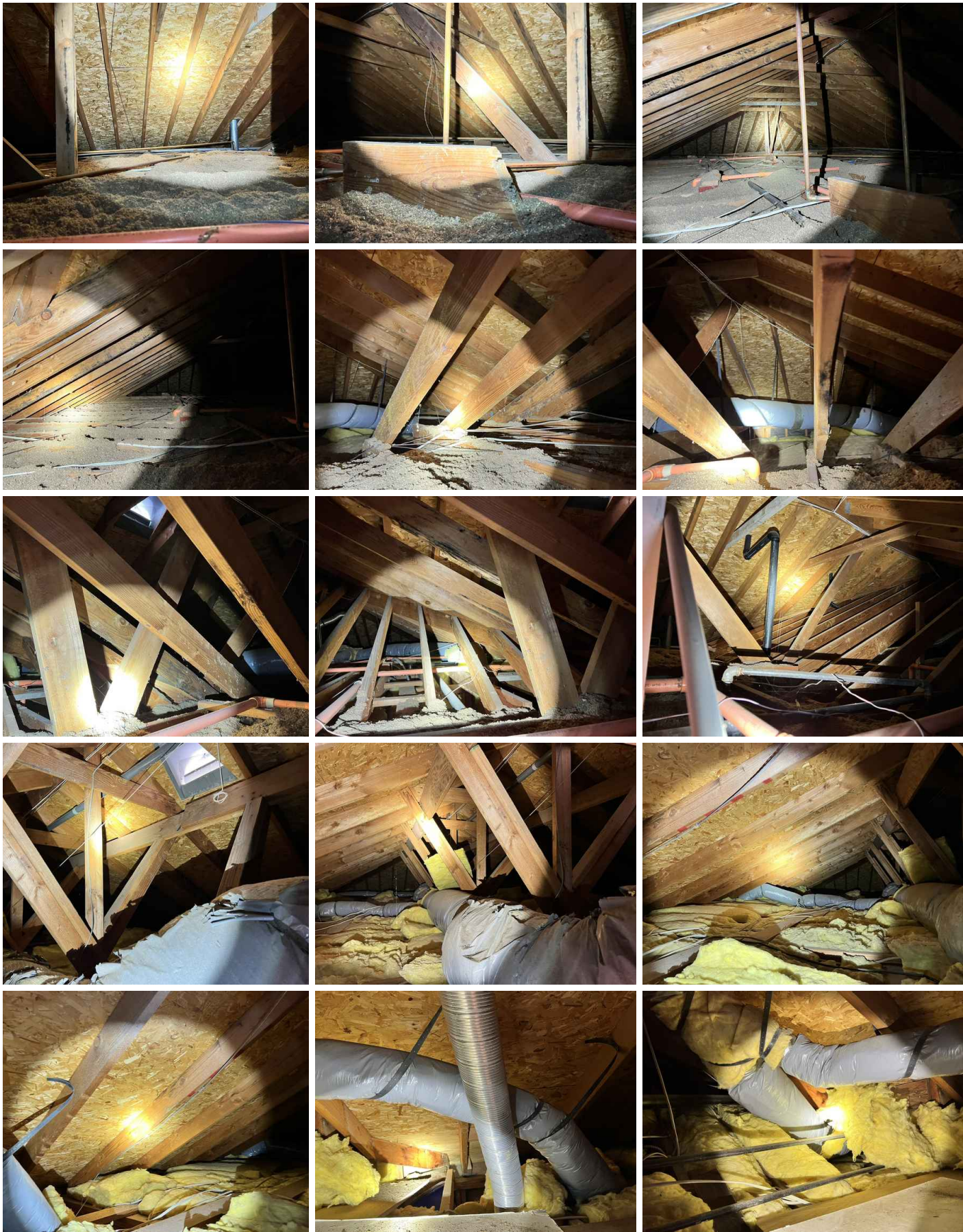
Gutters & Down Spouts: Gutters

Gutters were present and a visual inspection was conducted. Gutters and subsurface drains are not water tested for leakage or blockage. Any deficiencies observed will be noted separately in this report.

Chimney: Chimney Inspection

Inspection of this portion of the chimney (above roof) includes evaluation of: chimney exterior, crown cap, spark arrestor, visible flue, cricket (if present), penetration flashing and counter-flashing, location on the roof. Any deficiencies observed will be noted separately in this report.

Attic: Access Hatch Location
Garage, Main floor hallway





Limitations

General

LIMITED VIEW OF ROOF

Roof was visually inspected from accessible points on the interior and exterior. If a roof is too high, too steep, or wet, the roof is not mounted. Client is advised that this is a limited review and a roofer should be contacted if a more detailed report is desired.

General

ROOF UNDERLAYMENT

The roof underlayment system was unable to be inspected due to the roof coverings installed. Deficiencies with the underlayment can be present, we recommend further investigation by a licensed roofer to determine any defects with the roof underlayment.

Roof Structure

LIMITED INSPECTION

There is limited visual examination of the roof framing due to pitch, access, insulation depths, construction methods, etc. As such areas of the attic are not traversed for safety to the inspector and potential damage to the property. Stains or potential leaks may go undetected.

Roof Structure

ACCESS HOLE ONLY

Attic was inspected from access hole only, limited space in attic prevented entry.

Chimney

FLUE- DISCLAIMER

Full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Attic Insulation

INSULATION LIMITATION

The insulation of the homes readily accessible areas was inspected and reported on. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible. Only insulation that is visible was inspected. Conditions under insulation are to be excluded from this inspection as they are not readily accessible.

Exhaust Systems

UNDETERMINED DESTINATION FOR VENTING

Destination of vent pipe couldnt not be determined.

Deficiencies

3.2.1 Tile

SLIPPED TILE



Slipped roof tiles noted in areas. Recommend licensed roofer re-evaluate entire roof and make any/all repairs.

Recommendation

Contact a qualified roofing professional.



3.2.2 Tile

VALLEY TILES- PINCHED



The roof-covering material for open valley should be held back 2 to 6 inches from each side of the centerline, so some of the flashing is visible. Valley tiles were pinched in areas which can lead to debris being blocked up and causing water intrusion. Recommend licensed roofer re-evaluate and make any/all repairs.

Recommendation

Contact a qualified roofing professional.



3.2.3 Tile

REPAIRS NOTED

Maintenance/Recommendation

Tile repairs/replacement noted. Inspector is unable to determine quality of repairs or product. Recommend asking seller for more detail and/or having the roof further investigated by a licensed roofer.



3.4.1 Roof Vents

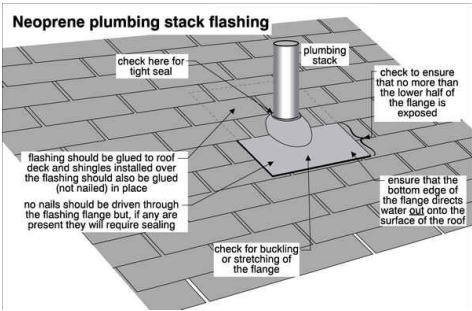
ROOF VENTS- IMPROPERLY INSTALLED

Deficient Item

Roof vent flashings are not installed properly in one or more areas of the home. This condition increases the chance of roof leakage at these areas. Recommend licensed roofer RE-evaluate and make any/all repairs.

Recommendation

Contact a qualified professional.



null

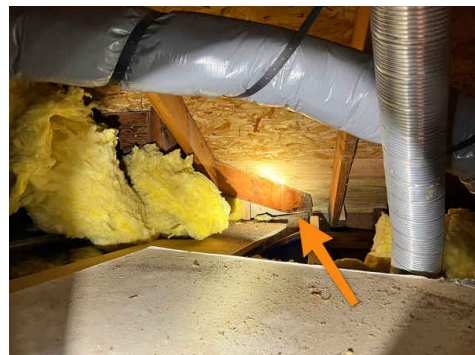


3.5.1 Roof Structure

STAINS - DRY

Deficient Item

Evidence of past or present leaks, these areas tested dry at time of the inspection. Recommend further investigation and correction as needed.



3.6.1 Gutters & Down Spouts

NO GUTTERS

 Deficient Item

The home had no roof drainage system installed to route roof drainage away from the foundation. Excessively high moisture levels in soil near the foundation can cause damage related to soil/foundation movement.

Recommendation

Contact a qualified gutter contractor

3.9.1 Attic Insulation

3" - 6" INSULATION

 Maintenance/Recommendation

Attic insulation appeared to be typical for older homes, newer homes require more insulation, recommend adding more insulation for energy efficiency.

4: ELECTRICAL & PLUMBING

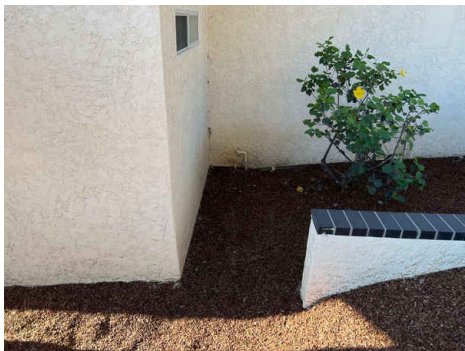
Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Breakers & Wiring: Wiring
Method
Romex

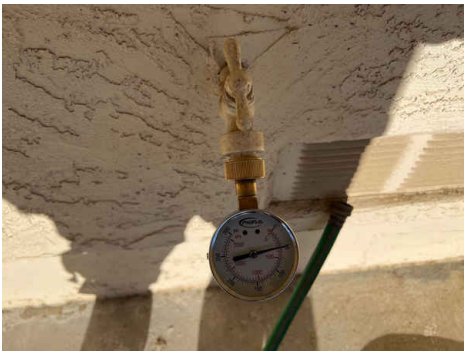
Main Panel: Main Panel Location
Right Side of Home

Main Water Shut Off: Location
Left side of home



Sub-Panel: Sub-Panel Location
Laundry Room

Hose Bibs/ Water Pressure :
Water Pressure
40-50 psi
Standard PSI (pounds per square inch) should be between 40-80 psi.



Hot Water Systems, Controls, Flues & Vents: Location
Garage

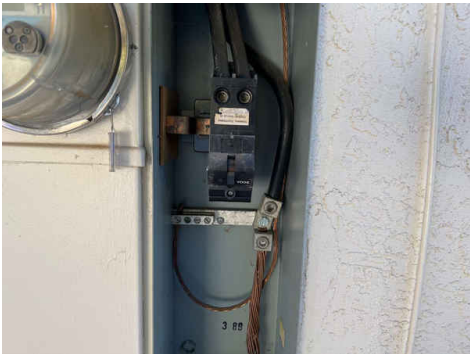
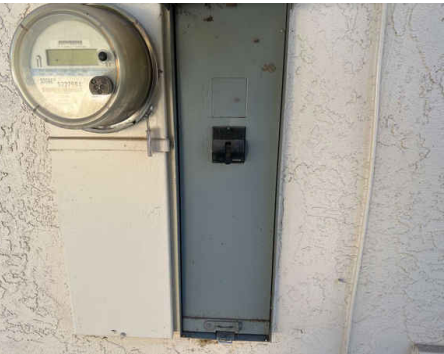
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Propane

Hot Water Systems, Controls, Flues & Vents: Capacity
50

Fuel System: Location
Rear of home

Main Panel: Overall Condition

The panel box was visually inspected, checking for deficiencies that has occurred. Any deficiencies observed will be noted in this report.

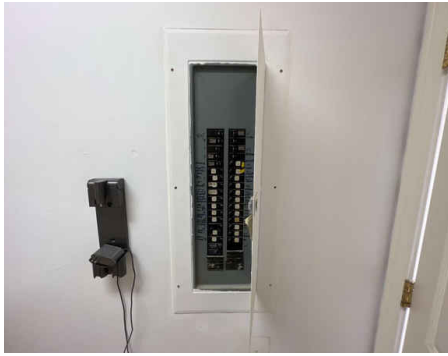


Main Panel: Panel Capacity
200 AMP

If the service amperage is less than 100 amps, upgrade may be needed to operate larger electrical appliances.

Sub-Panel: Overall Condition

The panel box was visually inspected, checking for deficiencies that has occurred. Any deficiencies observed will be noted in this report.



Breakers & Wiring: Breakers

Breakers and wiring methods are inspected at the time of the inspection. Any concerns will be noted separately in this report.

Hose Bibs/ Water Pressure : Hose Bibs

Hose bibs were operated at the time of the inspection looking for any leaks and checking the pressure in the home. Any deficiencies observed will be noted separately in this report.

Plumbing Lines: Plumbing Condition

Visible portions of the plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe, trap assembly, water supply lines, and areas underneath (cabinets/ceiling below/crawl space). Other significant defects are also looked for with the plumbing. Plumbing fixtures had functional flow at the time of the inspection. 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 .

Plumbing Lines: Water Supply Material

Copper

Underground pipes or pipes inside of walls cannot be judged for sizing, leaks, corrosion, or damage. Water quality testing is not a part of this inspection Angle stops are never tested during an inspection.

Plumbing Lines: Waste Line Material

ABS

City sewer service, septic systems, and all underground pipes are not a part of this inspection. Future drainage performance is not part of this inspection.

Plumbing Lines: Homes 25 years of Older

We recommend all homes 25 years or older have underground drain lines video scoped to check for blockage, damaged, and or root intrusion.

Hot Water Systems, Controls, Flues & Vents: Water Heater

A visual inspection is conducted on the water heater checking for signs of leaking and any defective wiring incased in the water heater. The inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings. Any deficiencies observed will be noted in this report.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Fuel System: Fuel Type

Propane

Underground piping & fuel tanks cannot be judged. Pipes inside of walls or pipes concealed from view cannot be judged.



Laundry: Location

Interior

Washing machines and dryers are not tested or moved during this inspection. Condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drain or supply lines. Water supply valves may be subject to leaking if turned.



Laundry: Dryer Type/ Ventilation

Gas, Electric

A dryer vent connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

Laundry: Laundry Sink

The laundry sink was inspected by operating the faucet and spray wand, whether standalone or attached to the faucet, looking for proper flow and to ensure there weren't any leaks or signs of significant deficiencies. Any deficiencies observed will be noted separately in this report.



Limitations

Hose Bibs/ Water Pressure

UNABLE TO ACCESS

Unable to access/inspect all hose bibs due to owners belongings/vegetation.

Deficiencies

4.3.1 Sub-Panel

UNABLE TO INSPECT - SEALED

Inspector was unable to inspect sub panel due to the fact it was sealed with caulking/painted shut.

Recommendation

Contact a qualified professional.



Deficient Item



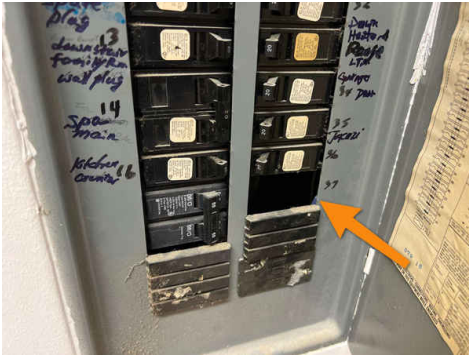
4.3.2 Sub-Panel

SUB PANEL- KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. Recommend repair as needed.



Deficient Item



4.3.3 Sub-Panel

SUB PANEL- MISSING SCREWS

Missing screws noted at the interior cover plate at the panel. Recommend installing with blunt ended screws.

Recommendation

Contact a qualified professional.



Maintenance/Recommendation



4.7.1 Plumbing Lines

SEWER SCOPE- RECOMMENDATION

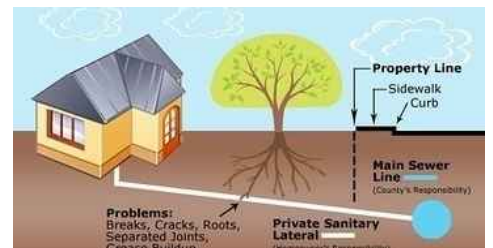
We recommend all homes have underground drain lines video scoped to check for blockage, damaged, and or root intrusion.

Recommendation

Contact a qualified professional.



Deficient Item



4.8.1 Hot Water Systems, Controls, Flues & Vents

WATER HEATER- SEDIMENT TRAP

No sediment trap noted to the gas lines at the water heater(s). According to the 2016 California Plumbing Code (CPC), sediment traps are required for any gas water heater, boiler, and furnace. Recommend installation by licensed professional.

Recommendation

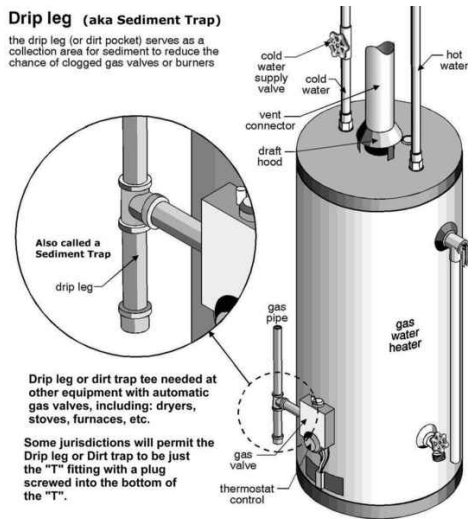
Contact a qualified professional.



Maintenance/Recommendation

Drip leg (aka Sediment Trap)

the drip leg (or dirt pocket) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



4.8.2 Hot Water Systems, Controls, Flues & Vents

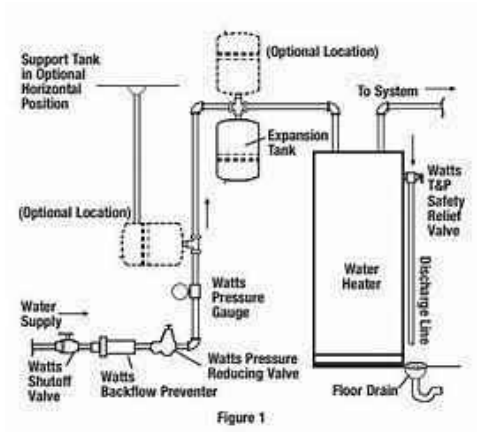
WATER HEATER- OVER 10 YRS OLD

Average life expectancy for a water heater system is normally about 10 to 15 years old and in some cases can last even longer. Though fully functional at the time of the inspection the unit is aging. We recommend getting a copy of maintenance records or have a plumbing company evaluate the unit.

4.8.3 Hot Water Systems, Controls, Flues & Vents

**WATER HEATER- EXPANSION TANK**

Expansion tanks are required on any plumbing system that contains a back-flow prevention valve. Heated water will expand causing damage to fixtures and possible dangerous conditions. Recommend installation by licensed professional.



4.8.4 Hot Water Systems, Controls, Flues & Vents

WATER HEATER- CORROSION (VALVES/CONNECTIONS)

Corrosion was observed at connections/valves. Recommend further evaluation by a qualified professional.



4.8.5 Hot Water Systems, Controls, Flues & Vents

WATER HEATER- SEISMIC STRAPS (LOOSE/IMPROPERLY INSTALLED)

Deficient Item

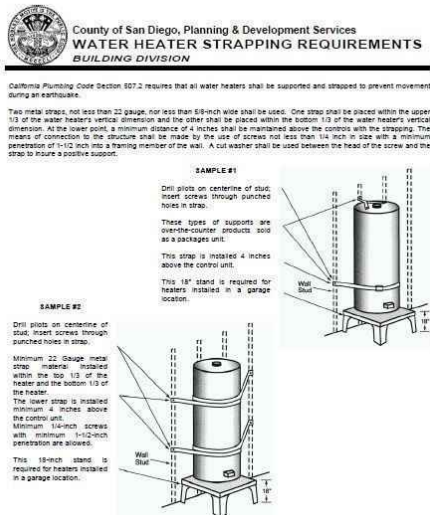
California Plumbing Code requires that all water heater tanks shall be supported and strapped with seismic straps, one in the upper 1/3 and one in the lower 1/3 to prevent movement during an earthquake. The straps should fully encircle the circumference of the heater.

If the heater is more than 1-2 inches from the wall, blocks should be mounted to the wall to brace the heater from movement.

Recommend correction by licensed professional.

Recommendation

Contact a qualified professional.



4.10.1 Laundry

CORROSION ON VALVE(S)

Deficient Item

Corrosion noted at the water shutoff valve(s). Valve could leak at any time or may not work properly when used. Recommend further investigation and correction as needed.



4.10.2 Laundry

LAUNDRY SINK DRAIN - CORROSION

Deficient Item

There is heavy amounts of corrosion noted at the sink drain line. Recommend further evaluation and repair by qualified personnel.


Recommendation

Contact a qualified professional.



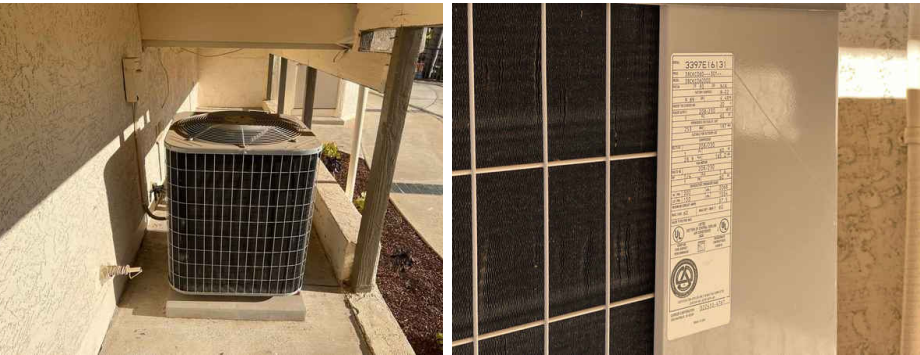
5: HVAC

Information

Cooling: Manufacturer Unknown	Cooling: Location Rear of home	Heating: Heating Type Forced Air
Heating: Location Crawlspace	Heating: Fuel Type Propane	Heating: Approximate BTU's Unknown
		
Heating: Manufacturer Other	Heating 2: Heating Type Forced Air	Heating 2: Location Attic
Heating 2: Fuel Type Propane	Heating 2: Approximate BTU's Unknown	Heating 2: Manufacturer Other
Distribution System: Filter Size Unknown		

Cooling: Air Conditioning

A/C system was tested using normal operating controls. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the cooling mode, it is an indication that the major components are operational. If a more detailed evaluation of the cooling capacity is desired, a HVAC company should be consulted prior to closing.

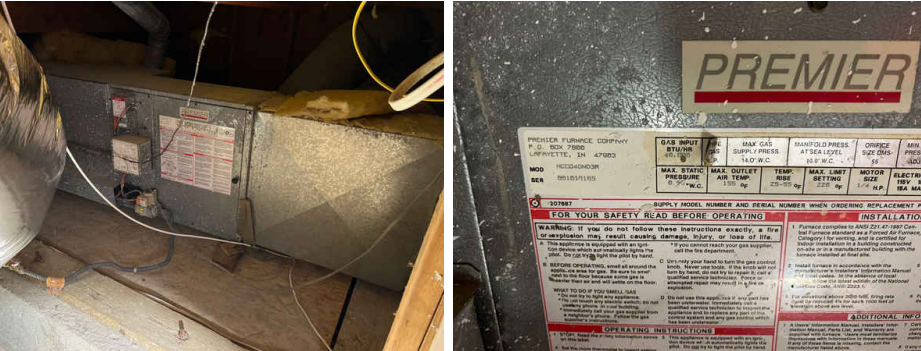


HVAC Lines: Refrigerant/Condensation Line

The refrigerant and condensation lines appear to be adequately installed and in good visible condition. Periodic checking to make sure the insulation is in good condition around the refrigerant line and that the condensation line is clear of any obstruction will help to maintain the efficiency of the HVAC system. Any deficiencies observed will be noted separately in this report.

Heating: Heating System

The heating system is inspected just as the cooling unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the heating mode, it is an indication that the major components are operational. There is a visual inspection conducted on the heating system and the inspector will report on the condition of the unit. Any defective items will be listed separately in the report.



Heating 2: Heating System

The heating system is inspected just as the cooling unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the heating mode, it is an indication that the major components are operational. There is a visual inspection conducted on the heating system and the inspector will report on the condition of the unit. Any defective items will be listed separately in the report.



Gas Valves: Gas Shut Off Present

Gas shut off valves were present. Any deficiencies observed will be noted separately in this report.

Venting: Vent

Vent visually inspected, any deficiencies observed will be noted separately in this report.

Distribution System: A/C Temp

The differential split is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-20 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



Distribution System: Heat Temp

The differential split is the number of degrees the system is heating (or cooling) the house air. Normal range for this number is 20 - 50 degrees when operating the system during cold weather. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



Distribution System: Distribution Type

Ducts/registers

Asbestos materials have been commonly used in heating system. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

Distribution System: Filter Advice

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Dirty filters are the most common cause of inadequate heating or cooling performance.

Thermostat: Thermostat

Thermostat(s) appeared to operate unit(s) at the time of the inspection. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Thermostat: Thermostat

HVAC is designed with dual zone controls. Upper and lower thermostats control single system. See seller for more information.



Deficiencies

5.1.1 Cooling

CONDENSER > 15 YRS OLD



Maintenance/Recommendation

Average life expectancy for an HVAC system is normally about 10 to 15 years old and in some cases can last even longer. Though fully functional at the time of the inspection the unit is aging. We recommend getting a copy of maintenance records and have an HVAC company evaluate the entire unit.

Recommendation

Contact a qualified professional.

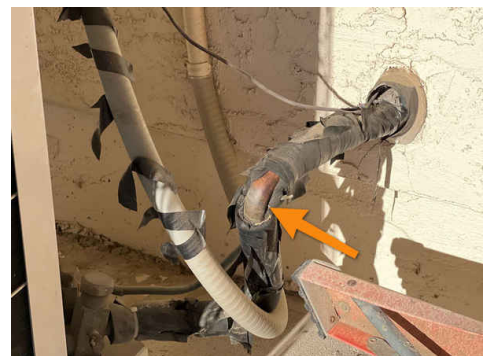
5.2.1 HVAC Lines

INSULATION MISSING OR DAMAGED



Deficient Item

Missing or damaged insulation on refrigerant line. This can cause energy loss and condensation or icing of the line. Recommend repair/replace insulation as needed on the entire line.



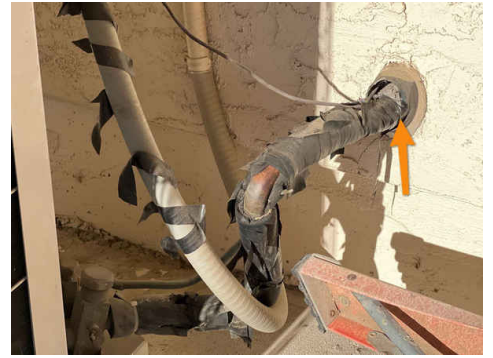
5.2.2 HVAC Lines

REFRIGERANT PENETRATION POINT
 Deficient Item

Voids/openings noted at the exterior AC lines going into the home. Recommend exterior refrigerant line at the wall be sealed or caulked to prevent insect/rodent access.

Recommendation

Contact a qualified professional.



5.3.1 Heating

FURNACE > 15 YRS OLD
 Maintenance/Recommendation

Average life expectancy for an HVAC system is normally about 10 to 15 years old and in some cases can last even longer. Though fully functional at the time of the inspection the unit is aging. We recommend getting a copy of maintenance records or have an HVAC company evaluate the entire unit.

5.3.2 Heating

HORIZONTAL FURNACE
 Safety Concern

Horizontal furnace located in the attic. Appears to be on the CPSC list of recalls. Recommend licensed HVAC pro reevaluate entire unit and make any and all repairs.

See link below for further information:

<https://www.cpsc.gov/Recalls/2001/cpsc-announces-recall-of-furnaces-in-california>

Recommendation

Contact a qualified HVAC professional.



5.4.1 Heating 2

FURNACE > 15 YRS OLD
 Maintenance/Recommendation

Average life expectancy for an HVAC system is normally about 10 to 15 years old and in some cases can last even longer. Though fully functional at the time of the inspection the unit is aging. We recommend getting a copy of maintenance records or have an HVAC company evaluate the entire unit.

5.4.2 Heating 2

HORIZONTAL FURNACE
 Safety Concern

Horizontal furnace located in the attic. Appears to be on the CPSC list of recalls. Recommend licensed HVAC pro reevaluate entire unit and make any and all repairs.

See link below for further information:

<https://www.cpsc.gov/Recalls/2001/cpsc-announces-recall-of-furnaces-in-california>

Recommendation

Contact a qualified HVAC professional.



5.5.1 Gas Valves

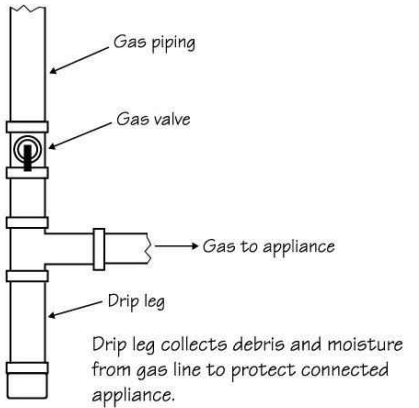
NO SEDIMENT TRAP

No gas line sediment trap noted at the gas line going to the furnace.

Recommendation

Contact a qualified professional.

 Maintenance/Recommendation



5.7.1 Distribution System

DIFFERENTIAL SPLIT

LOWER HALL

 Deficient Item

The differential split is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14 - 20 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system did not respond within these parameters at the time of the inspection. Recommend an evaluation of the entire system by an HVAC company.



5.7.2 Distribution System

FILTER DIRTY/MISSING

Maintenance/Recommendation

The filter is dirty/missing, it is important to maintain the filters for proper air flow.

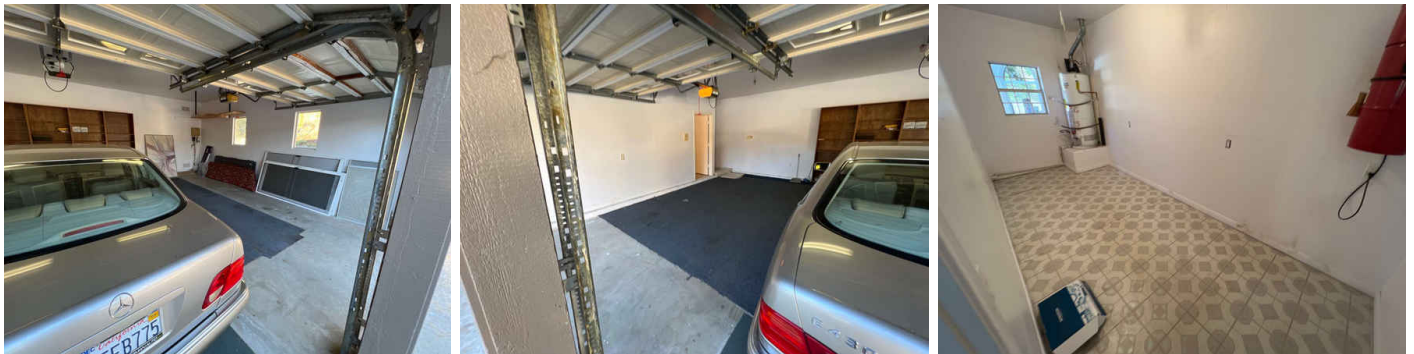
6: GARAGE

Information

Exterior Doors: N/A

Interior Areas: Garage w/ Limited Access

Some areas and items in the garage were obstructed by personal belongings. This often includes but is not limited to walls, floors, outlets, and windows. When stored items are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. Any reportable conditions present at the time of inspection will be noted in this report.



Firewall : Firewall

The firewall was visually inspected and appears serviceable. Determining the rating of firewalls is beyond the scope of this inspection. Any deficiencies observed will be noted separately in this report.

Interior Door: Interior Door

The current standards employ fire resistant doors, walls, and ceilings. The walls, ceiling coverings and doors appear to meet the minimum fire separation standards. However, it is not possible to verify that the proper material was used once the walls and ceilings have been painted and is specifically disclaimed. Any deficiencies observed will be noted separately in this report.

Vehicle Door(s): Vehicle Door

Roll up

An vehicle door was present. The door was inspected for operation and condition, any deficiencies observed will be noted separately in this report.

Automatic Opener: Automatic Opener

The automatic opener is operated in both directions checking for deficiencies. The eye beam system is tested for proper operation for safety reasons. Any deficiencies observed will be noted separately in this report.

Electrical & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.

Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

Deficiencies

6.1.1 Interior Areas

GARAGE- WALLS/CEILING STAINS- DRY



There are stains noted to the garage wall/ceilings. This can potentially be due to past or current water intrusion. Stains tested dry at the time of inspection. Recommend further investigation and repairs as needed.



6.2.1 Firewall

FIREWALL ATTIC ACCESS



Attic access noted in the garage, breaks firewall. Recommend repair as needed.



6.3.1 Interior Door

INTERIOR DOOR- SELF CLOSER ADJUSTING



The interior garage door has a self closer installed, however it does not close and latch properly. Recommend adjusting/tightening as needed.

Recommendation

Contact a qualified professional.



6.5.1 Vehicle Door(s)

GARAGE DOOR - DENTS/DINGS

Maintenance/Recommendation

There are dents/dings noted to the garage door in areas.



6.6.1 Automatic Opener

DELAYED WALL SWITCH

Deficient Item

Wall switch needed to be depressed until door was open/closed. Recommend a garage door specialist evaluate & repair.

[Here is a DIY resource](#) to troubleshoot first.

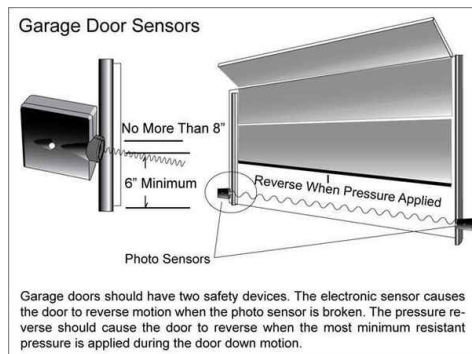


6.6.2 Automatic Opener

NO SAFETY FEATURES

Maintenance/Recommendation

There appears to be an older model garage door opener without the eye beam system.



6.6.3 Automatic Opener

STICKING

Deficient Item

Garage door sticks for a period of time before opening/closing. This can be due to old opener batteries, old sensors or switches, or obstructions in the wheel track. Recommend a qualified garage door specialist evaluate to ensure cables, springs & motors are in working condition and properly lubricated.

[Here is a DIY troubleshooting link.](#)



6.8.1 Receptacles & GFCI's

COVER PLATE- DAMAGED/MISSING

Deficient Item

Receptacle(s) have a damaged/missing cover plate. Recommend replacement.



6.8.2 Receptacles & GFCI's

NO GFCI PROTECTION

Safety Concern

No GFCI protection present. Recommend a qualified professional upgrade by installing ground fault receptacles in all locations needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



6.8.3 Receptacles & GFCI's

OUTLET- DAMAGED/CRACKED

Safety Concern

Damaged/cracked outlet noted in one or more areas. Recommend licensed Electrician re-evaluate and make any/all corrections.

Recommendation

Contact a qualified electrical contractor.



Garage

7: INTERIOR AREAS

Information

Windows: Materials Aluminum	Windows: Window Type Single-hung, Sliders, Fixed	Floors: Floor Coverings Engineered Wood, Carpet
Fireplaces: Type of Fireplace Gas-Burning	Fireplaces 2: Type of Fireplace Gas- capped	Fireplaces 3: Type of Fireplace Gas-Burning
Fireplaces 4: Type of Fireplace Gas-Burning		
Exterior Doors: Exterior Doors At the time of inspection the exterior doors appeared to be in good condition. Any recommendations will be listed separately in the report.		
Exterior Doors: Door Bell Doorbell was tested by operating the exterior button. Any reportable conditions observed during the inspection will be noted separately in this report.		
Interior Doors: Interior Doors At the time of inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.		
Windows: Windows At the time of inspection the windows appeared to be in overall good condition. Any defects will be listed separately in the report. Determining the condition of all thermo-pane windows is not always possible due to temperature, weather, and lighting variations. Inspector is unable to determine if retrofitted windows have been properly flashed or installed.		
Windows: Window Screens Screens were present at the time of inspection. Any deficiencies observed will be noted separately in this report.		
Cabinets/ Closets: Cabinet Condition The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.		
Floors: Flooring At the time of inspection the floors, where visible appeared to be in good condition. Any defects will be listed separately in the report. floor covering damage/stains may be hidden by furniture. Unable to view surface under floor covering.		
Switches & Light Fixtures: Switches & Light Fixtures Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.		
Receptacles & GFCI's: Receptacle Condition At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.		

Fireplaces: Fireplace

Fireplace(s) were present at the time of the inspection. The interior of the flue was not fully inspected. We recommend a qualified chimney pro to clean and evaluate once a year. Any defects will be listed separately in the report.



Fireplaces 2: Fireplace

Fireplace(s) were present at the time of the inspection. The interior of the flue was not fully inspected. We recommend a qualified chimney pro to clean and evaluate once a year. Any defects will be listed separately in the report.



Fireplaces 3: Fireplace

Fireplace(s) were present at the time of the inspection. The interior of the flue was not fully inspected. We recommend a qualified chimney pro to clean and evaluate once a year. Any defects will be listed separately in the report.



Fireplaces 4: Fireplace

Fireplace(s) were present at the time of the inspection. The interior of the flue was not fully inspected. We recommend a qualified chimney pro to clean and evaluate once a year. Any defects will be listed separately in the report.



Smoke Detectors: Smoke Detectors

The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. Any smoke detectors over 10 yrs old, we recommend replacing. Any deficiencies observed will be noted separately in this report.

Carbon Monoxide Detectors: Carbon Monoxide Detectors

The life expectancy of Carbon Monoxide detectors is 7 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the carbon sensor is working. Any Carbon Monoxide detectors over 7 yrs old, we recommend replacing. Any deficiencies observed will be noted separately in this report.

Steps, Stairways & Railings: Stair Information

At the time of the inspection, we inspected the condition of the staircase. Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings. Any deficiencies observed will be noted separately in this report.

Ceiling Fans: Ceiling Fans Operational

The ceiling fans are inspected to make sure the lights operate if applicable and fan operates. The fan is not tested through all the speeds but is tested for operation. Any defects will be listed separately in the report.

Internal fire suppression: Fire sprinkler

Fire sprinklers noted in home, system was not part of this inspection. If buyer is concerned recommend further evaluation by an expert.



Limitations

Windows

LIMITED ACCESS

Window(s) in home were inaccessible during inspection. Recommend verifying operation during final walk through.

Ceiling Fans

MISSING REMOTE

Could not locate remote to test ceiling fan(s). Recommend verifying operation prior to closing.

Deficiencies

7.2.1 Interior Doors



Maintenance/Recommendation

**INTERIOR DOOR(S)-
HARDWARE/KNOB LOOSE/MISSING/DAMAGED**

Loose/missing/or damaged door hardware/knob(s) and or handles noted in areas throughout the home. Recommend repair or replace as needed.

Recommendation

Recommended DIY Project



Master Bathroom

7.3.1 Windows



Deficient Item

**WINDOW(S) - DAMAGED/MISSING
HARDWARE**

Damaged/missing window hardware noted. Recommend repair/replace as needed.

Recommendation

Contact a handyman or DIY project



7.3.2 Windows



Maintenance/Recommendation

WINDOW(S) - DIFFICULT TO OPERATE

Window(s) are difficult to operate. Recommend repair, clean and/or lubricate track(s) for a smooth operation.

Recommendation

Contact a qualified professional.

7.3.3 Windows



Deficient Item

WINDOW(S) - FAILED THERMAL SEAL(S)

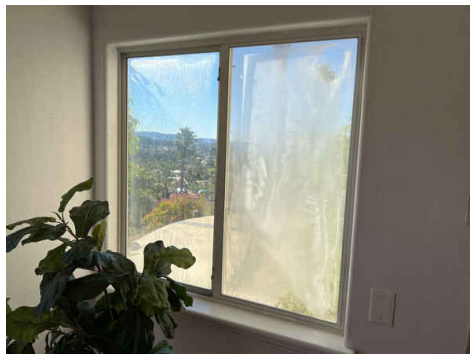
Observed condensation/fogging between the window panes, which indicates possible failed seal(s). Not all windows may be shown. Recommend window specialist evaluate and repair all windows effected.

Recommendation

Contact a qualified window repair/installation contractor.



Front of Home



7.3.4 Windows

WINDOW(S) - LOCK DIFFICULT/INOPERABLE/BROKEN

 Deficient Item

Broken/loose/missing window lock(s), or window(s) are difficult to lock. Recommend repair/adjustment/replacement of window or locking mechanism as needed.

Recommendation

Contact a qualified window repair/installation contractor.



7.3.5 Windows

WINDOW(S) - VERTICAL LIFT ASSIST

 Deficient Item

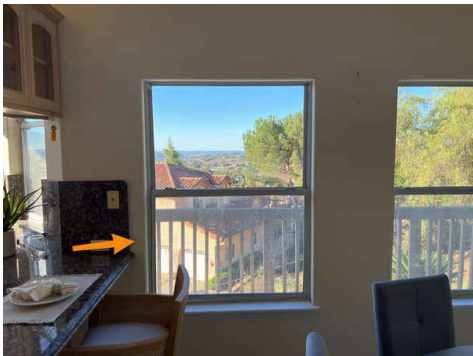
Lift assist mechanisms on vertical window(s) is/are inoperable, not fully operable or window will not remain in the open position. Recommend service and repair as needed.

Recommendation

Contact a qualified professional.



Kitchen



Dining Room



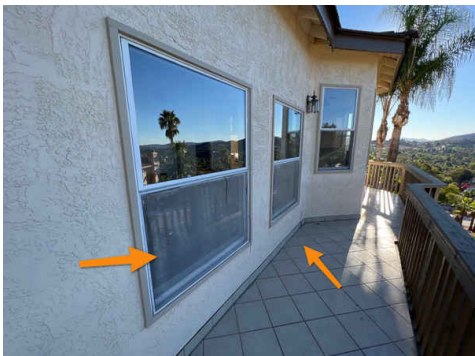
Family Room

7.3.6 Windows

SCREEN(S) - DAMAGED

 Deficient Item

Window screens were damaged/torn or out of spline in areas around the home, recommend repair as needed.



Rear of Home

7.3.7 Windows

SCREEN(S) - MISSING

 Deficient Item

Window screen(s) were missing in areas around the home. Recommend repair as needed.

Recommendation

Contact a qualified professional.



7.4.1 Cabinets/ Closets

CABINET- WEAR MARKS

 Maintenance/Recommendation

Wear marks noted to the cabinets in areas. Recommend repair as needed.

7.5.1 Walls & Ceilings

DRYWALL- PATCHES/REPAIRS

 Maintenance/Recommendation

Patches/repairs noted to the drywall in areas. Recommend asking seller for more information.

Recommendation

Contact a qualified professional.

7.5.2 Walls & Ceilings

MINOR CRACKS

 Maintenance/Recommendation

Cracks were observed in the home, it appears to be the result of long-term settling and or heat expansion and contraction. Some settling is not unusual in homes.



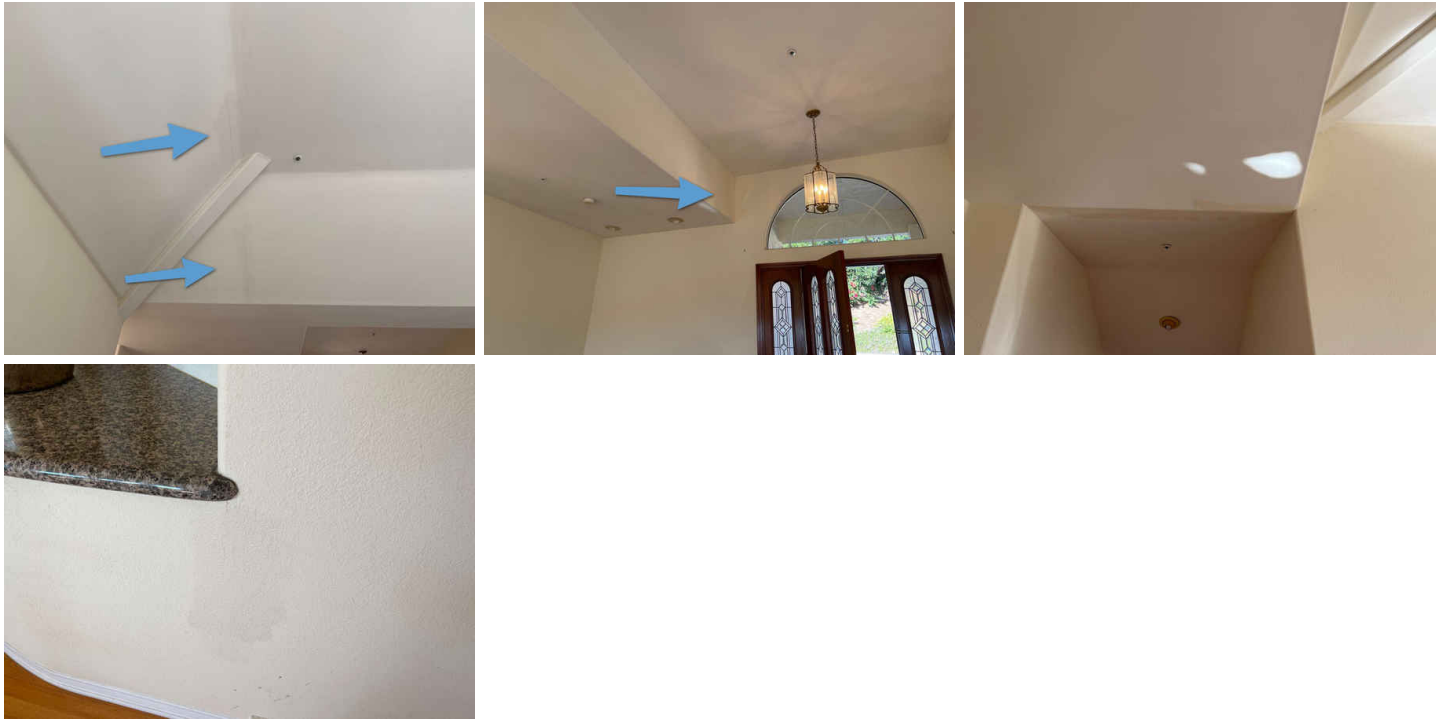
Kitchen



Garage



Front of Home Bedroom



7.5.3 Walls & Ceilings

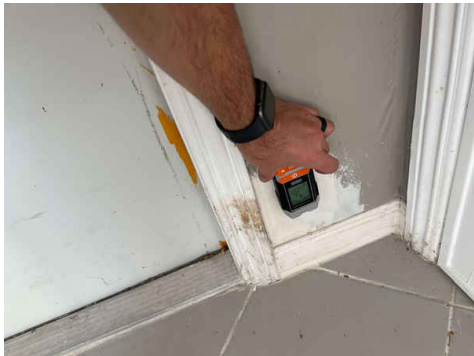
STAINS - TESTED DRY

 Deficient Item

Stain(s) were observed, they tested dry at the time of the inspection. Recommend further evaluation to identify source of leak and proper repairs have been made.



Master Bathroom



7.6.1 Floors

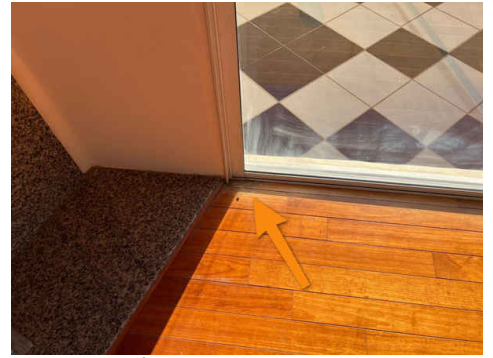
DAMAGED/WORN FLOOR

 Deficient Item

The flooring in the home showed signs of damage/wear in several areas throughout the home. Recommend repair/refinish/replace as needed.

Recommendation

Contact a qualified professional.



Master Bedroom

7.7.1 Switches & Light Fixtures

UNKNOWN SWITCHES



The inspector was unable to determine what device is controlled by a switch in the noted area(s). We would recommend verifying functionality with seller.

7.7.2 Switches & Light Fixtures

LIGHT FIXTURE- NOT ATTACHED



Light fixture doesn't appear to be attached to the wall/ceiling. Recommend repair.



7.9.1 Fireplaces

MISSING DAMPER STOP



No damper stop installed at the fireplace, recommend repair.

Recommendation

Contact a qualified professional.



Front of Home Bedroom

7.11.1 Fireplaces 3

MISSING DAMPER STOP

Deficient Item

No damper stop installed at the fireplace, recommend repair.

Recommendation

Contact a qualified professional.



Master Bedroom

7.12.1 Fireplaces 4

MISSING DAMPER STOP

Deficient Item

No damper stop installed at the fireplace, recommend repair.

Recommendation

Contact a qualified professional.



7.12.2 Fireplaces 4

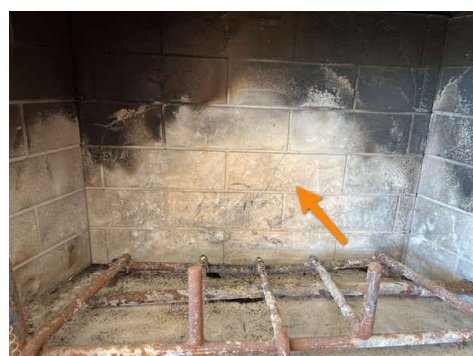
FIREPLACE CRACK(S)

Deficient Item

It is noted that there is one or more cracks to the fireplace. Recommend repair as needed by qualified person

Recommendation

Contact a qualified professional.



7.12.3 Fireplaces 4

CHIMNEY LINER DIRTY

Deficient Item

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected. Recommend qualified chimney sweep company inspect and/or clean.



7.13.1 Smoke Detectors

SMOKE DETECTOR(S)- MISSING BEDROOMS

Safety Concern

No smoke detectors noted in the bedrooms, recommend all bedrooms have detectors installed.

Recommendation

Contact a qualified professional.

7.14.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR(S)- MISSING

Safety Concern

No carbon monoxide detector(s) noted in the home. Recommend installing detectors on each level and within close proximity to all bedrooms.

Recommendation

Contact a qualified professional.

7.15.1 Steps, Stairways & Railings

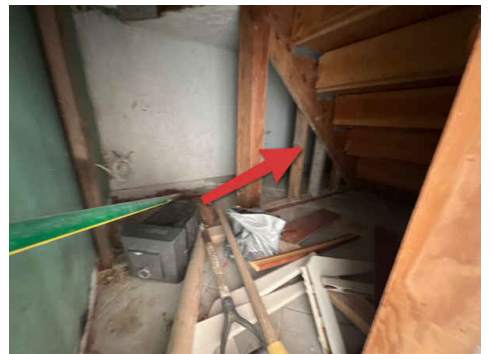
**UNDER STAIR- NON FINISHED/
EXPOSED WOOD**

Safety Concern

The underside of the stairs appears to be unfinished and has exposed wood in one or more areas. All areas under the stairs should be finished to help prevent damage in the event of a fire. Recommend further investigation and correction as needed.

Recommendation

Contact a qualified professional.



Master Bathroom

7.17.1 Bar sink

VALVE CORROSION: BAR SINK

Deficient Item

Corrosion noted to one or more valves at the bar sink. Recommend correction as needed.

Recommendation

Contact a qualified professional.



8: KITCHEN

Information

Dishwasher: Manufacturer GE	Floor: Floor Type Tile	Countertop: Countertop Material Granite
Cooktop: Manufacturer Jenn-Air	Cooktop: Cooktop Energy Source Electric	Range/Wall Oven: Manufacturer Jenn-Air
Range/Wall Oven: Oven Energy Source Electric	Vent: Exhaust Hood Type Downdraft cooktop vent	

Dishwasher: Dishwasher

Dishwasher was present and tested. 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 that 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. Doing so is outside the scope of this inspection.



Kitchen Sink: Sinks Functional

The kitchen sink was inspected by operating the faucet and spray wand, whether standalone or attached, the inspector is checking for proper flow and to ensure there weren't any leaks or signs of significant deficiencies. Any deficiencies observed will be noted separately in this report.



Garbage Disposal: Garbage Disposal

A garbage disposal was present and tested. Any deficiencies observed will be noted separately in this report.

Cabinets: Cabinet Condition

The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

Countertop: Countertop Condition

The countertops were inspected looking for damage. Any deficiencies observed will be noted separately in this report.

Built-in Microwave: Microwave

The microwave was inspected and tested. Any deficiencies observed will be noted separately in this report.



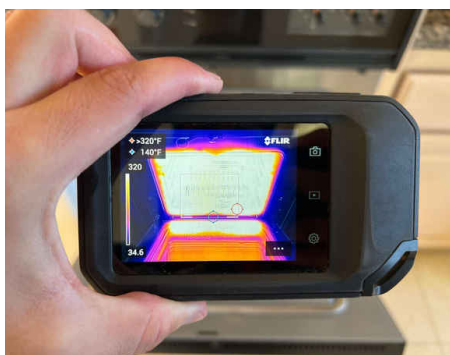
Cooktop: Cooktop

All of the heating elements on the cooktop were turned to "High", at the time of the inspection. Any deficiencies observed will be noted separately in this report.



Range/Wall Oven: Oven

The oven was operated by placing into "Bake and Broil" modes, Any deficiencies observed will be noted separately in this report. Self and/or continuous cleaning operations, clocks, timing devices, and thermostat accuracy are not tested during this inspection.



Vent: Hood Vent

The exhaust fan was operated. Any deficiencies observed will be noted separately in this report.

Compactor: Compactor

Compactor was present, any deficiencies observed will be noted separately in this report.

Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Any defects will be listed separately in the report.

Receptacles & GFCI's: Receptacle Condition

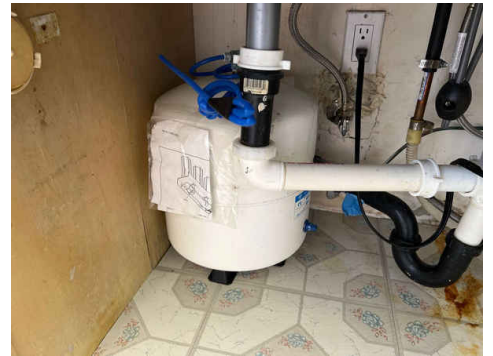
At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

Limitations

Kitchen Sink

WATER FILTRATION / PURIFICATION SYSTEMS

Filtration systems (Reverse Osmosis, cartridge, etc.) are not evaluated/included in this inspection. We recommend evaluation by licensed professional and all filters, cartridges be replaced prior to use.



Deficiencies

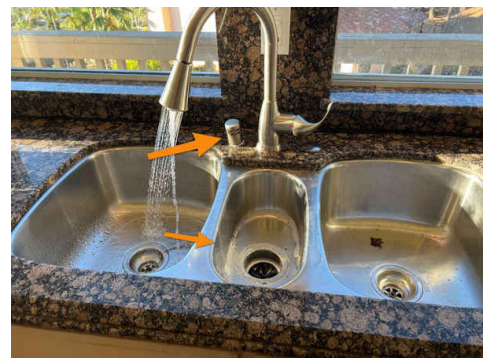
8.1.1 Dishwasher

DISHWASHER- DRAINS THROUGH AIR GAP

Dishwasher was improperly draining out air gap device. This can be due to the factory plug not being removed from disposal, or clogged/kinked air gap-to-disposal hose. Recommend corrections by qualified personnel.

Recommendation

Contact a qualified professional.



8.2.1 Kitchen Sink

SINK - ACTIVE LEAK

Active leak noted under the kitchen sink, recommend licensed plumber re- evaluate and make any/all repairs.

Recommendation

Contact a qualified professional.



8.2.2 Kitchen Sink

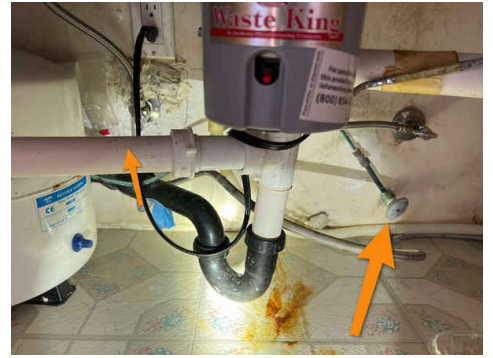
VALVE(S) - CORROSION

Corrosion noted on water shutoff valve(s). Valve could leak at any time or may not work properly when used. Recommend further evaluation/repair by qualified professional.



Recommendation

Contact a qualified professional.



8.2.3 Kitchen Sink



Deficient Item

DRAIN - POOR PREVIOUS REPAIRS

There are previous repairs noted to the kitchen drain line that are not up to current codes and standards of practice recommend repair as needed by qualified plumber

Recommendation

Contact a qualified professional.



8.2.4 Kitchen Sink



Deficient Item

DRYWALL DAMAGE/HOLES- UNDER KITCHEN SINK

There is one or more holes under the sink walls. Recommend repair as needed.

Recommendation

Contact a qualified professional.



8.2.5 Kitchen Sink



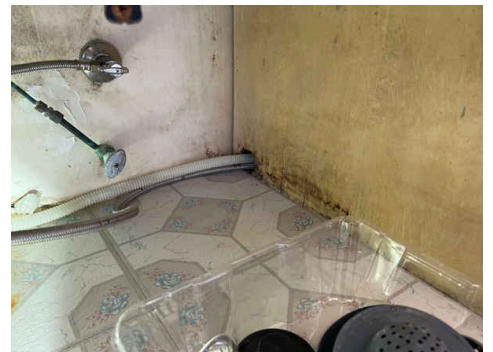
Safety Concern

DARK GROWTH

Dark growth noted in areas under kitchen sink. Recommend mold testing/remediation as needed.

Recommendation

Contact a qualified professional.



8.3.1 Garbage Disposal



Deficient Item

GARBAGE DISPOSAL- ACTIVE LEAK

Active leak noted at the garbage disposal. Recommend repair by qualified plumber

Recommendation
Contact a qualified professional.



8.3.2 Garbage Disposal

GARBAGE DISPOSAL- INOPERABLE

 Deficient Item

Garbage disposal was inoperable at the time of inspection.
Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)



8.4.1 Floor

FLOOR- WEAR MARKS

Wear/scratch marks noted to the kitchen flooring.

Recommendation
Contact a qualified professional.

 Maintenance/Recommendation

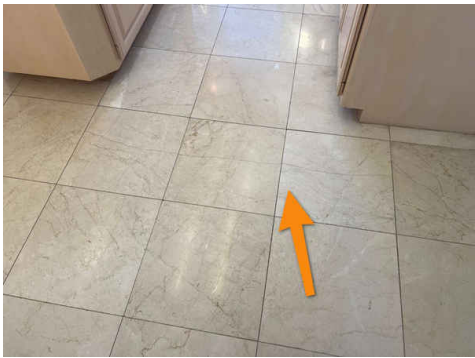
8.4.2 Floor

FLOOR- CRACKED/CHIPPED TILE

 Deficient Item

Cracked/chipped floor tile noted in the kitchen.

Recommendation
Contact a qualified professional.



8.5.1 Cabinets

CABINET- WEAR MARKS

Wear marks noted to the cabinets in areas. Recommend repair as needed.

 Maintenance/Recommendation

8.8.1 Cooktop

STOVE CONTROLS- WORN

 Maintenance/Recommendation

Stove controls are worn, recommend repair as needed.

Recommendation

Contact a qualified professional.

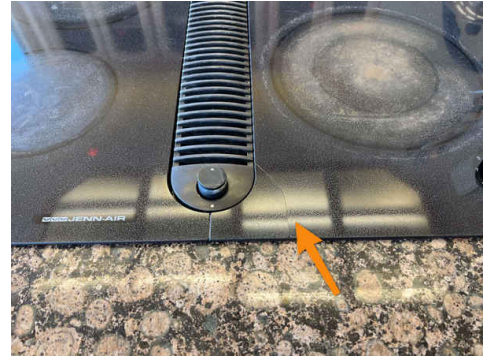


8.8.2 Cooktop

CRACKED GLASSTOP

Glass cooktop was cracked. Recommend noting model and serial number so manufacturer can give a replacement quote.

 Deficient Item



8.10.1 Vent

CONTROL KNOB/BUTTON

The vent fan control knob/button was damaged/missing at the time of inspection. Recommend repair/replacing as needed

Recommendation

Contact a qualified professional.

 Deficient Item



8.11.1 Compactor

NOT OPERATING

Compactor did not operate properly, recommend repair/replace as needed.

 Deficient Item



8.12.1 Switches & Light Fixtures

LIGHTS DNR

Light(s) are not operating properly to test, possible burnt light bulb(s). Recommend replacing bulb(s) and rechecking.

 Maintenance/Recommendation



8.12.2 Switches & Light Fixtures



Maintenance/Recommendation

**COVER PLATES
DAMAGED/MISSING**

Switches have damaged/missing cover plate(s). Recommend replacement.



8.13.1 Receptacles & GFCI's



Safety Concern

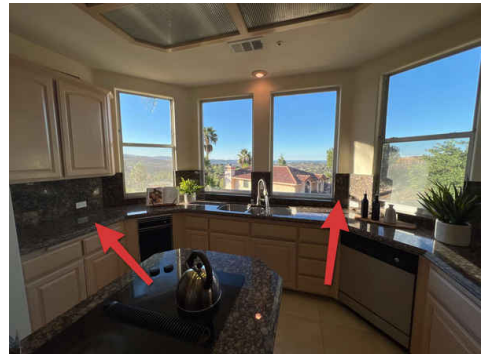
NO GFCI PROTECTION

No GFCI protection present at one or more outlets. Recommend a qualified professional upgrade by installing ground fault receptacles in all locations needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



9: KITCHEN 2

Information

Floor: Floor Type	Countertop: Countertop Material	Cooktop: Manufacturer
Manufactured Wood	Solid Surface	Other
Cooktop: Cooktop Energy Source	Vent: Exhaust Hood Type	
Gas	Vented	

Kitchen Sink: Sinks Functional

The kitchen sink was inspected by operating the faucet and spray wand, whether standalone or attached, the inspector is checking for proper flow and to ensure there weren't any leaks or signs of significant deficiencies. Any deficiencies observed will be noted separately in this report.



Garbage Disposal: Garbage Disposal

A garbage disposal was present and tested. Any deficiencies observed will be noted separately in this report.

Cabinets: Cabinet Condition

The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

Countertop: Countertop Condition

The countertops were inspected looking for damage. Any deficiencies observed will be noted separately in this report.

Cooktop: Cooktop

All of the heating elements on the cooktop were turned to "High", at the time of the inspection. Any deficiencies observed will be noted separately in this report.

Vent: Hood Vent

The exhaust fan was operated. Any deficiencies observed will be noted separately in this report.

Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Any defects will be listed separately in the report.

Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

Limitations

Cooktop

MISSING

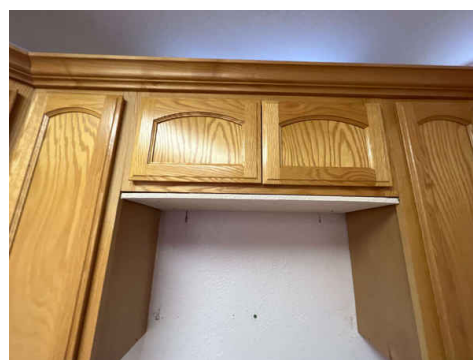
Cooktop has not been installed.



Vent

MISSING VENT

Vent has not been installed.



Deficiencies

9.1.1 Kitchen Sink

FAUCET - DIFFICULT TO OPERATE

The sink faucet was difficult to operate at the time of inspection. Recommend repair as needed by qualified person

Recommendation

Contact a qualified professional.



Deficient Item



9.1.2 Kitchen Sink

VALVE(S) - CORROSION

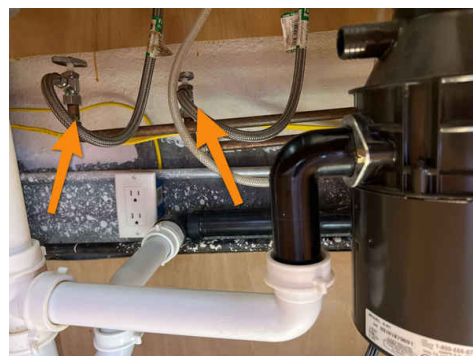
Corrosion noted on water shutoff valve(s). Valve could leak at any time or may not work properly when used. Recommend further evaluation/repair by qualified professional.

Recommendation

Contact a qualified professional.



Deficient Item



9.2.1 Garbage Disposal

FOREIGN OBJECT

The unit makes irregular noise. There may be a foreign object stuck in the disposal.



Deficient Item



9.3.1 Floor

FLOOR- WEAR MARKS

Wear/scratch marks noted to the kitchen flooring.

Recommendation

Contact a qualified professional.



Maintenance/Recommendation

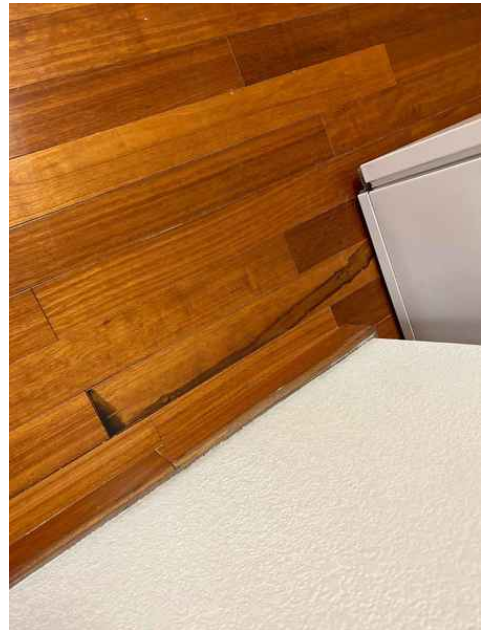
9.3.2 Floor

FLOORING- DAMAGE

Flooring is damaged/worn in areas.



Deficient Item



9.4.1 Cabinets

CABINET- WEAR MARKS

Wear marks noted to the cabinets in areas. Recommend repair as needed.



Maintenance/Recommendation

9.9.1 Receptacles & GFCI's

COVER PLATE- DAMAGED/MISSING

Receptacle(s) have a damaged/missing cover plate. Recommend replacement.



Deficient Item



9.9.2 Receptacles & GFCI's

NO GFCI PROTECTION

No GFCI protection present at one or more outlets. Recommend a qualified professional upgrade by installing ground fault receptacles in all locations needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



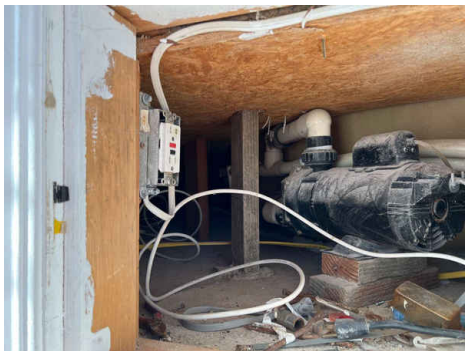
Safety Concern



10: BATHROOMS

Information

Locations: Bathroom Locations Master, Hall, Lower Hall, 2nd Master	Ceiling / Floors / Walls: Floor Type Tile	Countertops & Cabinets: Countertop Material Tile, Solid Surface
Exhaust Systems: Ventilation Exhaust Fan, Window	Bath Tubs: Spa Tub- GFCI reset Location	



Ceiling / Floors / Walls: Ceiling

Bathroom ceiling(s) were visually inspected. All conditions will be reported separately in this report.

Mirrors: Condition

The bathroom mirror(s) were inspected by looking at their attachments to the wall and for any damage that can be of safety concerns.

Countertops & Cabinets: Cabinet/Countertop Condition

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

Bathroom Sinks: Sinks Functional

The sink(s) were inspected by operating the faucet(s) and checking for proper flow, drainage, and leaks. Any deficiencies observed will be noted separately in this report.

Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches.

Exhaust Systems: Vent Fans

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans and/or a operable window is required for all bathrooms containing a shower or tub. Any deficiencies observed will be noted separately in this report.

Toilets: Toilets Functional

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. Any deficiencies observed will be noted separately in this report.

Bath Tubs: Tub Condition

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. 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.

Bath Tubs: Whirlpool Tub Functional

Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. Any deficiencies observed will be noted separately in this report.

Showers : Showers

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. The shower walls were visually inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. Any deficiencies observed will be noted separately in this report.

Deficiencies

10.5.1 Countertops & Cabinets

CABINET - WEAR MARKS

Dings/wear marks noted to the cabinets at the time of inspection.

Recommendation

Contact a qualified professional.



Maintenance/Recommendation

10.5.2 Countertops & Cabinets

COUNTER TOP - CRACKED/CHIPPED/BROKEN

Cracked/Broken or chipped countertop noted to counter top.
Recommend repair as necessary.

Recommendation

Contact a qualified professional.



Deficient Item



Hall Bathroom

10.6.1 Bathroom Sinks

SIGNS OF PAST LEAKS

Signs of past leaks noted under bathroom sink(s), dry at the time of inspection.



Maintenance/Recommendation



10.6.2 Bathroom Sinks

BATHROOM SINK - SLOW DRAIN

Bathroom sink drained slow. Recommend further investigation and correction as needed.

Recommendation

Contact a qualified plumbing contractor.

 Deficient Item



Master Bathroom

10.6.3 Bathroom Sinks

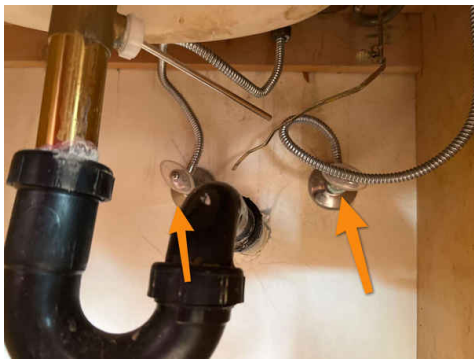
BATHROOM SINK - VALVE CORROSION

Corrosion noted at the water shutoff valve(s). Valve could leak at any time or may not work properly when used. Recommend repairing or monitoring for any future leaking.

Recommendation

Contact a qualified plumbing contractor.

 Deficient Item



Master Bathroom



Master Bathroom



Hall Bathroom



Lower Right Bedroom Bathroom

10.6.4 Bathroom Sinks

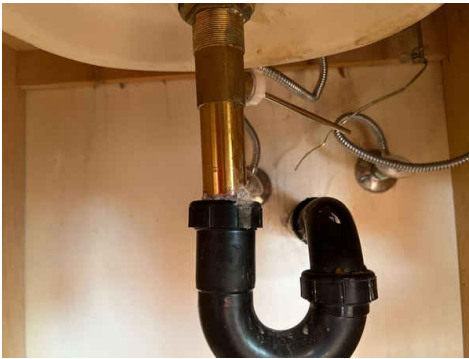
BATHROOM SINK - DRAIN/LINE CORROSION

Deficient Item

Heavy corrosion to the drain line under sink recommend monitoring and repairing as needed

Recommendation

Contact a qualified professional.



Master Bathroom

10.6.5 Bathroom Sinks

BATHROOM SINK- FAUCET LEAK

Deficient Item

Leak was observed at faucet, recommend repair/replace as needed.



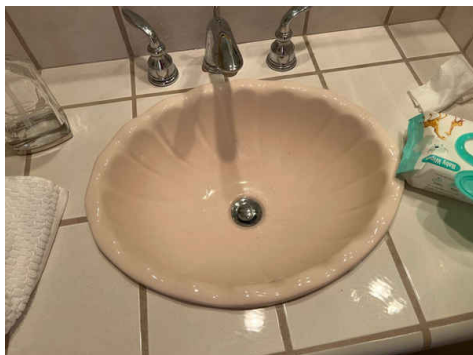
Master Bathroom

10.6.6 Bathroom Sinks

SINK- AGE CRACKS

Maintenance/Recommendation

Age cracks noted to the bathroom sink(s).



Hall Bathroom

10.6.7 Bathroom Sinks

MICROBIAL GROWTH

There appears to be possible microbial growth, recommend further evaluation and/or remediation as needed by a specialist.

Recommendation

Contact a qualified professional.

**Safety Concern**

Master Bathroom

10.7.1 Receptacles & GFCI's

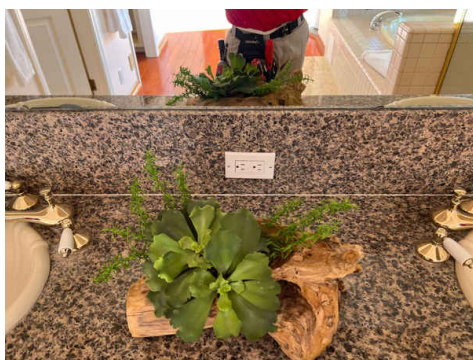
NO GFCI PROTECTION

No GFCI protection present. Recommend a qualified professional upgrade by installing ground fault receptacles in all locations needed.

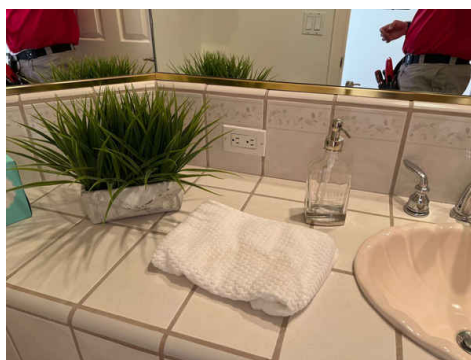
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.

**Safety Concern**

Master Bathroom



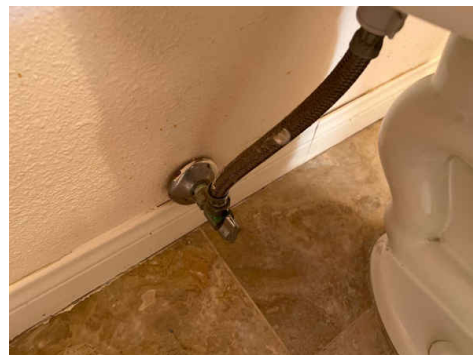
10.10.1 Toilets

TOILET - SHUTOFF VALVE EXCESSIVE CORROSION**Deficient Item**

Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation and correction by qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

10.11.1 Bath Tubs

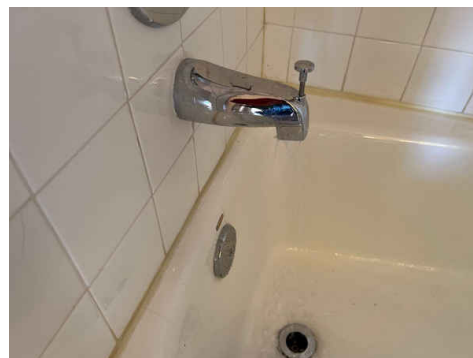
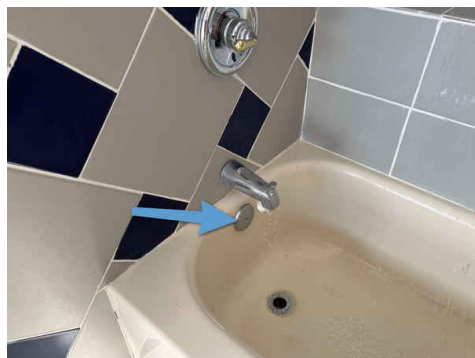
TUB/SHOWER- DIVERTER ENGAGEMENT



Tub/shower diverter(s) does not fully engage. Recommend repair/replace.

Recommendation

Contact a qualified plumbing contractor.



Lower Hall Bathroom

10.11.2 Bath Tubs

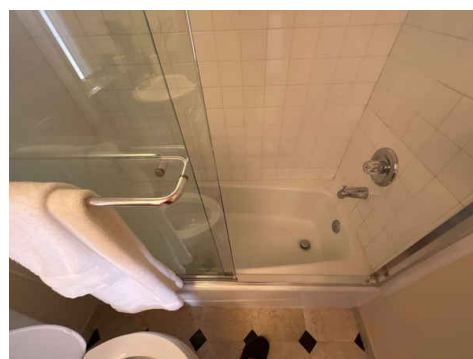
BATHTUB - AREA CAULK/GROUT MISSING



Caulking/Grout need at bathtub area(s). Recommend sealing to prevent water intrusion.

Recommendation

Contact a qualified professional.



Lower Right Bedroom Bathroom

10.11.3 Bath Tubs

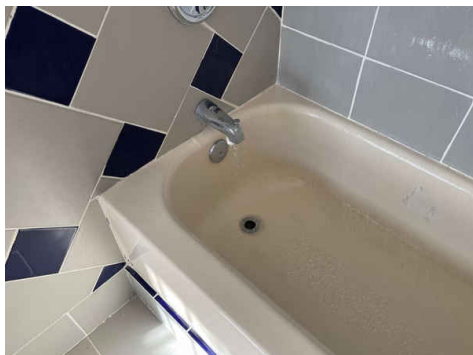
BATHTUB - STOPPER MISSING/DAMAGED/INOPERABLE



Stopper is missing/damaged or inoperable, recommend repair/replace as needed.

Recommendation

Contact a qualified professional.



Master Bathroom

10.11.4 Bath Tubs

FAUCET/FIXTURE - LEAKING

Leaking was observed at the fixture/faucet, recommend correction/replacement as needed.



Deficient Item



Hall Bathroom

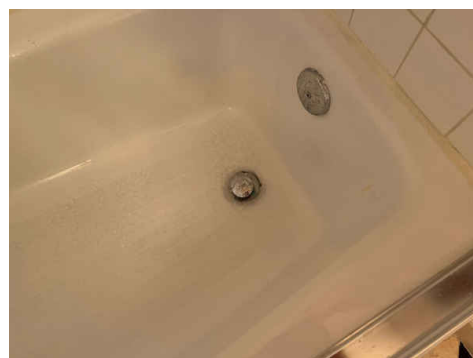
10.11.5 Bath Tubs

FAUCET/FIXTURE - TUB DRAIN CORROSION

Corrosion noted to the tub drain. Recommend repair/replace as needed.



Deficient Item



Lower Right Bedroom Bathroom

10.11.6 Bath Tubs

WHIRLPOOL - INOPERABLE

Whirlpool is inoperable, recommend review by a licensed plumber for repair or replacement, as needed.



Deficient Item

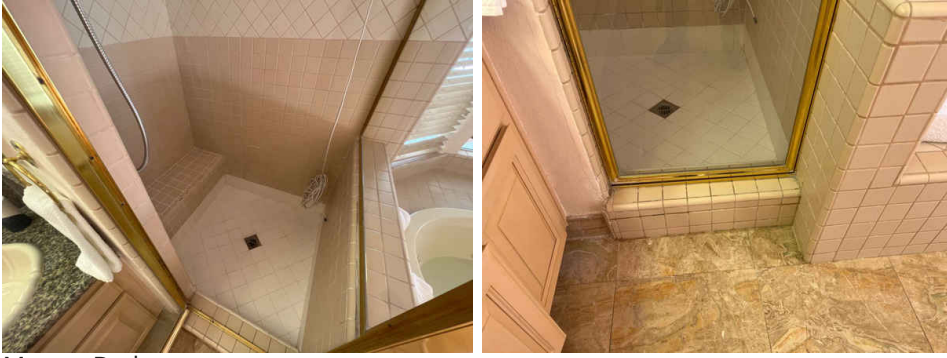


10.12.1 Showers

SHOWER - GROUT/CAULK POOR/MISSING

Deficient Item

Missing/damaged grout and or caulking. Recommend maintenance of grout and/or caulking to prevent water seepage.



Master Bathroom

11: CRAWL SPACE

Information

Structural: Pier Materials Concrete Block stem walls with OSB I-beams.	Vapor Retarders/Moisture Control: Encapsulation Crawlspace is encapsulated.	Insulation: Flooring Insulation Batt
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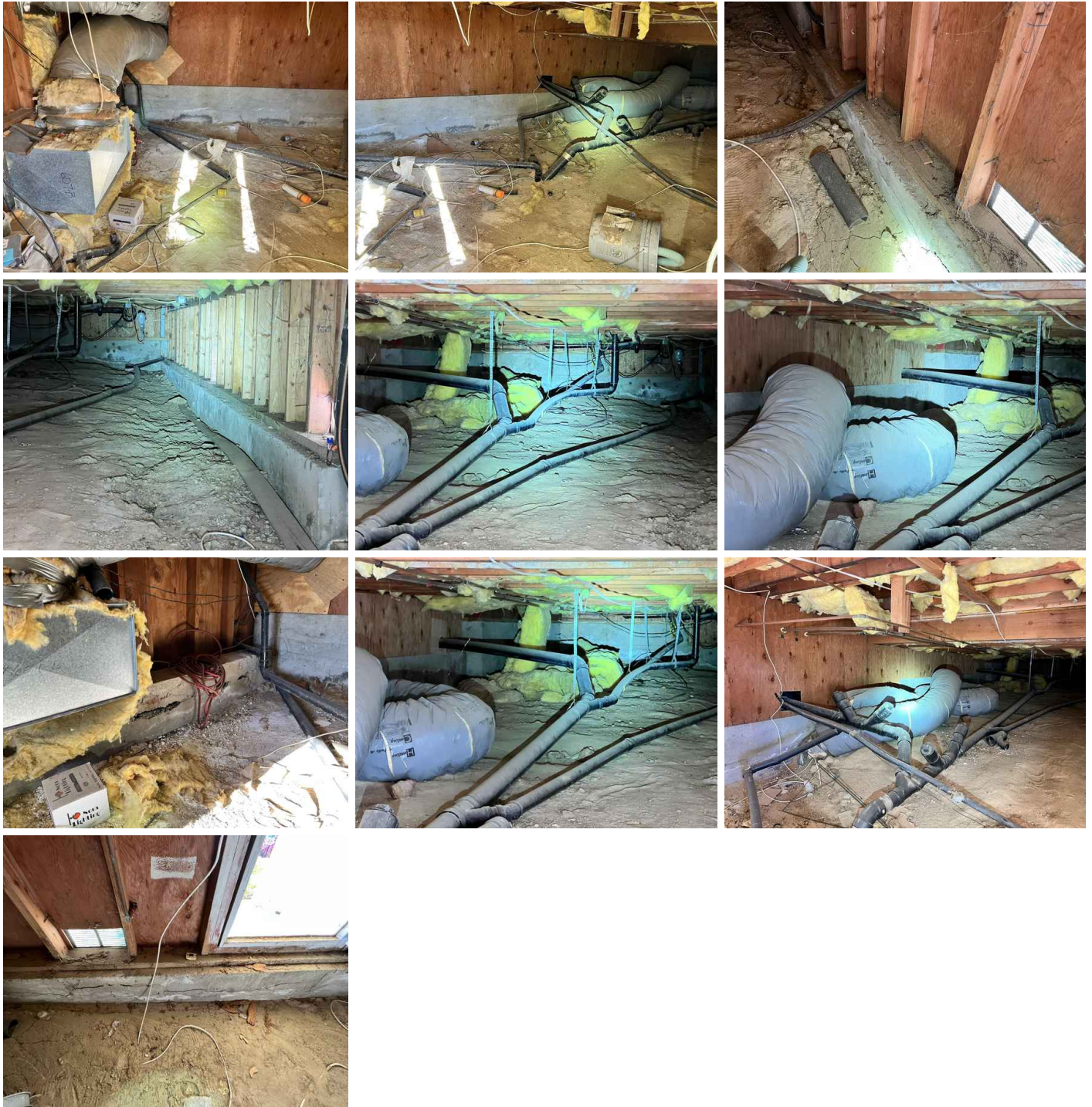
Access Door: Access Door

Access door appeared to be in good working condition, any deficiencies will be noted in the report.

Structural: Foundation

Foundation consisted of a wood frame/OSB I-beam joists supported on masonry piers and/or stem/perimeter walls. Any deficiencies are noted separately in the report.

General Crawl Space Photos : Photos



Deficiencies

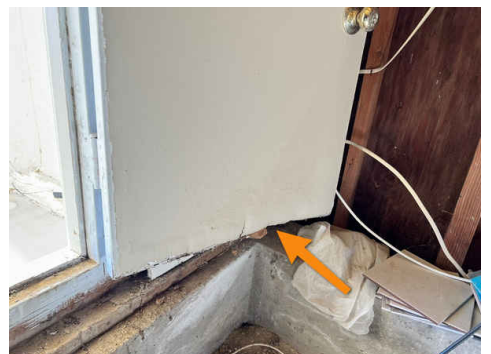
11.1.1 Access Door

ACCESS DOOR - DAMAGE

Access door shows evidence of deterioration and/or damage, recommend repair/replace as needed.



Deficient Item



11.2.1 Structural

FOUNDATION CRACKS - MAJOR

Deficient Item

Cracking noted at the foundation. This is typically consistent with soil movement and could lead to damage to structural components. Recommend a structural engineer or a soils engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

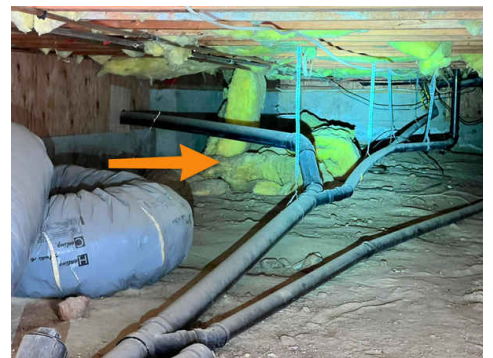


11.5.1 Insulation

OUT OF PLACE

Deficient Item

Insulation was observed to be missing or out of place in area(s). Recommend repairing to promote proper insulation and increased efficiency of home.



11.7.1 HVAC Lines

ABANDONED DUCTING

Deficient Item

Abandoned ducting noted in the crawlspace. Recommend removal is no longer in use.

Recommendation

Contact a qualified professional.



12: POOL/SPA

Information

Pool Area Coping, Tile and Decking: Coping Type Flagstone	Vessel Surface: Surface Condition A visual inspection was conducted on the surface of the spa and/or pool.	Vessel Surface: Interior Finish Material Plaster/Gunite
Plumbing: Pipes PVC	Plumbing: Drain Type(s) Anti-vortex Drain Cover(s)	Plumbing: Valves Standard Manual Valve(s)
Electrical: Circuit Breaker Location Equipment Area	Electrical: Equipment Bonding None	Filtering/Cleaning Type:: Filtering Components Skimmer, Pool Sweep
Filtering/Cleaning Type:: Filtration Type Unknown	Filtering/Cleaning Type:: Water Treatment Standard Chlorine	Heating: Heating Type Solar
General: Type of Pool/Spa Inground Pool		



Safety Devices: Safety Devices

Perimeter Yard Fencing

The following safety requirements affect anyone who is pulling a permit to build or remodel a pool or spa in the state of California, and **any pool that's part of a home for sale**.

"Swimming pool" or "pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.

-Law requires residential pools to have **two of these seven** safety devices.

1. An enclosure that isolates the swimming pool or spa.
2. Removal mesh fencing with gate that is self-closing, self-latching and can accommodate a key lockable device.
3. An approved safety pool cover.
4. Exit alarms on all of the homes doors that provide direct access to swimming pool or spa.
5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all of the homes doors providing direct access to the swimming pool or spa.
6. An alarm that when placed in a swimming pool or spa, will sound upon detection if accidental or unauthorized entrance into the water.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above.

-The pool enclosure must shall have **all of the following five** characteristics:

1. Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
2. A minimum height of 60 inches.
3. A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
5. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

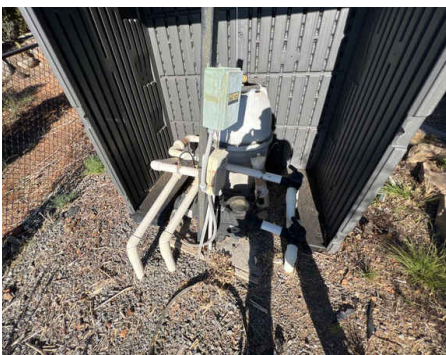
Spa, self-contained, is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 18" deep. (Locking safety covers that comply with ASTM F 1346-91 do not require an additional enclosure or safety features)

Pool Area Coping, Tile and Decking: Concrete Condition

Cracks in concrete are a very common occurrence and are seen in just about all installed surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

Plumbing: Plumbing Condition

Any visual leaking or damage observed will be noted separately in this report.

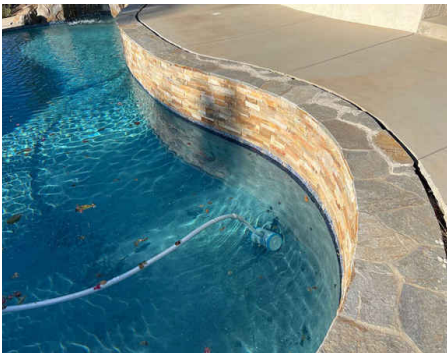


Electrical: Light(s)

Lights were present, any deficiencies observed will be noted separately in this report.

**Electrical: GFCI(s)**

GFCI(s) were in place and tested at the time of inspection. Any defects will be listed separately in the report.

**Filtering/Cleaning Type:: Filter Functioning**

Filter housing was present at the time of inspection. Opening filter housings are beyond the scope of this inspection. Recommend cleaning/replacing of filters by qualified professional after closing. Any noticeable defects will be listed separately in the report.

Pumps/Jets: Pumps/Jets Condition

Pumps were present and tested at the time of inspection. Any defects will be listed separately in the report.

Heating: Pool/Spa Heater OK

Pool/spa heater was present and tested at the time of inspection. Any defects will be listed separately in the report.

Limitations

General

EMPTY POOL/SPA

Pool/spa was empty at time of inspection. Inspector conducted a visual inspection of the surface but was unable to conduct full inspection on the pool. Recommend further evaluation by a pool company/specialist.



Filtering/Cleaning Type:

UNABLE TO READ PRESSURE GAUGE

Inspector was unable to read read pressure gauge, recommend cleaning or replacing.



Deficiencies

12.1.1 General

FURTHER EVALUATION: POOL/SPA

Due to deficiencies, we recommend licensed pool/spa specialist re-evaluate entire system and make any/all corrections needed.

Recommendation

Contact a qualified Swimming Pool Contractor



Deficient Item

12.1.2 General

SPA INOPERABLE

Spa Jacuzzi in master bedroom was in operable at time of inspection recommend further evaluation by licensed spa technician

Recommendation

Contact a qualified professional.



Deficient Item



12.2.1 Safety Devices

SAFETY FEATURES - MISSING

Required safety features missing for the pool, recommend correction as needed.

See link below:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442

Recommendation

Contact a qualified professional.



Safety Concern

12.3.1 Pool Area Coping, Tile and Decking

POOL DECK - DISPLACEMENT FROM COPING

Substantial displacement noted between coping and pool deck. Recommend full evaluation and repair by licensed professional.

Recommendation

Contact a qualified Swimming Pool Contractor



Deficient Item



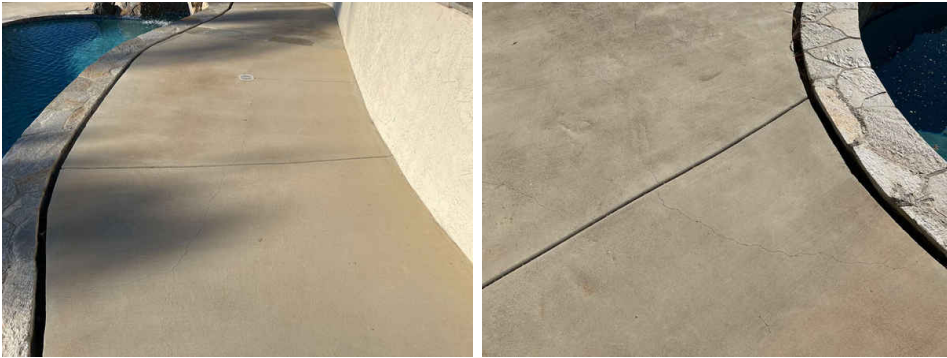
12.3.2 Pool Area Coping, Tile and Decking

POOL DECK - CONCRETE CRACKS (-) Deficient Item

There are one or more common cracks to the pool deck around the pool, recommend sealing to prevent water intrusion and monitor.

Recommendation

Contact a qualified professional.



12.5.1 Plumbing

LEAK - MINOR (-) Deficient Item

Minor leak(s) noted in piping/valve(s)/pump(s), recommend evaluation and repair.



12.5.2 Plumbing

VALVES- NOT LABELED Deficient Item

The valves are not clearly labeled for spa/pool, fill/return.
Recommend labeling.

Recommendation

Contact a qualified professional.



12.6.1 Electrical

PANEL- NO BOND VISABLE



Safety Concern

Pool equipment panel did not have a visible bond at the time of the inspection. Recommend further investigation and correction as needed by licensed pool professional.

Recommendation

Contact a qualified professional.



12.8.1 Pumps/Jets

PUMP - LEAKING



Deficient Item

Leaking noted around pump, recommend further investigation and correction as needed.

Recommendation

Contact a qualified Swimming Pool Contractor



13: SEWER SCOPE

14: ENVIRONMENTAL SECTION

Information

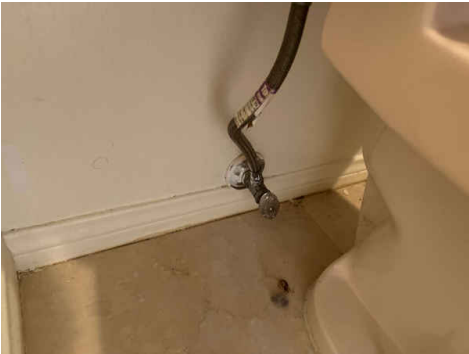
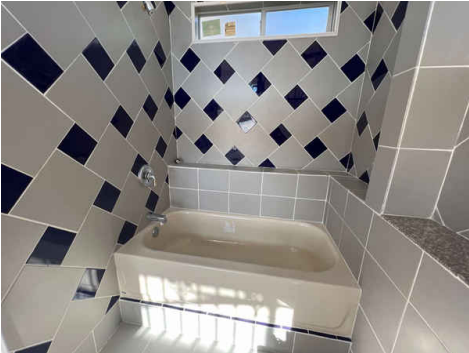
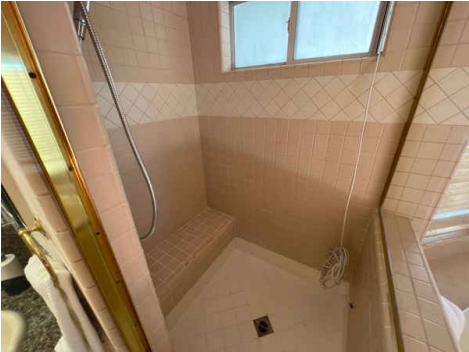
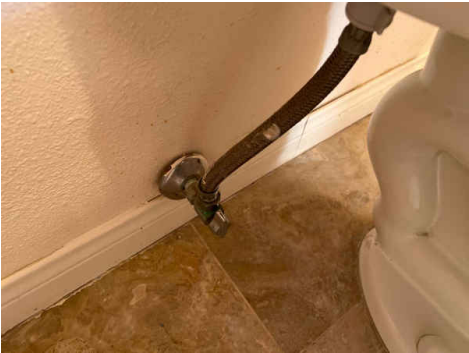
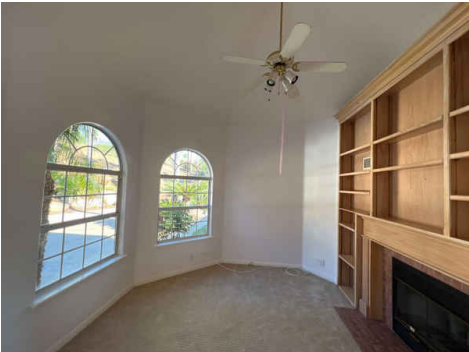
Microbial Growth: Microbial Growth

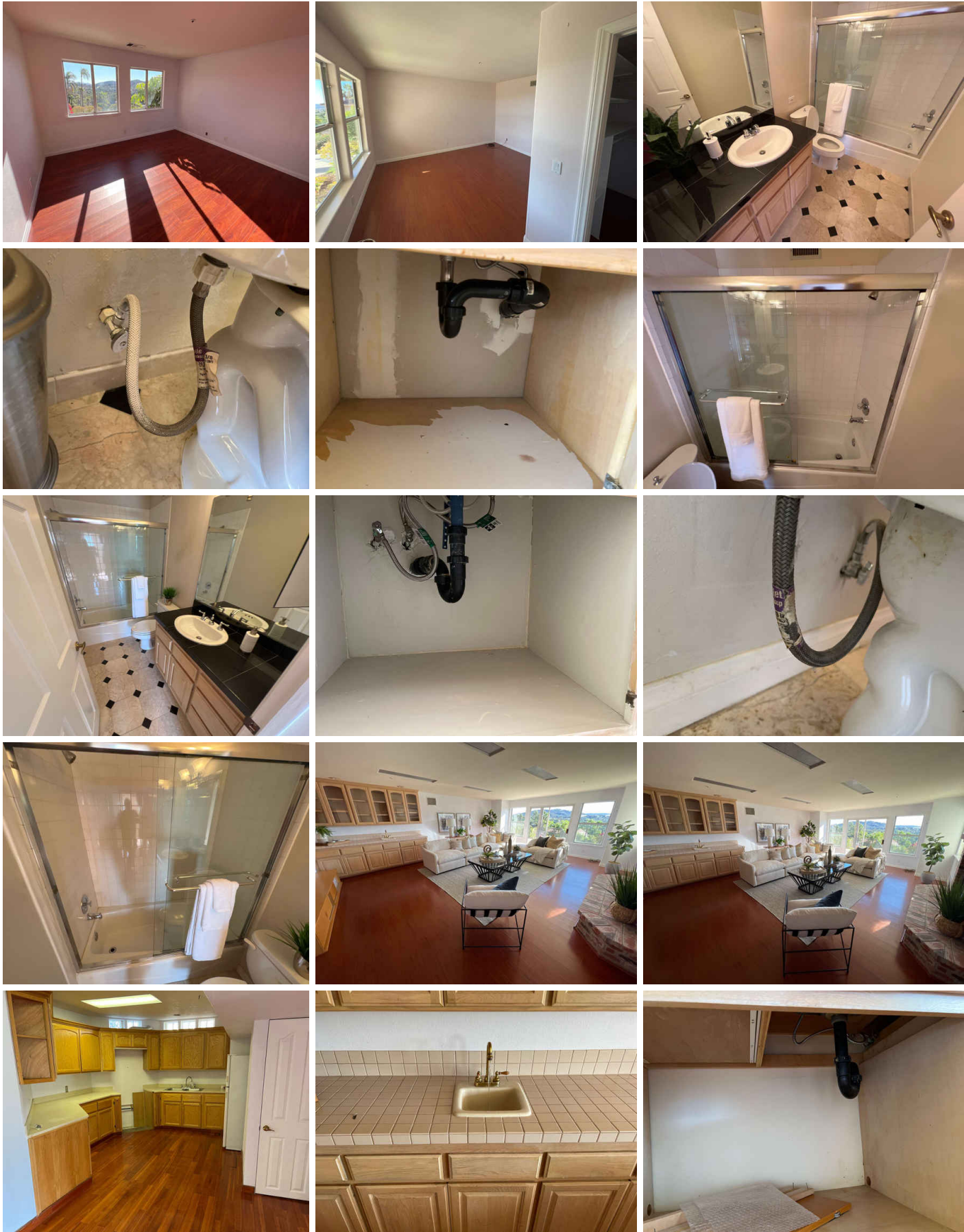
Discoloration/Microbial growth was observed on the property. As microbial growth is microscopic, it does not require light, and can grow on any surface which provides a food source, visual evaluation cannot determine the presence or absence of microbial spores. The presence or absence of comments in this report regarding surface discoloration IS NOT conclusive or indicative of existing microbial spore counts. We do not warrant that all potential surfaces have been evaluated, nor that each and every instance of discoloration was noted. No amount of testing can absolutely rule out the presence of microbial spores in all wall cavities, behind insulation, etc. Any source of elevated moisture or humidity which persists for days or longer can result in microbial growth within 24 hours; This includes (for example) trash cans, potted plants, sweating of plumbing pipes, extended heavy rain, a vacant home during summer with AC not running, etc. The currently accepted home inspection industry protocol is, UPON SPECIFIC CLIENT REQUEST ONLY to perform air sampling and subsequent lab analysis of samples collected in areas of concern and (for comparative determination) a control sample taken on the exterior (weather permitting) or in a separate building area believed to be unaffected. Air sample testing for microbial spores evaluates only for airborne spores in the specific building area tested and does not determine if microbial spores are present on or behind surfaces, under objects, etc. Any surface with suspicious discoloration can be sampled for lab analysis at clients request for an additional charge. The client is responsible for communicating to the inspector their personal level of concern and therefore the extent of desired expenditure on lab testing for microbial spores. Given that microbial spores are found throughout indoor and exterior environments in North America, the presence of abnormal microbial growth indicates that elevated moisture levels, humidity, and/or condensation were present. If client has any questions or desires microbial testing to be performed, we recommend contacting our office at 843-360-4354 for scheduling purposes.

15: PHOTOS

Information

Condition of Home





STANDARDS OF PRACTICE

Exterior/Grounds

I. The inspector shall inspect:

A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV.

The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof & Attic

The report is an opinion of the general quality and condition of the roof. The inspector cannot and does not offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV.

The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical & Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II.

The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III.

The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV.

The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient

cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Laundry:

The inspector shall Inspect/report on: The condition of the floor, walls, ceiling, windows, doors, and cabinets. The provision for hot and cold water. Type of fuel for a dryer. A dryer's capacity to vent to the exterior or to an approved location

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. The functionality of the washer and dryer. Life-expectancy of washer and dryer.

HVAC

I. The inspector shall inspect: A. the HVAC system, using normal operating controls. II. The inspector shall describe: A. the condition of the thermostat for the heating/cooling system; and B. the heating/cooling method. III. The inspector shall report as in need of correction: A. any heating/cooling system that did not operate; and B. if the heating/cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate the cooling equipment or systems if the exterior temperature is below 60 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Interior Areas

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Kitchen

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We 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 not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and 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 and unknown 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 close of escrow.

Kitchen 2

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We 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 not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and 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 and unknown 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 close of escrow.

Bathrooms

A significant amount of accidents occur in bathrooms, usually due to wet and slippery floors, and less often because of hazardous conditions involving water and electricity. However, safety is a truly personal responsibility that consumers should accept not only for themselves but for dependant family members, such as children and the elderly. It is important, therefore, to follow all recommendations for safety upgrades.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. Faucets and the drains in sinks, tubs, hydro-spas and showers. Toilets and bidets, but not their shut-off valves. The ground fault protection of counter top outlets. The ground fault protection of hydro-spas. The presence of impact glazing where appropriate.

The inspector IS NOT required to report on: Flood-test showers or guarantee the integrity of shower pans. The condition or effectiveness of the over-flow drains at tubs, sinks, or drain pans (water heater, washer, AC units, etc.). Cosmetic deficiencies, mineral stains on enclosures, fixtures, etc. Temperature regulating devices. Steam showers and their components. Saunas and their components.

Pool/Spa

A residential pool and spa inspection is a non-invasive, visual examination of the accessible areas of a pool or spa (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The residential pool and spa inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The residential pool and spa inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A residential pool and spa inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Residential pool and spa inspection reports may also provide causes for these defects and possible future options that may include remediation or further evaluation. Residential pool and spa inspection reports may include additional comments and recommendations.

Limitations:

1. Inspectors are not required to inspect or perform any action not explicitly detailed in these Standards.
2. Inspectors are not required to come into direct contact with pool or spa water.
3. Inspectors are not required to enter the pool or spa.
4. Inspectors are not required to drain a pool or spa in order to inspect it.
5. A residential pool and spa inspection is not technically exhaustive.
6. A residential pool and spa inspection will not identify concealed or latent defects.
7. A residential pool and spa inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

8. A residential pool and spa inspection does not include items not permanently installed