

Homescape Inspections
826 Orange Ave, Suite 400
San Diego, CA 92118
(619)865-1084

Report #: LAW 01-30-26 Inspector: Kevin Brenden

Date of Inspection: 1/30/2026

Dwelling Address: 7087 Camino Degrazia #141
San Diego, CA 92111

Client Name: Keenan Lawrence
7087 Camino Degrazia #141
San Diego, CA 92111

Buyer's Agent: Jason Wood Seller's Agent: Marvin Gomez



This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

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SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

Limitations of Thermal Imaging: IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

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DEFINITION OF TERMS

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

The Bracketed Numbers are defined as follows:

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

101	Present at Inspection	Client; Buyer's Agent.
102	Start Time	12:00 noon.
103	Completion Time	2:00 pm.
104	Weather Condition	Sunny. Approximate temperature is 79 degrees.
105	Property Type	Condominium.
107	Approx. Building Age	38 yrs. stated by Seller

Property Inspection

GROUNDS

Step #	Component	Comments
01	Driveway	Material:+Asphalt. Driveway is the responsibility of the Home Owners Association: Not inspected at this time.
02	Sidewalks	Inspected-Appears Serviceable. Materials:+Concrete.
04	Patio	Inspected-Appears Serviceable. Location(s):+Rear; Material:+Concrete. The patio appeared to be in serviceable condition at the time of the inspection.



Property Inspection

EXTERIOR

EXTERIOR WALLS: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

CHIMNEY(S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.*

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Step #	Component	Comments
09	Exterior Walls	Inspected-Appears Serviceable. Structure:+Wood Frame; Wall Covering:+Stucco. Exterior walls appeared serviceable at the time of inspection.
11	Chimney(s)	Inspected-Appears Serviceable. Location:+Living Room; Material:+Metal; Spark screen:+present, appears serviceable. There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.
14	Gutters & Downspouts	Inspected-Appears Serviceable. Full.

Property Inspection

FOUNDATION

GRADING: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologists or soils engineer should be consulted.

SLAB-ON-GRADE: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering.

BASEMENT FLOOR STRUCTURE: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

Step #	Component	Comments
15	Grading	Inspected-Appears Serviceable. Slope:+Stair stepped. Drainage of the site appears serviceable.

Property Inspection

16 Slab-on-Grade Inspected-Appears Serviceable. Foundation and Floor
e - Concrete. The slab was not visible due to carpet
and floor coverings. No readily visible problems at the
time of the inspection. The slab appears serviceable.

The perimeter foundation of the slab was partially visible at the time of the inspection.

This property has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is not absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if the downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one of the above mentioned contractors if you desire.

Property Inspection

ROOF

TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.*

ROOF NOTES: The report is an opinion of the general quality and condition of the roof.* The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.*

Step #	Component	Comments
21b	Roof Notes	Roof is the responsibility of Home Owners Association: Not inspected at this time.

Property Inspection

PLUMBING

SUPPLY LINES: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

WASTE LINES: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

FUEL SYSTEM: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

WATER HEATER: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Step #	Component	Comments
23	Main Line	Inspected-Appears Serviceable. Material:+Copper; Size:+3/4 in.; Main valve location:+Above water heater; Valve operational.



Property Inspection

- 24 Supply Lines Inspected-Appears Serviceable. Material:+Copper. A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. Homescape Inspections is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.
- 25 Waste Lines Inspected-Appears Serviceable. Material:+ABS. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.
- 26 Fuel System Inspected-Appears Serviceable. Shutoff valve location:+Exterior side of garage; Fuel type is:+natural gas.

Property Inspection



Property Inspection

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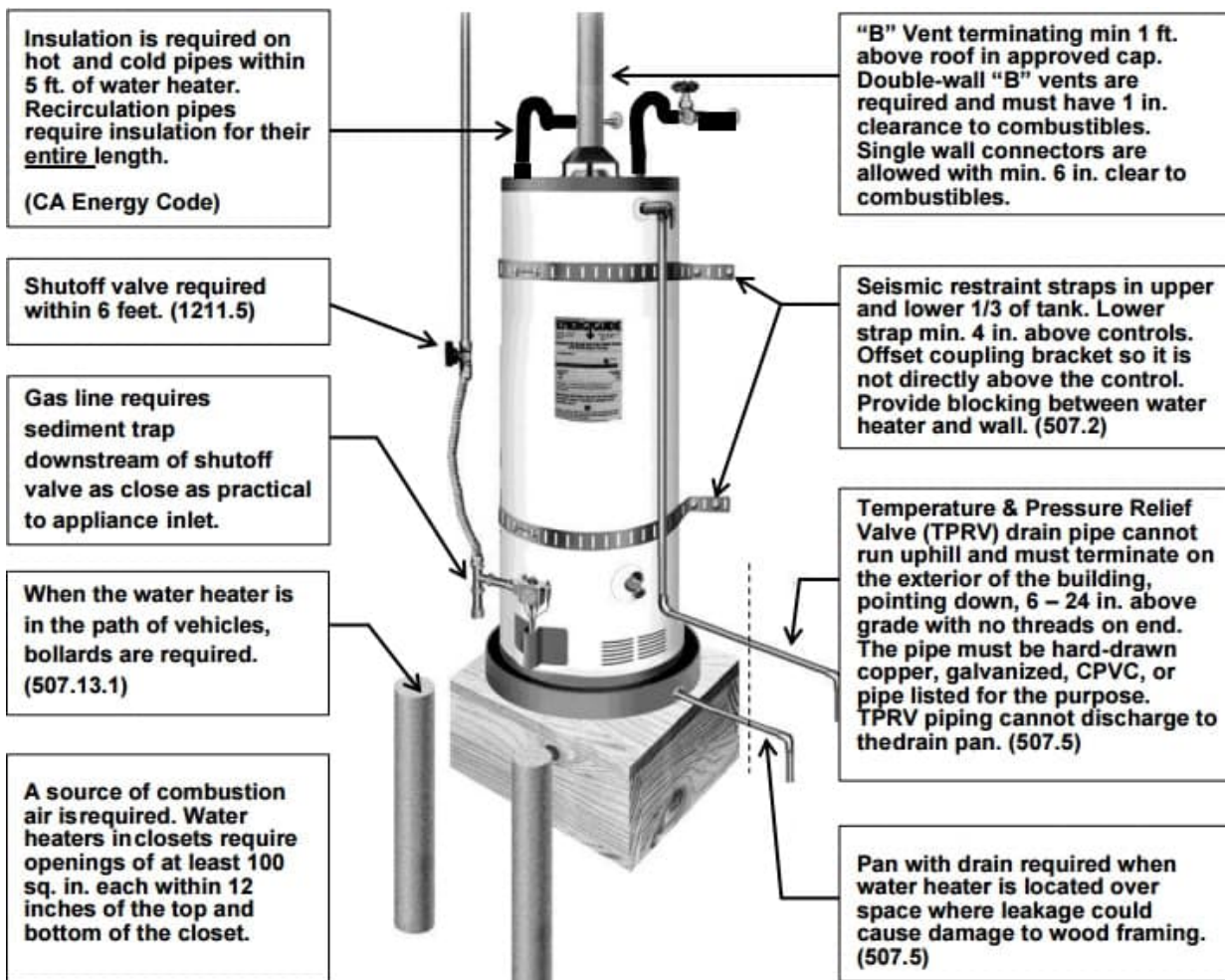
Water
Heater(s)

Upgrade Recommended. Location:+Exterior Closet; Type:+Conventional Natural Gas; Capacity:+40 gal.; Water shut off installed:+Yes; TPR valve installed:+Yes; TPR discharge pipe properly installed:+Yes; Vent flue piping:+Appears Serviceable; Combustion air:+appears serviceable; Seismic straps:+Appears Serviceable. **Recommend further evaluation and repairs by a qualified professional (Licensed Plumber). (2)**

Hot water heater gas line is not equipped with sediment trap. Upgrade - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is required by all manufactures of water heaters and furnaces or any gas appliance that has automatic ignition. Present on the furnace, missing on the water heater(s)Recommend installation by qualified contractor. (2)

Inspector tested water temp utilizing FLIR Infrared camera and water temp tested at 124 degrees Fahrenheit which is within the safe operating temperature to prevent scalding. Recommended setting to prevent scalding is at 120 degrees or less.

Property Inspection



Property Inspection

HEATING

HEATING: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

DISTRIBUTION: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Step #	Component	Comments
28	Description	Inspected-Appears Serviceable. Approximate input BTU's:+40,000; Heating type:+forced air unit; Fuel type:+natural gas; Location:+exterior closet.



Property Inspection

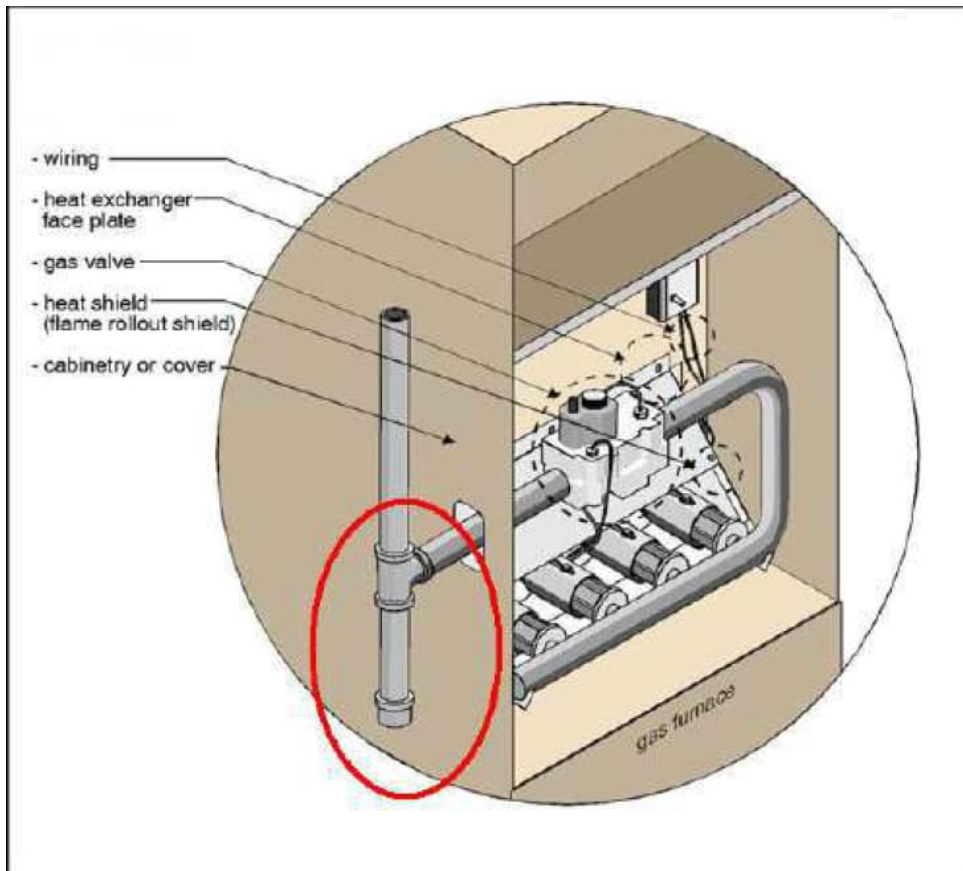
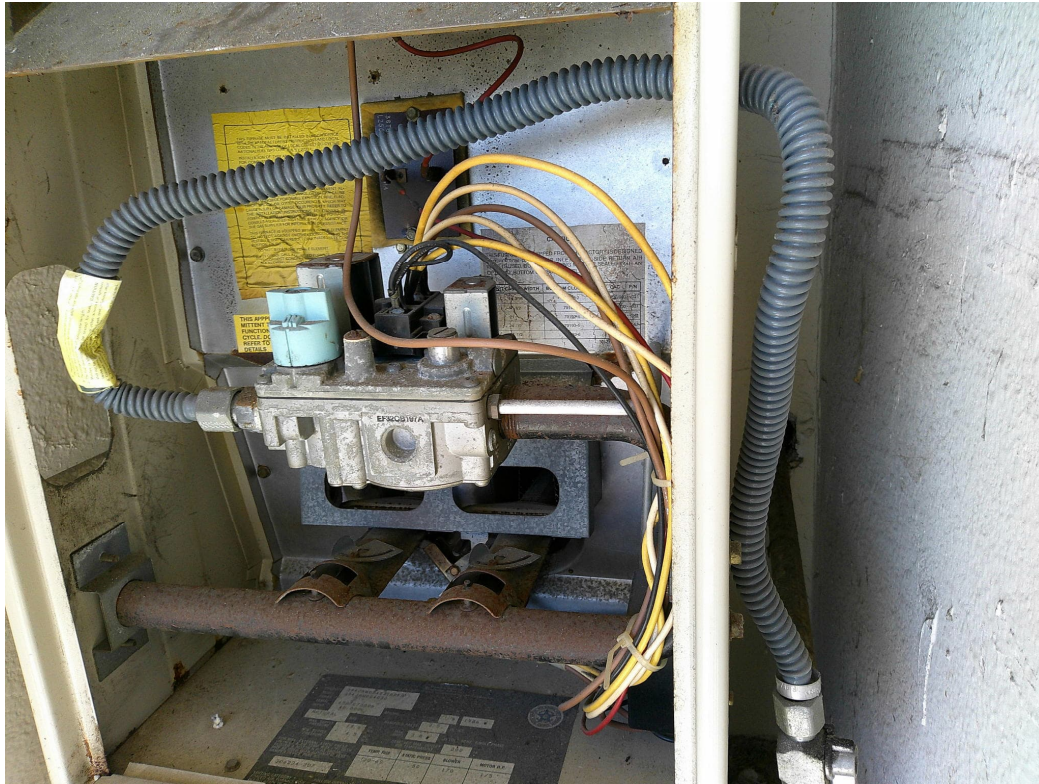
29

Condition

Repairs Recommended. Flexible gas tubing has been installed through the appliance exterior housing. Per Mfr Installation Instructions and current building codes this installation is not permitted and is considered a safety hazard. Recommend repairs be completed by qualified professional contractor by installing rigid gas piping through appliance housing to gas valve in appliance.(2)(5)

**Furnace gas line is not equipped with sediment trap. Upgrade - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is required by all manufactures of water heaters and furnaces or any gas appliance that has automatic ignition. Recommend installation by qualified contractor.
(2)**

Property Inspection



Property Inspection

- 30 Venting Inspected-Appears Serviceable.
- 31 Combustion Air Inspected-Appears Serviceable.
- 32 Burners The visible elements of the burners and surrounding area were inspected. This does not constitute an inspection of the heat exchanger. If such an inspection is desired, recommend further evaluation by a qualified professional.



- 33 Distribution Inspected-Appears Serviceable. Materials:+Ducts with registers.

Property Inspection

HEAT2/COOL

NORMAL CONTROLS: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

AIR FILTER: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

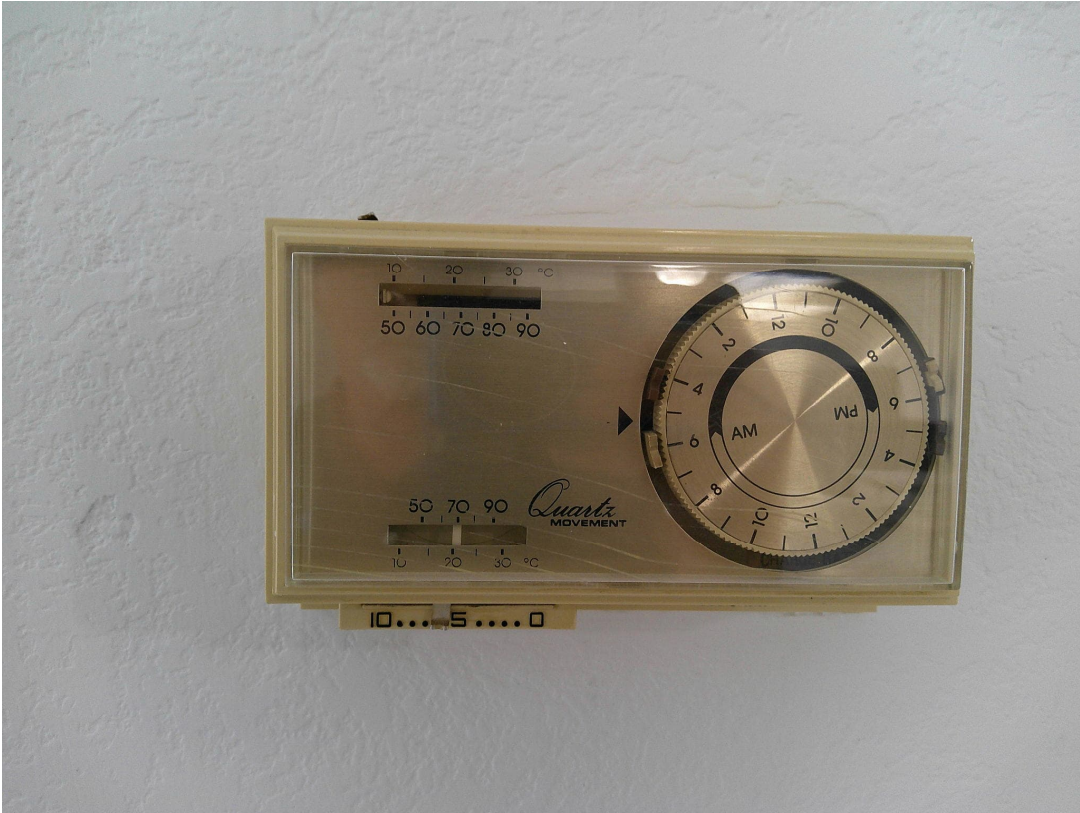
HEATING NOTES: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Step #	Component	Comments
34	Normal Controls	Upgrade Recommended. Inspector recommends installation of programable thermostat. Programable thermostats allow you to set the time that occupant wants the furnace/AC to activate and proper temperature while the home is occupied. This allows for greater energy efficiency by heating/cooling the home when occupied only. *

Property Inspection



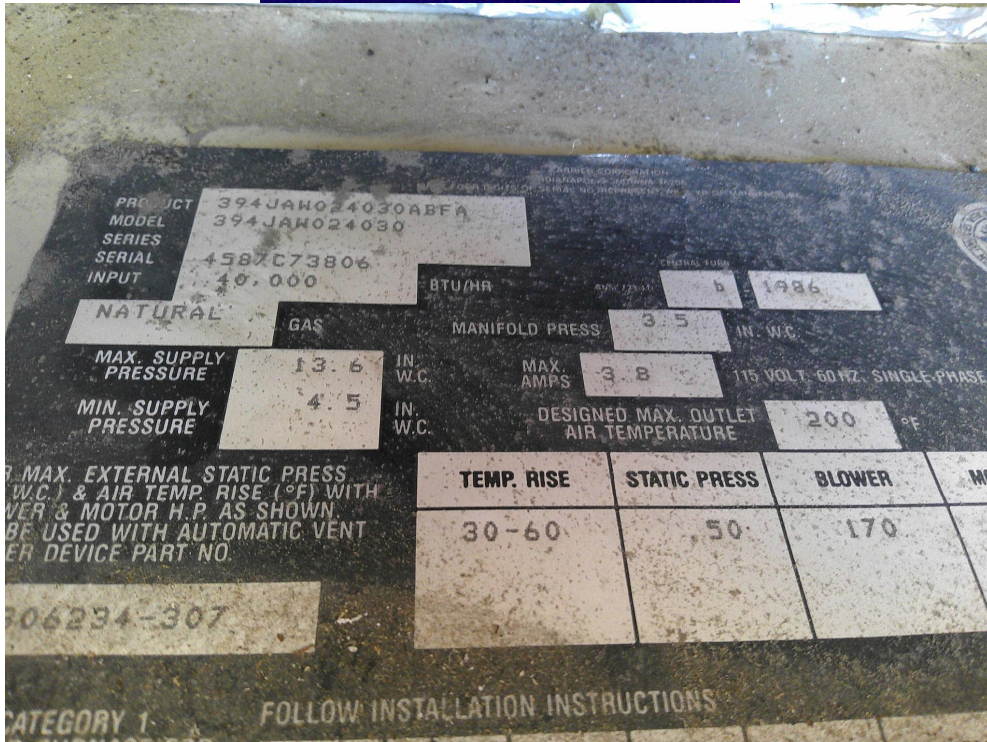
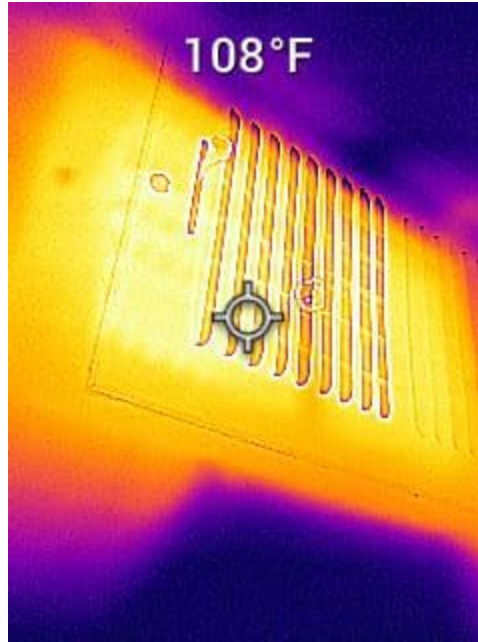
35 Air Filters Inspected-Appears Serviceable.

Property Inspection

36 Heating Notes **Upgrade Recommended. The furnaces is more than 20 years old. Most heating contractors consider units over 20 years old to be at the end of their life span. Since Southern California has a mild climate, furnaces can last longer than the industry standards. We advise consulting with a heating contractor to review the system for an estimate of life remaining, and the cost of replacement prior to the end of your contingency period. We also recommend having SDG&E or a heating contractor perform an annual safety test each season before use. Note: We specifically disclaim cracks in furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.**

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Property Inspection



Property Inspection

ELECTRICAL

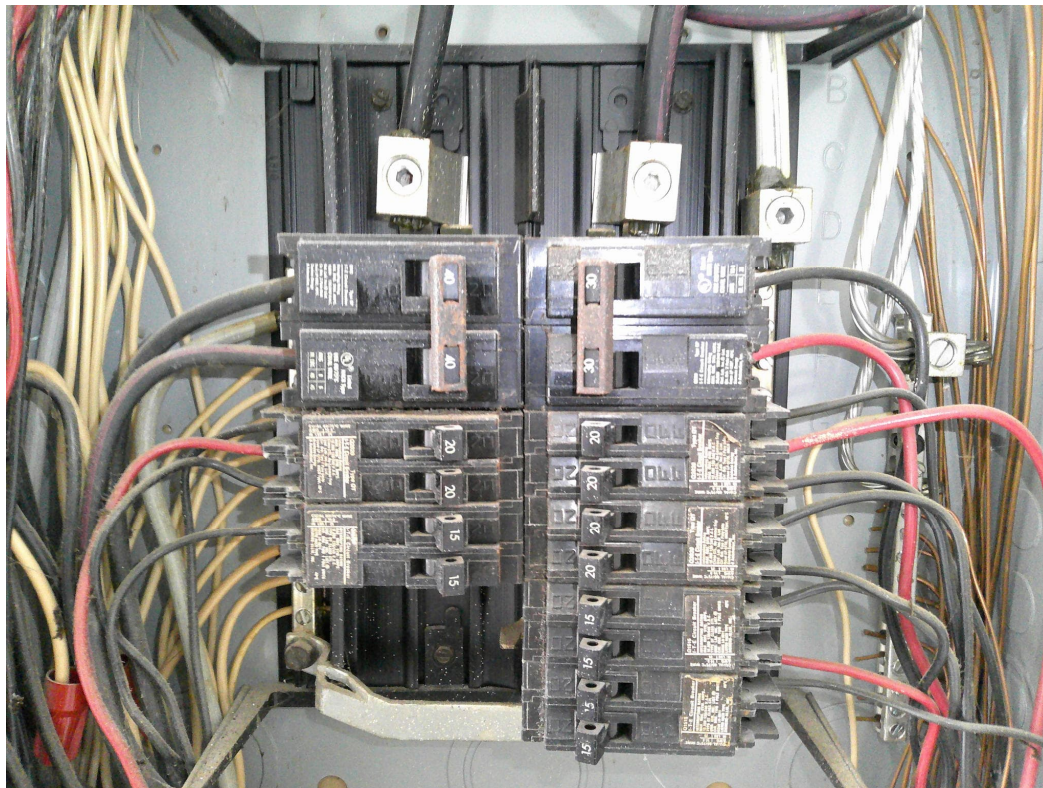
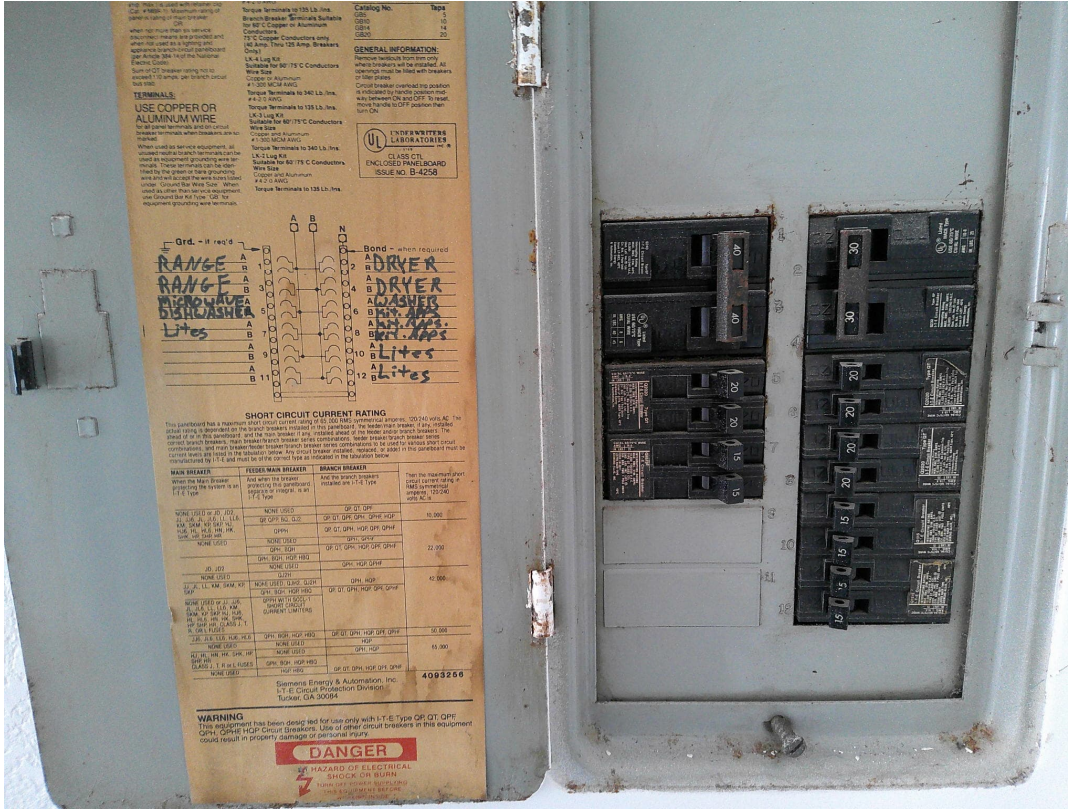
MAIN PANEL: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade maybe needed to operate larger electrical appliances.*

Step #	Component	Comments
39	Service	Inspected-Appears Serviceable. Service Type:+Underground; Number of conductors:+3; Voltage:+240 V / 120 V; Amps:+100; Main panel ground present.
40	Main Panel	Inspected-Appears Serviceable. Location:+Outside Garage.



41	Conductors	Inspected-Appears Serviceable. Service wire type:+Cannot determine; Branch wire type:+Copper; Wiring method:+Non-metallic sheathed cable.
42	Sub-panels	Inspected-Appears Serviceable. Location B:+Bedroom.

Property Inspection



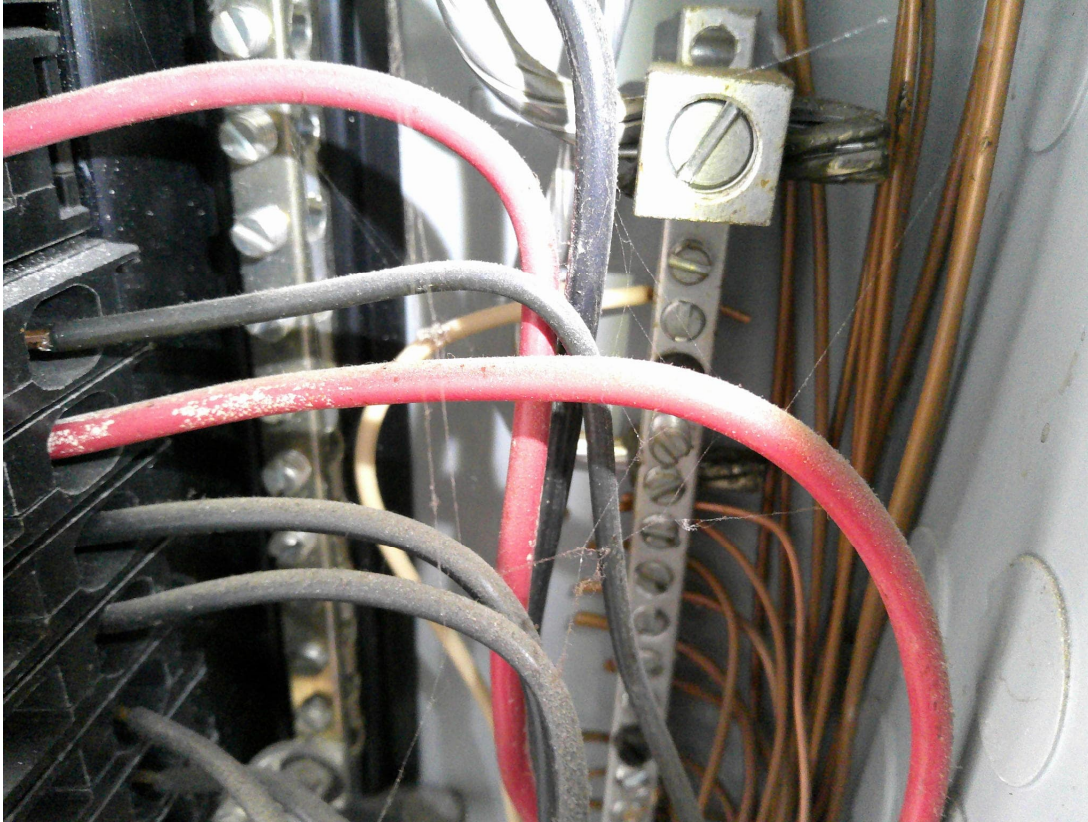
Property Inspection

43 Panel Notes **Repairs Recommended. Overcurrent protection devices inspected - type: +Breakers. Recommend further evaluation and repairs by a qualified professional (Licensed Electrician). (2) (4)**

Neutral and ground wires connected to the same buss at: Sub-panel B. (2) (4)

Though the neutral does not have significant voltage, it does carry current. In a 2-wire circuit, the neutral carries just as much current as the hot conductor. If the neutral and ground are connected in a sub-panel, that current will travel on other paths, such as bare ground wires, equipment enclosures, and metal piping systems, on its way back to the service panel. One problem created by this condition is possible shock hazards, the severity of which depends on the locations of the equipment and the person touching the enclosure or piping system. Another problem is magnetic fields that do not cancel themselves out. Since the return current has multiple paths, the current remaining in the neutral will not counterbalance the current in the hot wire. The resulting imbalance creates a magnetic field that can interfere with sensitive electronic equipment. In a metal conduit system, the imbalance will induce current into the conduit, which could cause the conduit to overheat.*

Property Inspection



44 Wiring Notes Inspected-Appears Serviceable. Representative sample of fixtures, switches and outlets appear serviceable.; GFCI(s) responded to test at: +All applicable locations.

Property Inspection

INTERIOR

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILINGS: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

Step #	Component	Comments
45	Entry Doors	Inspected-Appears Serviceable. The general condition of the exterior doors appeared serviceable at the time of the inspection. Doors were tested and operated as designed at the time of inspection. This is not an exhaustive test and does not determine the future performance of the exterior doors.
46	Interior Doors	Inspected-Appears Serviceable. The general condition of the interior doors appeared serviceable at the time of the inspection. Doors were tested and operated as designed at the time of inspection.
47	Exterior Doors	Inspected-Appears Serviceable. Tempered glass insignia visible at applicable locations; Latching hardware is operational; Sliding door tracks:+appear serviceable. The general condition of the exterior doors appeared serviceable at the time of the inspection. Doors were tested and operated as designed at the time of inspection. This is not an exhaustive test and does not determine the future performance of the exterior doors.
48	Windows	Upgrade Recommended. Type:+Single-pane, Sliding; Material:+Aluminum. Single pane windows were installed in the home at the time of inspection. These windows are not energy efficient or sound dampening and replacement should be considered.

Property Inspection

- 49 Interior Walls Inspected-Appears Serviceable. Drywall. The interior of the home appears to have been recently painted. New paint could mask conditions that would have otherwise been identified during an inspection. Check with seller to determine if there were any conditions or repairs addressed as part of the painting process.
- The general condition of the walls appeared serviceable at the time of the inspection.
- 50 Ceilings Inspected-Appears Serviceable. Drywall. The interior of the home appears to have been recently painted. New paint could mask conditions that would have otherwise been identified during an inspection. Check with seller to determine if there were any conditions or repairs addressed as part of the painting process.
- The general condition of the ceilings appeared serviceable at the time of the inspection.
- 51 Floors Inspected-Appears Serviceable. Luxury Vinyl Plank (LVP). The general condition of the floors appeared serviceable at the time of the inspection.

Property Inspection

INTERIOR-2

FIREPLACE(S): Recommend installing safety spacer or damper when gas logs are present.* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

LAUNDRY: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.*

VENTILATION & INSULATION: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.*

Step #	Component	Comments
52	Fireplace(s)	Inspected-Appears Serviceable. Location:+living room; Type:+Prefabricated; Gas piping:+appears serviceable; Gas valve:+appears serviceable; Damper:+appears serviceable. Fireplace operated as designed at the time of inspection.

Damper was operational.



53a	Ceiling Fans	Inspected-Appears Serviceable.
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Property Inspection

- 54 Smoke Detector Inspected-Appears Serviceable. Carbon Monoxide detectors were installed in the appropriate locations at the time of inspection.
- Smoke alarms were present in all bedrooms as well as in the hallway outside bedrooms. Testing smoke detectors is not a part of this home inspection. Smoke detectors were not tested as part of this inspection.
- 55 Laundry Inspected-Appears Serviceable. Location:+Service area; Piping (supply & waste) serviceable; Washer standpipe not tested *; Gas piping present; Gas shut-off valve present; Proper dryer vent provided; Laundry sink present:+No. Laundry notes: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

Property Inspection



Property Inspection

GARAGE

GARAGE COMMENTS: Determining the rating of fire walls is beyond the scope of this inspection.

Step #	Component	Comments
57	Floor	Inspected-Appears Serviceable.



58	Firewall/Ceiling	Inspected-Appears Serviceable.
59	Ventilation	Inspected-Appears Serviceable.
61	Exterior Door	Inspected-Appears Serviceable.
62	Vehicle Door	Inspected-Appears Serviceable. Type:+Tilt-up; Safety springs installed. The vehicle door(s) appears serviceable and operated as designed at the time of inspection.

Property Inspection



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| 63 | Automatic Opener | Inspected-Appears Serviceable. Electronic sensors present; Electronic sensors appear serviceable. Garage door opener was tested and was operational at the time of inspection. This is not an exhaustive test and does not predict the future performance of the of the garage door openers. * |
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Property Inspection



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Electrical

Inspected-Appears Serviceable.

Property Inspection

KITCHEN

RANGE/COOKTOP: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

SPECIAL FEATURES: Refrigerators, freezers and built-in ice maker are not part of this inspection.*

Step #	Component	Comments
66	Kitchen Sink(s)	Inspected-Appears Serviceable. Faucet appears serviceable; Plumbing under sink appears serviceable.
67	Kitchen (general)	Inspected-Appears Serviceable. Counter type:+Quartz; Cabinets appear serviceable; Counters appear serviceable; Floors appear serviceable.
68	Disposal	Inspected-Appears Serviceable. Wiring appears serviceable. The disposal wiring appeared to be serviceable at the time of the inspection.

The food waste disposer was tested and functioned properly at the time of inspection. This is not an exhaustive test and does not verify the efficiency of the unit.



Property Inspection

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Range/Cooktop

Safety Hazard. Number of ovens:+1; Fuel type:+electric; Oven door appears serviceable; Ventilation hood:+appears serviceable; Ventilation fan filter:+appears serviceable. Recommend further evaluation and repairs by a qualified professional.

The anti-tip leg assembly on the range is not operational, creating a tip hazard. (2) (4)

The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the cooktop. *

The oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the oven. *

The rangehood was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the rangehood. *

Property Inspection



Property Inspection

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Dishwasher

Repairs Recommended. Door seal:+appears serviceable; Drain line installed:+improperly (2) (3). Recommend further evaluation and repairs by a qualified professional.

No air gap installed. *

No High-Loop/Air Gap: A high loop or air gap is required at the DW drain line. The presence or absence of a high-loop could not be confirmed as none was observed in the cabinet. Some dishwashers have a built in high loop. Removing the DW to determine proper installation is beyond the scope of a general home inspection. Client is advised to confirm the appropriate installation of the DW drain line. *(2)

The condition of the door, the liner and the racks appeared to be serviceable at the time of the inspection.

The dishwasher was tested and was functioned properly at the time of inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.



Property Inspection

71 Special Features

Inspected-Appears Serviceable. Microwave:+Appears Serviceable. The built-in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test and does not predict the future performance of the microwave. *

Refrigerators, built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period. (2) I could not identify or inspect the outlet or water shutoff valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection and are not moved to inspect the walls/floors or other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period. *



Property Inspection

Hall Bathroom

SHOWER: Determined whether shower pans are watertight is beyond the scope of this inspection.*

POOL/SPA TYPE: Pool and spa bodies are beyond the scope of this inspection.* The information regarding the type of pool/spa is given as a courtesy only.

Step #	Component	Comments
72	Toilet	Inspected-Appears Serviceable. Toilet was tested by flushing water. Toilet operated as designed at the time of inspection. No leaking was detected at tank to toilet connection or around the base of the toilet after operation.
73	Sink	Inspected-Appears Serviceable. Faucet appears serviceable; Plumbing under sink appears serviceable; Counter & Cabinet appear serviceable. Inspector tested the faucet and drain for sink. Sink faucet and drain functioned as designed at the time of inspection. No leaks were noted at faucet or drain piping. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.
74	Vent/Heat	Inspected-Appears Serviceable. Exhaust fan:+appears serviceable; Ventilation:+appears serviceable. Ventilation system appears serviceable.
75	Bathtub	Inspected-Appears Serviceable. Faucet appears serviceable; Drain appears serviceable. Inspector tested the faucet and drain for tub. Tub faucet and drain functioned as designed at the time of inspection. No leaks were noted at faucet. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.
76	Shower	Inspected-Appears Serviceable. Water valve & shower head appear serviceable; Shower diverter is:+appears serviceable; No enclosure - shower curtain. Inspector tested the shower valve and shower diverter. Shower valve functioned as designed at the time of inspection. No leaks were noted at the shower valve or shower head. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.

Property Inspection

Primary Bathroom

Step #	Component	Comments
72.2	Toilet	Inspected-Appears Serviceable. Toilet was tested by flushing water. Toilet operated as designed at the time of inspection. No leaking was detected at tank to toilet connection or around the base of the toilet after operation.
73.2	Sink	<p>Repairs Recommended. Faucet appears serviceable; Plumbing under sink appears serviceable; Cabinet is:+appears serviceable. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)</p> <p>Grout and caulking are needed at the bathroom sink counter to back splash connection near the faucet. *</p> <p>Inspector tested the faucet and drain for sink. Sink faucet and drain functioned as designed at the time of inspection. No leaks were noted at faucet or drain piping. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.</p>



Property Inspection

73.2a Sink #2

Repairs Recommended. Faucet appears serviceable; Cabinet is:+appears serviceable. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)

Grout and caulking are needed at the bathroom sink counter to back splash connection near the faucet. *

Improper piping at the bathroom sink(s) drain. (2)

Inspector tested the faucet and drain for sink. Sink faucet and drain functioned as designed at the time of inspection. No leaks were noted at faucet or drain piping. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.



74.2 Vent/Heat

Inspected-Appears Serviceable. Exhaust fan:+appears serviceable; Ventilation:+appears serviceable.

Property Inspection

76.2 Shower Inspected-Appears Serviceable. Water valve & shower head appear serviceable; Shower diverter is:+appears serviceable; Drain appears serviceable; Enclosure appears serviceable. Inspector tested the shower valve, shower diverter and drain. Shower valve, diverter and drain functioned as designed at the time of inspection. No leaks were noted at the shower valve or shower head. This is not an exhaustive test and does not predict the future performance of the plumbing fixtures.