



# JOHN ROBINSON'S INSPECTION GROUP

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## RESIDENTIAL INSPECTION

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03/27/2026



Inspector

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Thank you for choosing John Robinson's Inspection Group. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

**\*\*\*\*Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and John Robinson's Inspection Group!\*\*\*\***

### **Very Important Next Steps:**

**Step 1:** [Read the entire inspection report!](#)

**Step 2:** Call your inspector immediately at **619-257-5753**, if you have any questions, concerns, or need changes made to the inspection report.

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

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

### **PLEASE BE ADVISED:**

This inspection report is the exclusive and sole property of **John Robinson's Inspection Group** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

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

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

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

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

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

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

**\*\*\*\*\* VERY IMPORTANT\*\*\*\*\***

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

**Definitions that may help you understand the above statement better:**

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

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

**SCOPE OF WORK**

You have contracted for us, John Robinson's Inspection Group, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting [nachi.org](http://nachi.org).

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

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

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

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

### **Definitions of Comments:**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any

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

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

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

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

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

### Discovery Items Defined

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

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

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

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

**Safety Concern** = May include the following condition:

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

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

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

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

**Mold:**

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. John Robinson's Inspection Group performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at **619-257-5753** or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

**Environmental Hazards:**

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

**Pest:**

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

**Pictures:**

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

**Please Note: John Robinson's Inspection Group hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.**



ITEMS INSPECTED



OBSERVATION ITEMS



ATTENTION ITEMS



SAFETY CONCERNS

- ⊖ 2.2.1 Built-In Kitchen Appliances - DISHWASHER: Air Gap - Loose
- ⊖ 2.3.1 Built-In Kitchen Appliances - GARBAGE DISPOSER: Rust at Blades
- ⚠ 2.3.2 Built-In Kitchen Appliances - GARBAGE DISPOSER: Wires - Wire Clamp Missing
- ⊖ 2.3.3 Built-In Kitchen Appliances - GARBAGE DISPOSER: Disposal - Debris Inside Unit
- ⊖ 2.5.1 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Dirty - Requires Cleaning
- 🔧 2.5.2 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Exhaust Fan - Charcoal Upgrade Recommended
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stop - Corrosion
- 🔧 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow (FYI)
- ⊖ 3.4.2 Plumbing System - TUB/SHOWER FIXTURES: Tub/Shower Diverter - Leak
- 🔧 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Line Scope Recommended
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Corrosion at Drainline Below Sink
- ⚠ 3.7.1 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Temperature Too High
- ⊖ 4.8.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Doorbell - Inoperable
- ⊖ 4.8.2 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Lights - Inoperable
- ⊖ 4.8.3 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Receptacles - Loose or Unsecured
- ⊖ 4.8.4 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Missing Face Plate
- ⚠ 4.14.1 Electrical System - CARBON MONOXIDE DETECTORS (Describe number and location): CO Detector - Missing
- ⊖ 5.5.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Clean and Re-caulk

- ⊖ 5.5.2 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinet - Moisture Damage Below Sink
- ⚠ 5.5.3 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Possible Organic Growth (Dry)
- ⊖ 5.6.1 Interiors - TUB/SHOWER ENCLOSURES: Clean and Re-caulk Tub/Shower
- ⊖ 5.6.2 Interiors - TUB/SHOWER ENCLOSURES: Shower Door - Corrosion
- 🔧 5.8.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Screens - Loose, Missing or Damaged
- 🔧 6.8.1 Attic, Insulation & Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Dryer Vent - Cleaning Recommended
- 🔧 6.8.2 Attic, Insulation & Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Vent Fans - Need Cleaning
- ⊖ 10.1.1 HVAC - HVAC GENERAL: The Entire HVAC System Needs to be Further Evaluated
- ⊖ 10.2.1 HVAC - HEATING EQUIPMENT: Heat Pump - turned on, but did not produce warm air
- 🔧 10.7.1 HVAC - DISTRIBUTION SYSTEMS: Ductwork - Limited Inspection (Leaks)
- ⊖ 10.7.2 HVAC - DISTRIBUTION SYSTEMS: Register - Weak/Low Air Flow
- ⊖ 10.8.1 HVAC - COOLING & AIR HANDLER EQUIPMENT: AC - Temp Split Insufficient

# 1: INSPECTION DETAILS

## Information

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<b>Property: Type</b> Condominium	<b>Year: Built</b> 2006	<b>Number of Levels: Levels</b> 1
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<b>Occupied: Is the Home Lived in</b> No	<b>Parties Present: Present</b> Home Inspector(s)	<b>Weather: Conditions</b> Clear, Dry
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**Outside Temperature: Air Temperature**  
75°

### Home 20 Years Old or More

This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with the current codes. This is not a new home, and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or it may still need further attention and repair. Determining this can be difficult in an older home. Sometimes in older homes, there are signs of damage to wood from wood-eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

### Staged Property

Due to professionally staged items including, but not limited to clothing, furniture, window coverings, towels, hygiene and/or cleaning products, a full evaluation of the cabinets, closets, and walls could not be made. We recommend you carefully inspect these areas prior to the removal of contingencies.

### Vacant Property

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

## Limitations

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General

### CONDOMINIUM - INSPECTION LIMITATION

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

## 2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER				X
2.3	GARBAGE DISPOSER				X
2.4	BUILT-IN MICROWAVE	X			
2.5	EXHAUST FAN/RANGE HOOD/DOWNDRAFT				X
2.6	RANGES AND COOKTOPS	X			
2.7	OVEN	X			
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER		X		
2.10	TRASH COMPACTOR			X	
2.11	CENTRAL VACUUM			X	
2.12	INSTANT HOT WATER DISPENSER			X	
2.13	WINE COOLER			X	
2.14	ICE MAKER			X	
2.15	SAUNA			X	

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

### Information

#### Dishwasher

LG

#### Range

Whirlpool

#### Trash Compactor

None

#### Wine Cooler

None

#### Disposer

In Sink Erator

#### Oven

Built into Range, -Electric-

#### Central Vacuum

None

#### Ice Maker

None

#### Built-in Microwave

Whirlpool

#### Exhaust/Range Hood

Built into Microwave, -Re-Circulate-

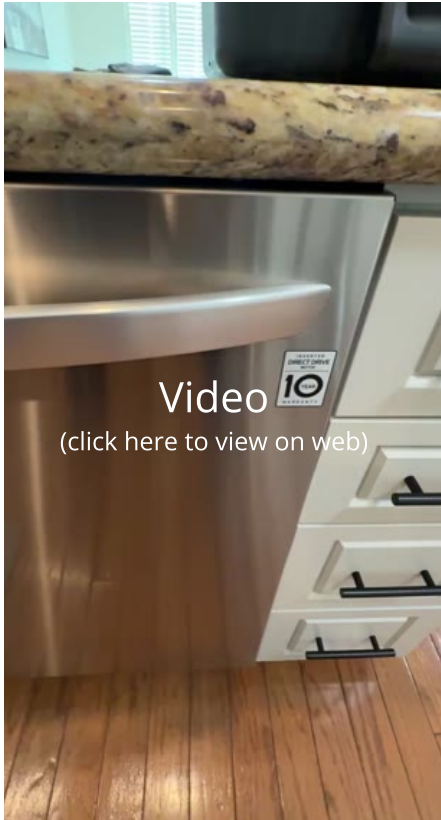
#### Instant Hot Water Dispenser

None

#### Sauna

None

## DISHWASHER: Photo/Video Confirming Dishwasher Run

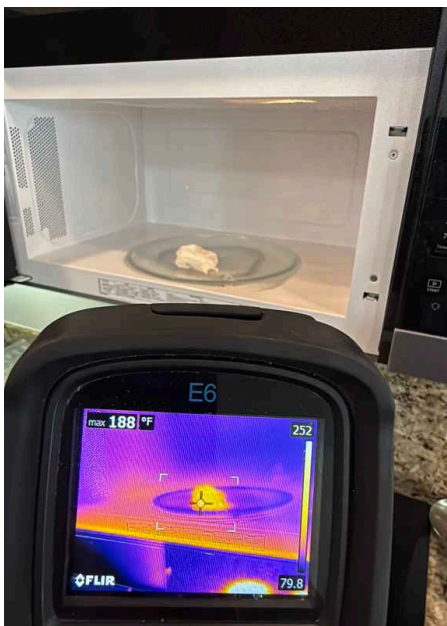


### GENERAL INFORMATION: Built-in Appliance Overview

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

### BUILT-IN MICROWAVE: Picture Showing Microwave Working

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



## RANGES AND COOKTOPS: Thermal Image Showing Range Working

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



## OVEN: Thermal Image Showing Oven Working

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



## Limitations

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### GENERAL INFORMATION

#### **APPLIANCES - NOT MOVED**

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

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## GENERAL INFORMATION

### **BUILT-IN APPLIANCE INSPECTION LIMITATIONS**

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection:

- Refrigerators
- Washers and dryers
- Trash compactors
- Central vacuums
- Instant hot water dispensers
- Wine coolers
- Icemakers

If you have any concerns about the operation and condition of the above-mentioned items, we recommend that you have them further evaluated by a qualified professional before the removal of contingencies to determine if any latent defects exist.

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## DISHWASHER

### **DISHWASHER TEST - LIMITED REVIEW**

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

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## DISHWASHER

### **HEATING ELEMENT - NOT INSPECTED**

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

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## GARBAGE DISPOSER

### **EFFICIENCY - NOT INSPECTED**

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

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## REFRIGERATOR

### **REFRIGERATORS - NOT INSPECTED**

Refrigerators are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### REFRIGERATOR

### **REFRIGERATORS - NOT MOVED**

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

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#### WASHER/DRYER

### **LAUNDRY EQUIPMENT - NOT INSPECTED**

Clothing washers and dryers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### WASHER/DRYER

### **FLOOR DRAINS - NOT TESTED**

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

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#### INSTANT HOT WATER DISPENSER

### **INSTANT HOT WATER DISPENSER - NOT INSPECTED**

Instant hot water dispensers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### WINE COOLER

### **WINE COOLERS - NOT INSPECTED**

Wine coolers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### ICE MAKER

### **ICE MAKER - NOT INSPECTED**

Ice makers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

## SAUNA

### SAUNA - NOT INSPECTED

Saunas are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

## Findings

### 2.2.1 DISHWASHER

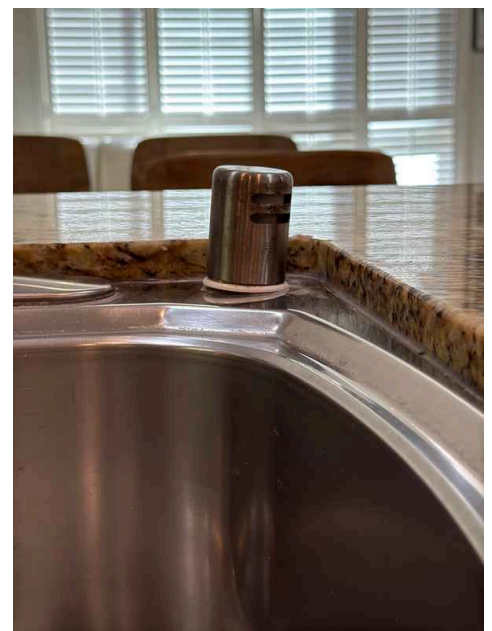
— Attention Items

#### AIR GAP - LOOSE

The air gap device was noted loose and/or not installed properly at the time of inspection. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

#### Recommendation

Contact a qualified appliance repair professional.



### 2.3.1 GARBAGE DISPOSER

— Attention Items

#### RUST AT BLADES

The unit(s) is operable. However, the blades and/or cutting plates appeared to be rusting. This unit may have a limited lifespan. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

#### Recommendation

Contact a qualified appliance repair professional.

### 2.3.2 GARBAGE DISPOSER

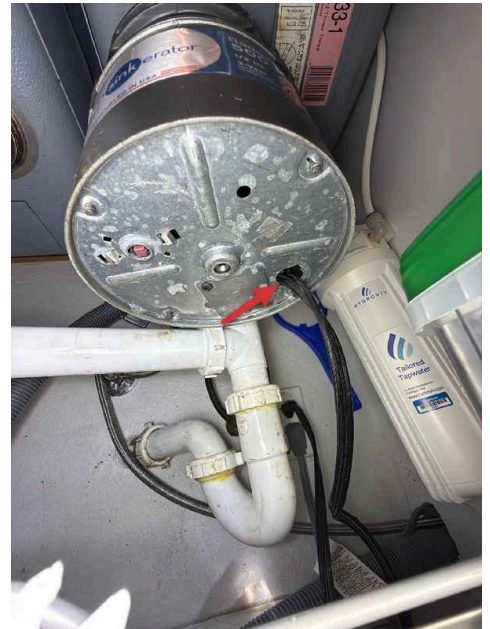
⚠ Safety Concerns

#### WIRES - WIRE CLAMP MISSING

The garbage disposal wiring appeared to be missing its clamp (anti-strain device) where it enters into the unit. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Garbage Disposer

### 2.3.3 GARBAGE DISPOSER

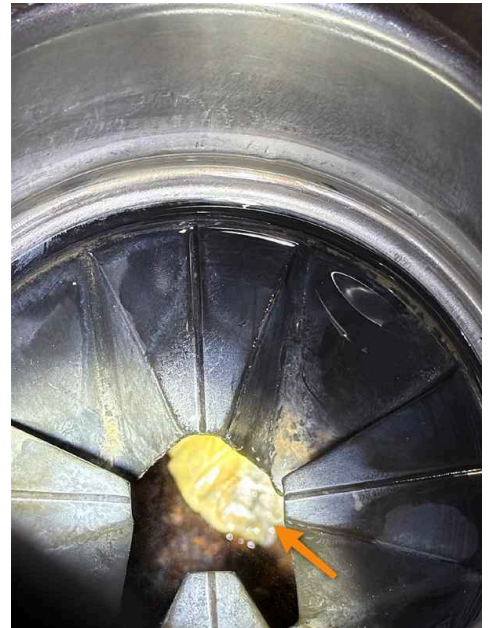
#### **DISPOSAL - DEBRIS INSIDE UNIT**

Attention Items

The garbage disposal was noted as noisy at the time of inspection. This is indicative of debris in the unit and/or loose, worn, or damaged components. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified appliance repair professional.



Example Noted at Kitchen

### 2.5.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT

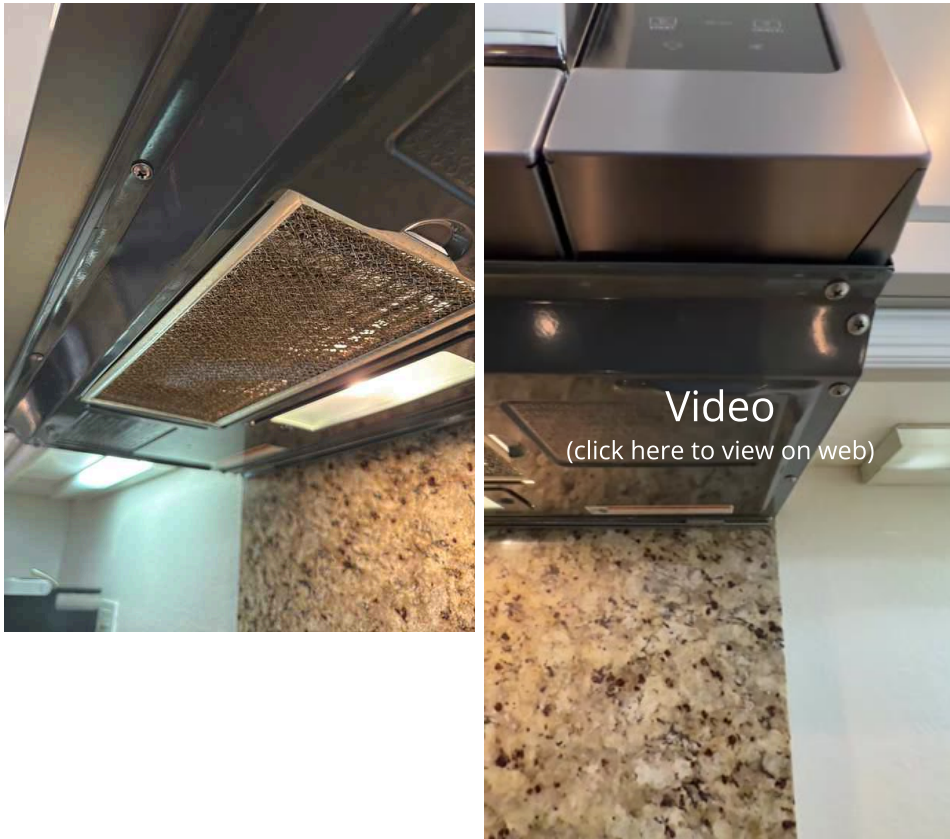
#### **DIRTY - REQUIRES CLEANING**

Attention Items

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

Recommendation

Contact a qualified cleaning service.



#### 2.5.2 EXHAUST FAN/RANGE HOOD/DOWNDRAFT

### **EXHAUST FAN - CHARCOAL UPGRADE RECOMMENDED**



The exhaust fan appeared to be functional at the time of the inspection. However, you may wish to upgrade the filter(s) to the charcoal type to comply with today's standards.

#### Recommendation

Contact a qualified appliance repair professional.

## 3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE		X		
3.9	WATER HEATER STRAPPING AND BRACING		X		
3.10	RECIRCULATING PUMPS			X	
3.11	MAIN WATER SHUT-OFF DEVICE (Describe Location)		X		
3.12	WATER PRESSURE & REGULATOR		X		
3.13	GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)			X	
3.14	MAIN GAS SHUT OFF VALVE (Describe Location)			X	
3.15	WATER FILTER/SOFTENER			X	
3.16	FIRE SPRINKLERS/CONTROLS		X		
3.17	SOLAR WATER HEATER			X	
3.18	SEWER EJECTOR PUMP			X	
3.19	SUMP PUMP			X	
3.20	STEAM SHOWER			X	

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

### Information

#### Water Source

Public

#### Plumbing Supply

Copper, Partially Visible

#### Plumbing Distribution

Copper, Partially Visible

#### Washer Drain Size

Unknown/Not Visible

#### Plumbing Waste

Partially Visible, Cast Iron, Metal

#### Number of Water Heaters

None In Unit (Community Water Heater Only)

#### Water Heater Fuel Source

Unknown/Not Visible

#### Water Heater Flue Pipe Material

Unknown/Not Visible

#### Manufacturer

Unknown/Not Visible

#### Capacity

Unknown/Not Visible

#### Year Water Heater Was Made

Unknown/Not Visible

#### Gas Distribution Piping

None

#### Water Filter/Softner

None

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

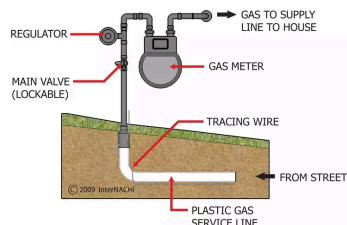
Common Area

#### WATER PRESSURE & REGULATOR: Water Pressure

Condo - Not Tested

<b>GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks): Fuel Storage System Location</b>	<b>MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location</b>
None Found	Common area, None (Electric Home)

GAS SERVICE LINE AND OUTDOOR METER



## PLUMBING GENERAL: Plumbing Overview

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

## PLUMBING GENERAL: Completed House - Plumbing Concealed

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

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

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

## WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

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



## Limitations

### PLUMBING GENERAL

#### PLUMBING INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: private wells; septic systems; determining if a home is on public or a private sewer system; water filter/softeners; bidets; determining if fixtures are low-flow, or have been converted for use with propane; hot water recirculating pumps; solar water heaters; sump and sewer ejection pumps; steam showers; back-flow prevention valves. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

#### GENERAL PLUMBING LIMITATIONS

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

## PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

**BACKFLOW VALVES - NOT INSPECTED**

Backflow prevention valves are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

**PRIVATE WELLS - NOT INSPECTED**

Private wells are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## FIXTURES AND CONNECTED DEVICES

**LOW FLOW AT FIXTURES - NOT DETERMINED**

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

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## FIXTURES AND CONNECTED DEVICES

**BIDETS - NOT INSPECTED**

Bidets are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**PUBLIC OR PRIVATE SEWER**

Determining if a home is on a public or a private sewer system is outside the scope of this inspection. We recommend asking the sellers, checking city/county records, and/or having this further evaluated by a licensed plumbing contractor.

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## PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**SEPTIC TANKS - NOT INSPECTED**

This inspection does not access or inspect any septic tanks, or determine their location. Septic tanks are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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MAIN WATER SHUT-OFF DEVICE (Describe Location)

### **CONDO LIMITATION - MAIN WATER SHUT-OFF**

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

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WATER PRESSURE & REGULATOR

### **CONDO LIMITATION - PRESSURE REGULATOR**

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

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GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)

### **GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS**

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

---

MAIN GAS SHUT OFF VALVE (Describe Location)

### **CONDO/TOWNHOME LIMITATION - GAS SHUT-OFF**

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

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WATER FILTER/SOFTENER

### **WATER FILTER - NOT INSPECTED**

Water filtration systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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FIRE SPRINKLERS/CONTROLS

### **FIRE SPRINKLERS - NOT INSPECTED**

Fire sprinkler systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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SOLAR WATER HEATER

### **SOLAR WATER HEATER - NOT INSPECTED**

Solar water heaters are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

#### SEWER EJECTOR PUMP

### SEWER EJECTOR PUMP - NOT INSPECTED

Sewer waste ejector pumps are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

#### SUMP PUMP

### SUMP PUMP - NOT INSPECTED

Sump pumps are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

## Findings

### 3.3.1 FIXTURES AND CONNECTED DEVICES



#### ANGLE STOP - CORROSION

One or more of the angle stops, shut-off valves, and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits, or are rusted. This is indicative of previous leaks that have self-sealed. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom



Example Noted at Master Bathroom

3.4.1 TUB/SHOWER FIXTURES

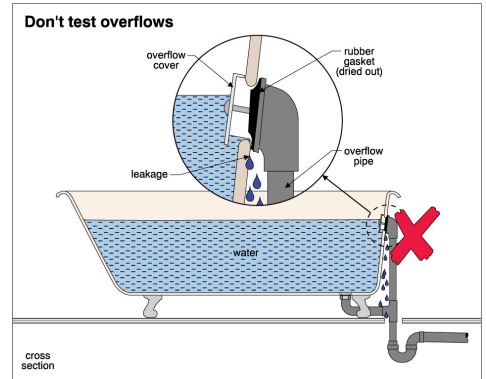
 Observation Items

**DRAIN OVERFLOW (FYI)**

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

Recommendation

Contact a qualified plumbing contractor.



3.4.2 TUB/SHOWER FIXTURES

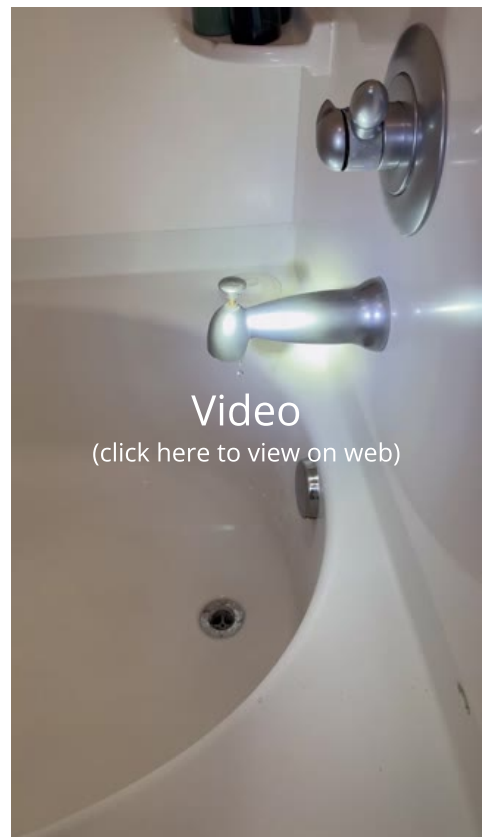
 Attention Items

**TUB/SHOWER DIVERTER - LEAK**

One or more tub/shower diverters were noted to be leaking at the time of inspection. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

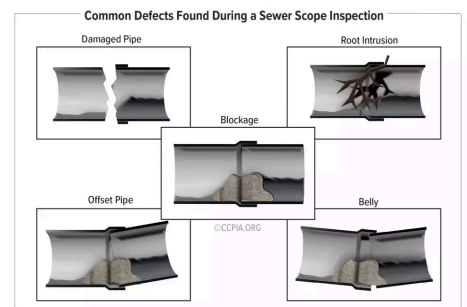


Example Noted at Master Bathroom

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

 Observation Items

**DRAIN LINE SCOPE RECOMMENDED**



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

Recommendation

Contact a qualified plumbing contractor.

### 3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Attention Items

#### **CORROSION AT DRAINLINE BELOW SINK**

Corrosion noted at the drain line below the sink. This is indicative of age, wear and leaks that have sealed themselves. Recommend further evaluation by a licensed plumber to determine repairs necessary at this time and to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Hall Bathroom

### 3.7.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

Safety Concerns

#### **TEMPERATURE TOO HIGH**

The water temperature appeared to be too high. Having the temperature set above 120 degrees is considered a scalding hazard. This is typically easily adjusted at the water heater. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



## 4: ELECTRICAL SYSTEM

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

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

### Information

#### Number of Electrical Panels

One

#### Panel Type

Sub Panel(s)

#### Panel Manufacturer

SQUARE D

#### Overcurrent Protection Type

Circuit Breakers

#### Panel Capacity

100 AMP

#### Service Conductors

Below Ground

#### Branch Wire 15 and 20 Amp

Copper, Partially Visible

#### Wiring Methods

Romex, Partially Visible

#### Exterior Lighting Control

Standard Switched

#### Solar

None

#### Generator

None

#### Security System

None

#### LOCATION OF MAIN AND DISTRIBUTION PANELS: Main

##### Panel Location

Common Area

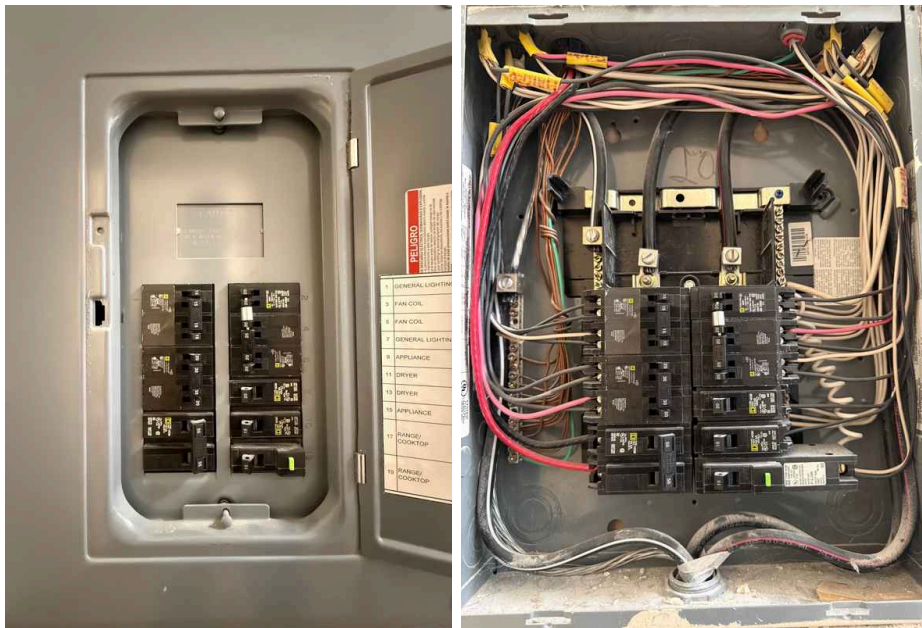
#### LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel

##### Location

Hallway

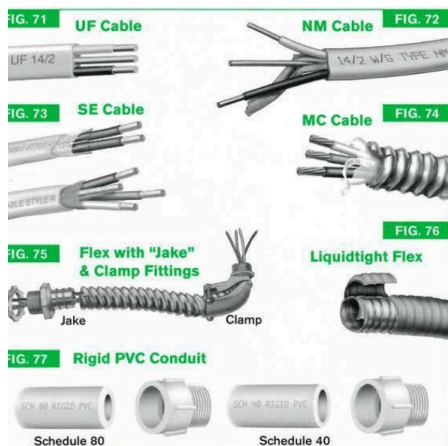
## MAIN AND DISTRIBUTION PANELS: Pictures of Electrical Panel(s)

Pictures of electrical panel(s).



## BRANCH CIRCUIT CONDUCTORS: Wiring Types

Throughout the electrical portion of your report, various labels/types of wiring will be discussed. For your convenience, we have attached a table with common definitions to give you a visual aid to better understand.



## SMOKE DETECTORS: Smoke Detector General Information

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

## Limitations

ELECTRICAL GENERAL

## ELECTRICAL INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: solar panels and ancillary equipment; intercoms; security systems; generators and backup power systems; cable, television, and data systems; buried/not visible service entry wires; sensor lights; inaccessible systems and components; determining the age of equipment; code compliance. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

---

#### OVERHEAD SERVICE ENTRANCE CONDUCTORS

### **BURIED SERVICE ENTRANCE WIRES**

The service entrance wires are buried underground and/or within the building (common for condos) and are not visible. This prevented our company from inspecting the condition of these wires. You may wish to have this further explored by a licensed electrical contractor.

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#### BRANCH CIRCUIT CONDUCTORS

### **ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS**

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

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#### EXTERIOR LIGHTING

### **DAYLIGHT - LIMITED VISIBILITY**

Due to sunlight and the position of one or more lights, we were unable to determine their operation. We recommend asking the sellers to demonstrate that the lights are functional. If you have concerns we recommend that you have the exterior lights evaluated by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

---

#### EXTERIOR LIGHTING

### **SENSOR LIGHTS - NOT TESTED**

Sensor lights are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

---

## EXTERIOR LIGHTING

### **LANDSCAPE LIGHTING - NOT TESTED**

Landscape lights are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

We recommend asking the sellers to demonstrate that all exterior landscape lighting is functional. If any part is not functional, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

---

## CABLE AND TELEPHONE ENTRANCE

### **CABLE TELEVISION DATA WIRES - NOT INSPECTED**

Cable, television, and data wires are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

---

## SOLAR

### **SOLAR PV SYSTEM - NOT INSPECTED**

Solar-powered systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

---

## GENERATORS

### **GENERATOR - NOT INSPECTED**

Generators are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## SECURITY SYSTEMS

### **SECURITY SYSTEM - NOT INSPECTED**

Security systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## **Findings**

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



### **DOORBELL - INOPERABLE**

The doorbell appeared to be inoperable. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.

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



### **LIGHTS - INOPERABLE**

One or more lights appear to be inoperable or not functioning properly at the time of the inspection (possibly due to a bulb). Recommend replacing bulb(s) and checking the operation of the fixture(s). If light(s) fail to work, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



Example Noted at Laundry Room

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

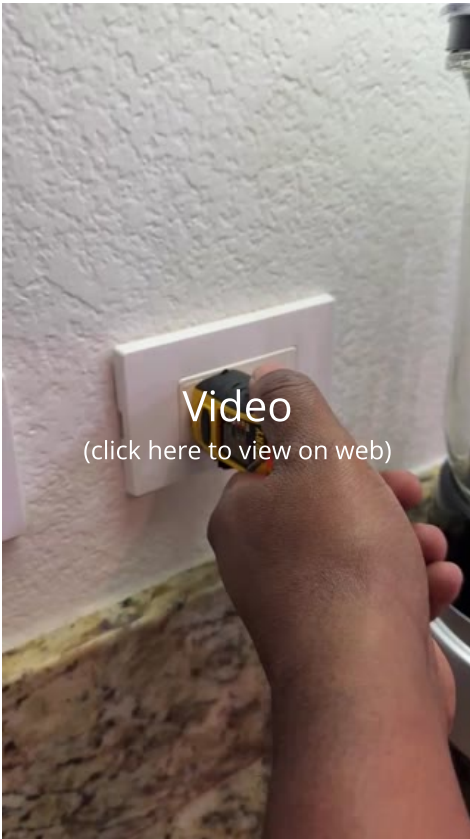


### **RECEPTACLES - LOOSE OR UNSECURED**

Loose and/or unsecured receptacles were noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



4.8.4 FIXTURES AND CONNECTED DEVICES

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

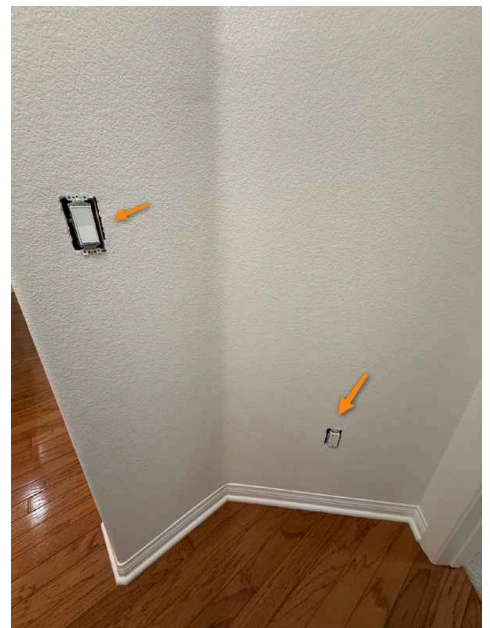
 Attention Items

**MISSING FACE PLATE**

Missing or damaged (with gaps) face plate (cover) noted at one or more outlets and/or switch(es). We recommend replacement as necessary at this time for safety.

Recommendation

Contact a handyman or DIY project



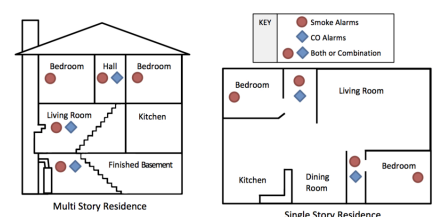
Example Noted at Hallway

4.14.1 CARBON MONOXIDE DETECTORS (Describe number and location)

 Safety Concerns

**CO DETECTOR - MISSING**

A carbon monoxide detector did not appear to be installed in one or more required areas. We recommend installing additional carbon monoxide detectors to comply with [current fire and safety standards](#) and regulations prior to occupying the home.



Recommendation

Contact a handyman or DIY project

## 5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS	X			
5.3	WALLS	X			
5.4	FLOOR COVERINGS	X			
5.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.6	TUB/SHOWER ENCLOSURES				X
5.7	DOORS (REPRESENTATIVE NUMBER)	X			
5.8	WINDOWS (REPRESENTATIVE NUMBER)				X
5.9	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			

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

### Information

#### Ceiling Materials

Drywall

#### Wall Materials

Drywall

#### Floor Coverings

Carpet, Tile, Wood

#### Interior Doors

Wood

#### Cabinetry

Wood, Particle Board

#### Kitchen Countertop

Granite

#### Windows

Vinyl, - Double Pane -

#### TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass Info

Tempered or toughened glass is a type of safety glass processed by controlled heat or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the interior into tension. Such stresses cause the glass, when broken, to shatter into small granular chunks instead of splintering into jagged shards as ordinary annealed glass does. The granular chunks are less likely to cause injury.

According to the IRC, all glass panels in fixed, sliding, swinging, operable, or bifold doors should have tempered glass or laminated glass installed. Any glass that is within 24 inches of a doorway must be made of tempered glass if the bottom edge of the glass is 60 inches or less above the walking surface. The rule does not apply if the glass is decorative or if the glass opening is smaller than 3 inches.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.

Any glass in walls adjacent to stairs, landings, and ramps should be made of tempered glass if the glass is within 5 feet of the top or bottom of the stairs and the bottom edge of the glass is 60 inches or less above the walking surface. Glass stair rails and baluster panels must be made of tempered glass.

Any fixed or movable window that is bigger than 9 square feet should be made of tempered glass. This applies if the bottom edge of the glass is less than 18 inches above the floor and the top edge is over 36 inches from the floor.

### Limitations

INTERIOR GENERAL

#### INTERIOR INSPECTION LIMITATIONS

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

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: elevators; chair lifts. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

---

## WALLS

### **PERSONAL PROPERTY**

Due to occupants' personal items/property, not all areas were visible. We were unable to view all of the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, we recommend booking a re-inspection for an additional fee to have these areas inspected and updates can be made to the inspection report.

---

## FLOOR COVERINGS

### **PERSONAL PROPERTY**

Due to occupants' personal items/property, not all areas were visible. We were unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during the final walk-through. If issues are discovered during your final walk-through, we recommend booking a re-inspection for an additional fee to have these areas inspected and updates can be made to the inspection report.

---

## COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

### **PERSONAL PROPERTY**

Due to occupants' personal items/property and/or staged items, not all areas were visible. We were unable to view all the cabinet walls and countertop surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during the final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

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## WINDOWS (REPRESENTATIVE NUMBER)

### **DOUBLE PANE WINDOW INSPECTION LIMITATION**

**Please Note:** Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances the inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather), lighting, or if the windows are dirty at the time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of pane seals, it is strongly suggested that you consult with a licensed window contractor before the removal of contingencies and seek further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

WINDOWS (REPRESENTATIVE NUMBER)

### **WINDOW COVERINGS - NOT INSPECTED**

Window coverings are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

WINDOWS (REPRESENTATIVE NUMBER)

### **DIRTY WINDOWS - LIMITATION**

One or more windows in the home appeared to be dirty and in need of general cleaning and/or servicing. This condition obstructed visibility and limited our inspection of the hermetic seals. We recommend professional cleaning and examination by a licensed window contractor to determine if latent defects exist.

WINDOWS (REPRESENTATIVE NUMBER)

### **INACCESSIBLE WINDOWS - LIMITATION**

We inspect a representative number of accessible windows during the course of any inspection. Your inspector is not required to, nor do they, use a ladder to evaluate any window that is not readily accessible from the inspector's reach. Any evaluation of a window that is not readily accessible is limited to what the inspector can visibly observe at the time of inspection. If any windows were not accessible or blocked by cabinetry, furniture, or other obstructions at the time of the inspection, these windows will not be inspected. If you have any concerns about the condition of any inaccessible window we recommend that you have a full evaluation of the windows conducted by a licensed window contractor **BEFORE THE REMOVAL OF CONTINGENCIES** once the obstructions have been removed to determine if any latent defects exist.

## **Findings**

### 5.5.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS



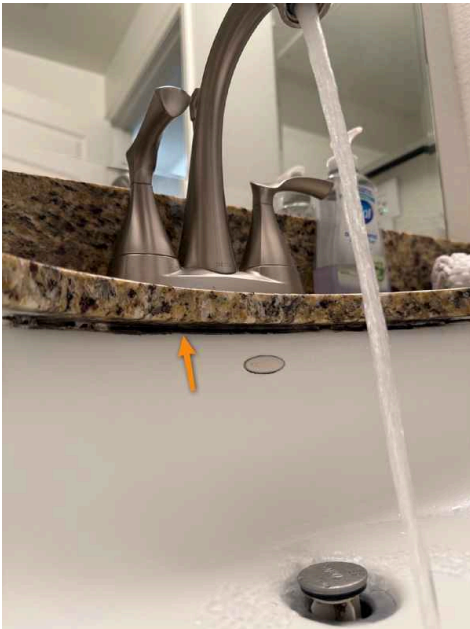
Attention Items

#### **CLEAN AND RE-CAULK**

One or more countertops and/or sinks need to be cleaned and re-caulked to prevent moisture intrusion. The caulking has signs of organic growth and possible gaps due to decomposition. This condition is conducive to moisture intrusion. We recommend further evaluation by a qualified professional to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls is beyond the scope of this standard home inspection.

Recommendation

Contact a handyman or DIY project



Example Noted at Hall Bathroom



Example Noted at Master Bathroom

### 5.5.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### **CABINET - MOISTURE DAMAGE BELOW SINK**



Attention Items

Moisture damage was noted on the floor of the cabinet below one or more sinks. This appears to be the result of past or current plumbing leaks. We recommend further evaluation by a licensed cabinet contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



### 5.5.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### **POSSIBLE ORGANIC GROWTH (DRY)**



Safety Concerns

Moisture stains and evidence of possible organic growth were noted. The area appeared to be dry at the time of the inspection. We did not inspect, test, or determine if this growth is, or is not a health hazard. Recommend further evaluation by a licensed environmental contractor or hygienist prior to the removal of contingencies to determine any corrections/repairs necessary at this time.

#### Recommendation

Contact a qualified environmental contractor



Example Noted Below the Kitchen Sink



Example Noted at the underside of the Kitchen Counter top (Near the AirGap)

#### 5.6.1 TUB/SHOWER ENCLOSURES

### CLEAN AND RE-CAULK TUB/SHOWER



Attention Items

One or more tubs and/or shower enclosures need to be cleaned and re-caulked to prevent moisture intrusion. The caulking has signs of organic growth and possible gaps due to decomposition. This condition is conducive to moisture intrusion. We recommend further evaluation by a qualified professional to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls is beyond the scope of this standard home inspection.

#### Recommendation

Contact a handyman or DIY project



Example Noted at Master Bathroom



Example Noted at Master Bathroom

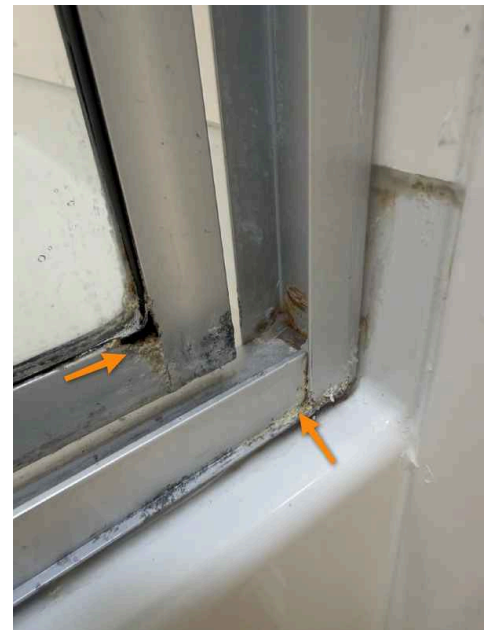
## 5.6.2 TUB/SHOWER ENCLOSURES

**SHOWER DOOR - CORROSION**
 Attention Items

Corrosion/calcification was noted at one or more shower enclosure doors. This is common in older doors, but may also indicate the seals are failing. This is a potential moisture intrusion issue. This is a potential moisture intrusion issue, and if unchecked the water may accelerate the deterioration over time. We recommend further evaluation by a licensed plumbing contractor and/or licensed restoration contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

## Recommendation

Contact a qualified professional.



Example Noted at Master Bathroom

## 5.8.1 WINDOWS (REPRESENTATIVE NUMBER)

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

One or more window screens are loose, missing, bent, or damaged. Missing screens are common and tend to be the result of cleaning, you should inquire with the sellers. We recommend the repair or replacement of the damaged screens as necessary at this time.

## Recommendation

Contact a qualified professional.



Example Noted Balcony

## 6: ATTIC, INSULATION & VENTILATION

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

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### Information

#### Attic Info

None Found

#### Method Used to Observe Attic

None Found

#### Attic Insulation

Unknown/Not Visible

#### Approximate Depth of Attic Insulation

Unknown/Not Visible

#### Wall Insulation

Unknown/Not Visible

#### Floor System Insulation

Unknown/Not Visible

#### Attic Ventilation

Unknown/Not Visible

#### Exhaust Fans (Kitchen, Bath, Laundry)

Fan

#### Dryer Power Source

220 v Electric

#### Dryer Vent

Metal Rigid, Metal Flexible

### Limitations

#### ATTIC, INSULATION & VENTILATION GENERAL

#### INSULATION AND VENTILATION INSPECTION LIMITATIONS

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

#### ATTICS

#### ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation, and/or forced air handling components, some areas of an attic are not visible and cannot not be fully inspected. We cannot report on systems and components within these spaces.

## INSULATION IN ATTIC

**ATTIC INSULATION INSPECTION LIMITATIONS**

The insulation and ventilation of the home were inspected and reported on in accordance with InterNACHI's standards of practice. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspector is not required to: enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard; move, touch or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the adequacy of ventilation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

## WALL INSULATION

**LIMITED INSPECTION - FINISHED WALLS**

Due to wall coverings, stored personal items/property, and/or other obstructions, none or not all portions of the wall insulation were visible. In a finished home, none of the wall insulation should be visibly observable. Our review of the home's insulation is limited. You may wish to have this further explored by a licensed insulation contractor to determine if any latent defects exist.

**Findings**

## 6.8.1 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)

**DRYER VENT - CLEANING RECOMMENDED**

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

Recommendation

Contact a handyman or DIY project



## 6.8.2 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)

**VENT FANS - NEED CLEANING**

The ventilation fans in one or more areas need general cleaning. This condition restricts the airflow and can lead to moisture-related problems if uncorrected. We recommend further evaluation by a qualified professional before the removal of contingencies to determine what repairs are needed at this time, and to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

## 7: ROOFING

		IN	NI	NP	D
7.1	ROOF GENERAL		X		
7.2	ROOF COVERINGS		X		
7.3	ROOF SHEATHING (As Observable From Attic)		X		
7.4	FLASHINGS & ROOF PENETRATIONS		X		
7.5	SKYLIGHTS		X		
7.6	ROOF DRAINAGE SYSTEMS		X		

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### Limitations

#### ROOF GENERAL

##### **CONDO LIMITATION - ROOF**

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

#### ROOF COVERINGS

##### **INSPECTION LIMITATIONS - ROOF COVERINGS, PENETRATIONS, AND FLASHINGS**

For multi-story homes, single-story homes with non-asphaltic coverings, or any roof that is deemed by the inspector to be inaccessible due to a high pitch or lack of access, the inspector will inspect the roof coverings and penetrations from the ground using approved methods. In this case, the inspection of the roof coverings, penetrations, and flashings will be limited to what can be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. If you have any concerns about the roof coverings, penetrations, and flashings we recommend further evaluation by a licensed roofing contractor or qualified professional before the removal of contingencies to determine if any latent defects exist.

#### ROOF SHEATHING (As Observable From Attic)

##### **ATTIC NOT FULLY ACCESSIBLE**

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

#### FLASHINGS & ROOF PENETRATIONS

##### **WATER TEST NOT PERFORMED**

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

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## FLASHINGS & ROOF PENETRATIONS

### **INSPECTION LIMITATIONS - ROOF COVERINGS, PENETRATIONS, AND FLASHINGS**

For multi-story homes, single-story homes with non-asphaltic coverings, or any roof that is deemed by the inspector to be inaccessible due to a high pitch or lack of access, the inspector will inspect the roof coverings and penetrations from the ground using approved methods. In this case, the inspection of the roof coverings, penetrations, and flashings will be limited to what can be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. If you have any concerns about the roof coverings, penetrations, and flashings we recommend further evaluation by a licensed roofing contractor or qualified professional before the removal of contingencies to determine if any latent defects exist.

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## SKYLIGHTS

### **SKYLIGHTS - LIMITED INSPECTION**

Our inspection of skylights is limited to what can be seen from our vantage points at the time of inspection. We cannot guarantee that all the flashings and glass are in good condition. If you have any concerns about the condition of any skylight, we recommend further evaluation by a licensed roofing contractor or qualified professional before the removal of contingencies to determine if any latent defects exist.

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## ROOF DRAINAGE SYSTEMS

### **RAIN GUTTER FUNCTION NOT TESTED - LIMITATION**

Our company does not test whether or not gutters are functional. You may wish to have this further explored by a licensed gutter contractor before the removal of contingencies to determine if any latent defects exist.

## 8: EXTERIOR

		IN	NI	NP	D
8.1	EXTERIOR GENERAL INFORMATION		X		
8.2	WALL CLADDING, TRIM AND FLASHING		X		
8.3	DOORS (Exterior)	X			
8.4	WINDOWS (Exterior)	X			
8.5	EAVES, SOFFITS AND FASCIAS		X		
8.6	VEGETATION		X		
8.7	DRAINAGE		X		
8.8	HARDSCAPE, WALKWAYS & GRADING		X		
8.9	RETAINING WALLS		X		
8.10	DECKS & BALCONIES (ATTACHED)	X			
8.11	PATIO COVERS & OVERHANGS (ATTACHED)		X		
8.12	FENCING AND GATES		X		
8.13	IRRIGATION SYSTEMS		X		
8.14	ADDITIONAL DETACHED STRUCTURES ON PROPERTY			X	
8.15	PONDS, WATERFALLS, FOUNTAINS			X	
8.16	OUTDOOR KITCHEN, BBQ & FIREPLACES			X	

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### Limitations

#### EXTERIOR GENERAL INFORMATION

##### **CONDO LIMITATION - EXTERIOR**

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

#### EAVES, SOFFITS AND FASCIAS

##### **INSPECTED FROM THE GROUND**

The inspection of the eaves, soffits, and fascia is limited to what can be seen from the ground and certain vantage points. This is a visual-only inspection, we do not utilize destructive testing like a licensed termite inspector wood to uncover hidden damages. We cannot guarantee that all the members are in good condition and free of wood-destroying organisms. We highly recommend contacting a licensed termite inspector or qualified professional for further evaluation before the removal of contingencies.

#### IRRIGATION SYSTEMS

##### **SPRINKLER SYSTEM - NOT INSPECTED**

Irrigation systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### ADDITIONAL DETACHED STRUCTURES ON PROPERTY

### **OUTBUILDINGS/SHEDS - NOT INSPECTED**

Outbuildings and/or sheds are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement.

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#### ADDITIONAL DETACHED STRUCTURES ON PROPERTY

### **ADDITIONAL DETACHED STRUCTURES - NOT INSPECTED**

Additional detached structures are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### PONDS, WATERFALLS, FOUNTAINS

### **WATER FEATURES - NOT INSPECTED**

Water feature systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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#### OUTDOOR KITCHEN, BBQ & FIREPLACES

### **OUTDOOR KITCHEN/BBQ/FIREPLACE - NOT INSPECTED**

Outdoor kitchens, Bar-B-Que grills, fire pits, and fireplaces are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

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## 9: STRUCTURAL COMPONENTS

		IN	NI	NP	D
9.1	STRUCTURAL GENERAL INFORMATION		X		
9.2	FOUNDATIONS, CRAWL SPACES AND BASEMENTS		X		
9.3	FLOORS (Structural)		X		
9.4	WALLS (Structural)		X		
9.5	CEILINGS (Structural)		X		
9.6	ROOF & ATTIC (Structural)		X		
9.7	PRESENCE OF FOUNDATION BOLTS		X		

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### Limitations

#### STRUCTURAL GENERAL INFORMATION

##### **CONDO LIMITATION - STRUCTURE**

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

#### FOUNDATIONS, CRAWL SPACES AND BASEMENTS

##### **LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS**

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

#### FOUNDATIONS, CRAWL SPACES AND BASEMENTS

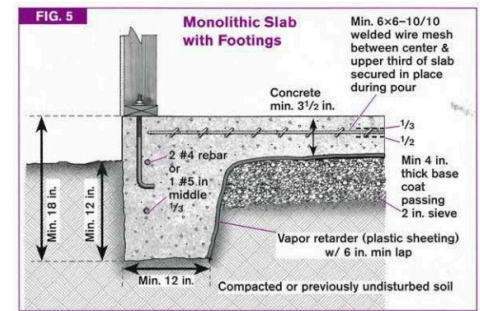
##### **LACK OF RAIN - MOISTURE INTRUSION UNKNOWN**

Due to the lack of heavy rain, we are unable to determine if water intrusion can or will occur.

#### FLOORS (Structural)

##### **FLOOR/FOUNDATION INSPECTION LIMITATIONS**

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



WALLS (Structural)

## WALL INSPECTION LIMITATIONS

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

CEILINGS (Structural)

## CEILING INSPECTION LIMITATIONS

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

ROOF & ATTIC (Structural)

## ATTIC NOT FULLY ACCESSIBLE

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

# 10: HVAC

		IN	NI	NP	D
10.1	HVAC GENERAL				X
10.2	HEATING EQUIPMENT				X
10.3	AUTOMATIC SAFETY CONTROLS	X			
10.4	FLUES FOR HEATING EQUIPMENT			X	
10.5	NORMAL OPERATING CONTROLS	X			
10.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
10.7	DISTRIBUTION SYSTEMS				X
10.8	COOLING & AIR HANDLER EQUIPMENT				X
10.9	SWAMP COOLER			X	

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## Information

### Number of Heating Systems (Excluding Wood)

One

### Heating Equipment Type

Heat Pump Forced Air (also provides cool air)

### Heating Equipment Manufacturer

Unknown/Not Visible

### Heating Equipment Energy Source

Electric

### Filter Type

Disposable

### Ductwork

Unknown/Not Visible

### Number of Air Conditioning Systems

One

### Cooling Equipment Type

Heat Pump Forced Air (also provides warm air)

### Cooling Equipment Manufacturer

Unknown/Not Visible

### Swamp Cooler

None

### AUTOMATIC SAFETY CONTROLS: Type

Safety Switch

### NORMAL OPERATING CONTROLS: Type

Thermostat, Programmable, Digital

### NORMAL OPERATING CONTROLS: Number of Thermostats

One

### NORMAL OPERATING CONTROLS: Thermostat Location(s)

Living Room

### PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type

In Ceiling

## Limitations

HVAC GENERAL

### HVAC INSPECTION LIMITATIONS

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

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: window-mounted or portable air conditioning units; swamp coolers. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

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#### HVAC GENERAL

### **HVAC DISTRIBUTION SYSTEM LIMITATIONS**

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

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#### FLUES FOR HEATING EQUIPMENT

### **FLUE PIPES - NOT FULLY VISIBLE**

The entire length of the flue pipe(s) cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, and/or other obstructions. The interiors of these flue pipes cannot be fully viewed by our company.

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#### PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

### **SYSTEM NOT FUNCTIONAL**

Ducting and registers were noted at the time of inspection. However, the system was not functioning or was taken off line and we were unable to check for airflow. Once the unit has been brought back online, we recommend that a licensed HVAC contractor verify that all ducks are properly attached and that all registers are supplying the home with treated air.

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#### DISTRIBUTION SYSTEMS

### **GENERAL HVAC DUCTING LIMITATIONS**

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

Heating and cooling ducts in an average California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: [www.energy.ca.gov/title24/changeout/](http://www.energy.ca.gov/title24/changeout/)

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#### DISTRIBUTION SYSTEMS

### **CONDO LIMITATION - DUCTING NOT VISIBLE**

The ducting was not visible at the time of inspection. We were unable to inspect the condition and operations of the ducting system. We recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

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#### DISTRIBUTION SYSTEMS

### **NO ATTIC - DUCTING NOT VISIBLE**

The home is not equipped with an attic. The ducting was not visible at the time of inspection. We were unable to inspect the condition and operations of the ducting system. We recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

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#### COOLING & AIR HANDLER EQUIPMENT

### **AC CONDENSING UNIT - LOCATED IN COMMON AREA (CONDO)**

Components of the air conditioning system appeared to be mounted on the roof or in another common area. The roof and common areas, and any components mounted there, are excluded from this condominium/townhome inspection.

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#### COOLING & AIR HANDLER EQUIPMENT

### **WINDOW A/C UNITS NOT INSPECTED**

Window units are not tested or inspected as they are outside the scope of a standard home inspection. This is in accordance with the InterNACHI Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNACHI). We advise asking the seller to demonstrate its operation to determine if any latent defects exist.

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#### COOLING & AIR HANDLER EQUIPMENT

### **CONDENSATION DRAIN LINE - LIMITED REVIEW**

Condensation drain lines can only be partially inspected, the entire span is never visible due to insulation, wall/floor coverings, and other finishes and/or obstructions. If you have any concerns about this we recommend further evaluation by a licensed HVAC contractor to determine if latent defects exist.

## SWAMP COOLER

**SWAMP COOLER - NOT INSPECTED**

Swamp coolers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

## Findings

## 10.1.1 HVAC GENERAL



Attention Items

**THE ENTIRE HVAC SYSTEM NEEDS TO BE FURTHER EVALUATED**

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist's further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist's inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's HVAC system, we recommend that this home's HVAC system be further evaluated by a licensed HVAC contractor before the removal of contingencies.

## Recommendation

Contact a qualified heating and cooling contractor

## 10.2.1 HEATING EQUIPMENT



Attention Items

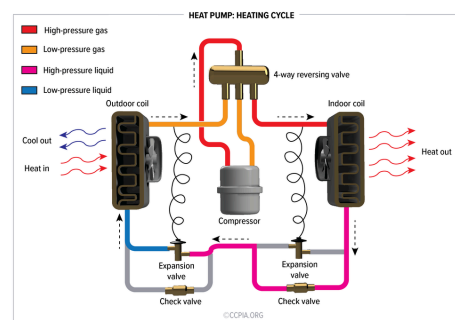
**HEAT PUMP - TURNED ON, BUT DID NOT PRODUCE WARM AIR**

The heat pump turned on, but did not produce warm air at the time of the inspection.

We recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

## Recommendation

Contact a qualified HVAC professional.



## 10.7.1 DISTRIBUTION SYSTEMS



Observation Items

**DUCTWORK - LIMITED INSPECTION (LEAKS)**

Testing for ductwork leaks is done on a visual basis only, we do not use special equipment to check that the system is balanced and sealed tight. We can only comment on what appears to be the conditions at the time of inspection. On average heating and cooling ducts in a California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit:

[www.energy.ca.gov/title24/changeout/](http://www.energy.ca.gov/title24/changeout/)



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Recommendation

Contact a qualified HVAC professional.

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10.7.2 DISTRIBUTION SYSTEMS



**REGISTER - WEAK/LOW AIR FLOW**

Weak/low airflow was noted at one or more HVAC registers while the unit was in use. Unable to determine the exact cause. This condition can be indicative of an inadequately sized forced air unit and/or ductwork. This condition can also be indicative of separated or damaged ducting. Pest can also chew holes and make nests in ducting which would not be visible if occurring in concealed areas in the walls or behind flooring or attic insulation. We recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified HVAC professional.

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10.8.1 COOLING & AIR HANDLER EQUIPMENT



**AC - TEMP SPLIT INSUFFICIENT**

One or more air conditioner systems did not appear to achieve a minimum of a 14° temperature split between the ambient air and the air blowing out of the registers. This can be indicative of the air conditioning system needing service. We recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified HVAC professional.

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# 11: COMPLEMENTARY PICTURES

		IN	NI	NP	D
11.1	Interior	X			

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

## Information

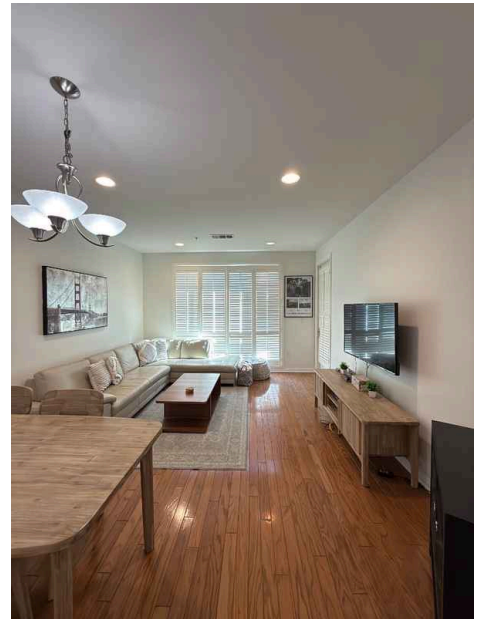
**Interior: Kitchen**



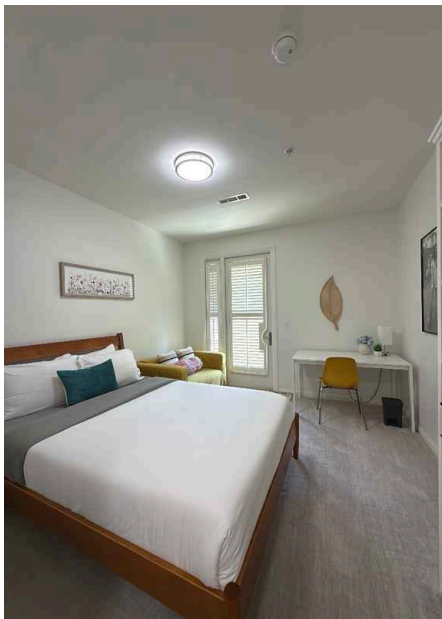
**Interior: Dining Room**



**Interior: Living Room**



**Interior: Master Bedroom**



**Interior: Bedroom #2**



**Interior: Laundry Room**



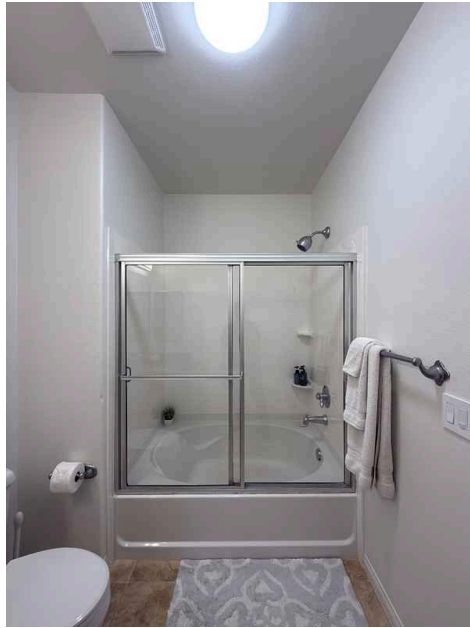
## Complimentary Photographs

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

**Interior: Hall Bathroom**



**Interior: Master Bathroom**



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# STANDARDS OF PRACTICE

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