



3B PROPERTY INSPECTIONS

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RESIDENTIAL INSPECTION REPORT

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JUNE 19, 2026



Inspector

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SERVICE /MAINTENANCE



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- 🔧 3.2.1 Roofing - Coverings: Roof: Annual Maintenance
- 🔧 4.5.1 Plumbing & Laundry - Laundry / Dryer Vent: Dryer Vent/Duct: Annual Cleaning
- ⊖ 4.5.2 Plumbing & Laundry - Laundry / Dryer Vent: Washing Machine: Catch Pan
- 🔧 5.2.1 Water Heater - Water Heater: Water Heater: Service / Maintenance
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- ⊖ 5.3.1 Water Heater - Supply Pipes: Water Heater: Corrosion At Water Supply Line
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- ⊖ 6.3.1 Kitchen - Disposal/Dishwasher/Air Gap: Dishwasher: Not Secured Properly
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- ⊖ 7.4.1 Electrical - Branch Wiring: Branch Wires: Improper Support
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- ⚠️ 7.4.3 Electrical - Branch Wiring: Branch Wires: Splices
- ⚠️ 7.7.1 Electrical - GFCI & AFCI Outlets: GFCI Outlet(s): Wired Incorrectly
- ⚠️ 7.8.1 Electrical - Smoke Detectors: Smoke Detector(s): Adding Additional
- ⚠️ 7.9.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detector: Missing/Not Installed
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- ⊖ 9.3.2 Interiors - Ceilings: Ceiling Fan: Remote Not Observed
- ⊖ 9.4.1 Interiors - Floors: Floors: Slope/Low Spot
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- ⊖ 9.7.2 Interiors - Doors: Closet Sliding Door: Bottom Track Loose
- ⊖ 9.7.3 Interiors - Doors: Interior Door(s): Door Stops Missing / Not Operating Properly

1: INSPECTION DETAILS

Information

General: In Attendance

Client

General: Occupancy

Vacant

General: Type of Building

Condominium

General: Temperature (approximate)

70 Fahrenheit (F)

General: Year Built

1979

General: Ground Cover

Dry

General: Main Entrance Faces

West

General: Type of Foundation

N/A

General: Weather Conditions

Clear

General: Scope of Inspection

SCOPE OF THE INSPECTION: A home inspection is a non-invasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives. The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected using the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client. The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgment of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component. Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

General: General Warnings: Pre-1979 Construction

Structures built before 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists, such as industrial hygienists, professional labs, and/or abatement contractors, for this evaluation. For information on lead, asbestos, and other hazardous materials in homes, visit these websites: The Environmental Protection Association <http://www.epa.gov> The Consumer Products Safety Commission www.cpsc.gov The Center for Disease Control www.cdc.gov

General: Carbon Monoxide (CO) Detectors – Safety Recommendation

The property may contain one or more fuel-burning appliances, which may produce carbon monoxide. Properly installed carbon monoxide (CO) detectors are important for occupant safety. CO detectors are typically recommended:

- On each level of the home
- Near sleeping areas
- Installed in accordance with manufacturer instructions (generally not too close to fuel-burning appliances)

If not already present, recommend installing carbon monoxide detectors as needed in appropriate locations throughout the home, in accordance with manufacturer guidelines. For more information, refer to the U.S. Consumer Product Safety Commission: <https://www.cpsc.gov/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center>

General: General Safety & Repair Recommendations

Items identified as safety concerns or in need of repair in this report should be further evaluated and/or corrected by qualified, licensed professionals. It is recommended that these items be addressed during the inspection contingency period and/or prior to the close of escrow.

General: Smoke & Carbon Monoxide Detectors: Not Tested

Smoke and carbon monoxide detectors may or may not be present within the home; however, their age and remaining service life could not be verified as part of this inspection. Detectors typically have a service life of approximately 10 years. Installation dates are often not visible, and handwritten dates or labels cannot be confirmed for accuracy. Detectors are not removed from ceilings or walls during the inspection. Manufacturer dates may be embedded within serial numbers, but these are not verified. For safety, it is recommended that all smoke and carbon monoxide detectors be installed (if missing) and/or replaced with new units upon taking ownership of the home, or further evaluated by a qualified professional.

2: EXTERIOR

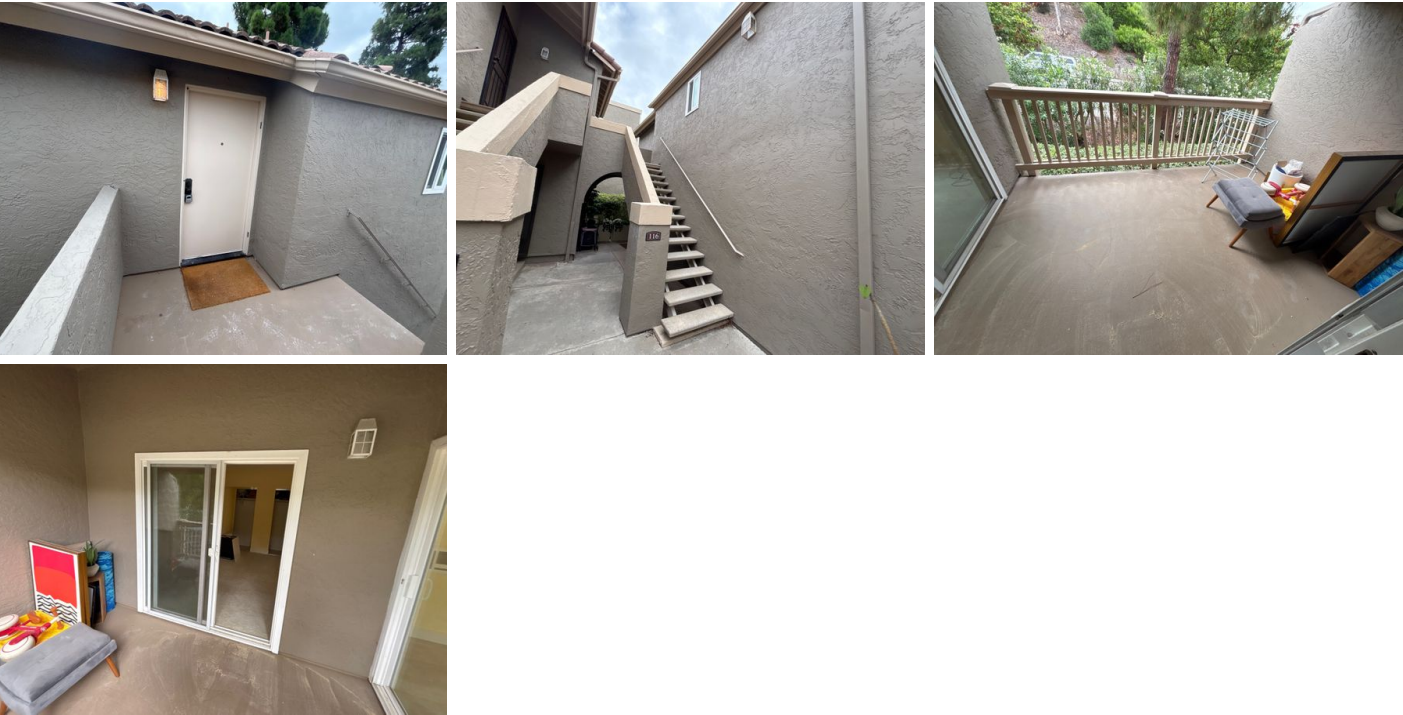
Information

General: Inspection Method Visual	General: Walkways Concrete	General: Deck/Balcony Wood, Membrane
General: Siding Material Stucco	General: Trim Material Stucco	General: Fascia Material Wood
General: Flashing Material Stucco	General: Footing Material Not Visible	General: Foundation Material Concrete Slab
General: Retaining Walls N/A	General: Wall Structure Wood Frame	General: Exterior Doors Glass Sliding Doors, Wood
General: Windows Vinyl		

General: Exterior Limitations

The inspector is not required to:

Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological, or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, breakwalls, or docks. Inspect erosion-control or earth-stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind, or geothermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems, or cesspools. Inspect irrigation or sprinkler systems. Inspect drain fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.



3: ROOFING

Information

General: Inspection Method

Ground, HOA Controlled

General: Roof Type/Style

Gable

General: Pitch of Roof

Medium

This is an estimate of the slope/pitch of the roof.

General: Roof Material

Concrete Tile

General: Roof Layers

1+

General: Estimated Age

20+

General: Flashing

Metal

General: Roof Vents

Gable Vents

General: Chimney Crown/Cap

N/A

General: Chimney Rain Cap

N/A

General: Chimney Chase

N/A

General: Skylights

No

General: Roofing Limitations

The inspector is not required to:

1. Walk on any roof surface.
2. Predict the service life expectancy.
3. Inspect underground downspout diverter drainage pipes.
4. Remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces.
5. Move insulation.
6. Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. Perform a water test.
10. Warrant or certify the roof.
11. Confirm proper fastening or installation of any roof-covering material.

Recommendations

3.2.1 Coverings

ROOF: ANNUAL MAINTENANCE


The roof should be serviced annually by a qualified professional. During the service, a qualified professional will check roof coverings, penetrations, skylights, chimneys, and flashing and clean debris off the roof and gutters. Recommend inquiring with sellers about maintenance records. Recommend a qualified professional to service the roof.

Recommendation

Contact a qualified professional.

4: PLUMBING & LAUNDRY

Information

General: Water Meter (Location)

Consult With HOA

General: Main Water Shut-Off Device (Location)

Consult With HOA

General: Main Fuel Shut-Off (Location)

Not Visible, Consult With HOA

General: Water Pressure Regulator

Not Visible

General: Water Pressure

Consult With HOA

General: Supply Pipe

Not Visible

General: Distribution Pipe

Copper, Pex

General: Drain Pipe

ABS

General: Fuel Line

Not Visible

General: Dryer Power Source

Not Visible

General: Exhaust Fans

Bathrooms

General: Bathtub Jets

No

General: Sump Pump

No

General: Filters

None

No visible service or maintenance records were observed for the whole house water filtration system. Routine maintenance is recommended to help ensure proper filtration performance and water quality. Filters and components typically require periodic replacement or servicing in accordance with manufacturer recommendations.

General: Dryer Vent

Ductless System

The Chimney Safety Institute of America (CSIA) recommends CSIA Certified Dryer Exhaust Technicians perform dryer vent inspections annually to ensure safe and efficient operation of your clothes dryer system.

General: Visible Fire Suppression System

No

Regular maintenance of the home sprinkler system is recommended. Never block or paint sprinkler heads or covers.

General: Plumbing and Laundry Limitations

The inspector is not required to:

1. Light or ignite pilot flames.
2. Measure the water heater's capacity, temperature, age, life expectancy, or adequacy.
3. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. Determine the water supply's exact flow rate, volume, pressure, temperature, or adequacy.
5. Determine the water supply or source's water quality, portability, or reliability.
6. Open sealed plumbing access panels.
7. Inspect clothes washing machines or their connections.
8. Operate any valve.
9. Test shower pans, tubs, and surrounds or enclosures for protection of leakage or functional overflow.
10. Evaluate the compliance with conservation, energy, or building standards or the proper design or sizing of any water, waste, or venting components, fixtures, or piping.
11. Determine the effectiveness of anti-siphon, back-flow prevention, or drain-stop devices.
12. Determine whether there are sufficient cleanouts for effective cleaning of drains.
13. Evaluate fuel storage tanks or supply systems.
14. Inspect wastewater treatment systems.
15. Inspect water treatment systems or water filters.
16. Inspect water storage tanks, pressure pumps, or bladder tanks.
17. Evaluate wait time to obtain hot water at fixtures or perform testing on water heater elements.
18. Evaluate or determine the adequacy of combustion air.
19. Test, operate, open, or close safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. Determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. Inspect or test for gas or fuel leaks or indications thereof.



Bathroom



Kitchen

Limitations

General

SEWER LATERAL NOT INSPECTED

The sewer lateral was not inspected. It is recommended that a sewer lateral camera inspection be performed to determine the condition of the sewer lateral.

General

AREA BEHIND WASHER/DRYER: NOT VISIBLE

The area behind and under the washer and dryer was not visible.

General

LAUNDRY: WASHER/DRYER NOT TESTED

The washer and dryer appliances were not tested. Recommend having the seller demonstrate these appliances, if staying with the home, are operating.



Recommendations

4.5.1 Laundry / Dryer Vent

DRYER VENT/DUCT: ANNUAL CLEANING

Depending on usage, the dryer vent/duct should be cleaned annually or per manufacturer recommendations. Recommend a qualified professional to clean the dryer vent/duct.

Recommendation

Contact a qualified professional.



Service /Maintenance

4.5.2 Laundry / Dryer Vent

WASHING MACHINE: CATCH PAN

No catch pan was installed under the washing machine. The catch pan collects water in case the washing machine leaks. Recommend qualified professionals to install a catch pan under the washing machine.

Recommendation

Contact a qualified professional.



Recommendation



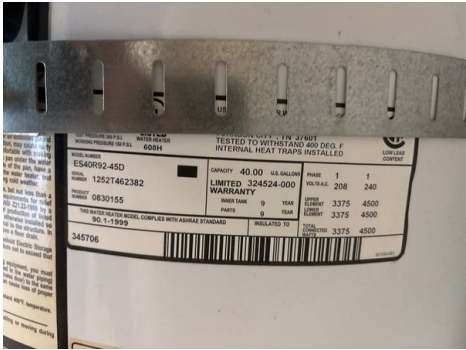
5: WATER HEATER

Information

General: Manufacturer
Whirlpool



General: Model / Serial #
Visible



General: Estimated Age
14

General: Type
Tank

General: Energy Source
Electric

General: Catch Drain Pan
Yes

General: Expansion Tank
No

General: Proper Seismic Straps
Yes

General: Proper TPRV Extension
No

General: Proper Vent Flue Pipe
N/A

General: Location
Bedroom Closet

General: Circulator Pump
Not Visible

General: Capacity
40

The inspector does not calculate water heater size for home. For info on sizing water heaters, visit [energy.gov](https://www.energy.gov)

General: Heat Operable
Yes



General: Water Heater Limitations

The inspector is not required to:

1. Light or ignite pilot flames.
2. Measure the capacity, temperature, age, life expectancy, or adequacy of the water heater.
3. Evaluate wait time to obtain hot water at fixtures or perform testing of any kind on water heater elements.
4. Evaluate or determine the adequacy of combustion air.
5. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
6. Inspect or test for gas or fuel leaks or indications thereof.

Recommendations

5.2.1 Water Heater



Service /Maintenance

WATER HEATER: SERVICE / MAINTENANCE

No visible service or maintenance records were observed on or around the water heater.

Routine maintenance is recommended to help ensure efficient operation and extend the service life of the unit. Both tank and tankless water heaters should be serviced annually or in accordance with manufacturer recommendations. Recommend a qualified professional to service the water heater.



Recommendation

Contact a qualified professional.

5.2.2 Water Heater



Service /Maintenance

WATER HEATER: AGE

The age of the water heater appears to be 10-15+ years. Most manufacturers state the average lifespan of a water heater is 10-15 years; however, the lifespan can be increased with proper service and maintenance. The water heater may need to be upgraded within the next five years. Recommend a qualified professional to perform service by following manufacturer recommendations and routine maintenance to increase the water heater's lifespan.

Tips for maintaining a water heater, link: [Water Heater Maintenance](#)

Recommendation

Contact a qualified professional.



5.3.1 Supply Pipes



Recommendation

WATER HEATER: CORROSION AT WATER SUPPLY LINE

Corrosion at water supply pipes for the water heater. Rust and corrosion can cause water leaks to develop. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



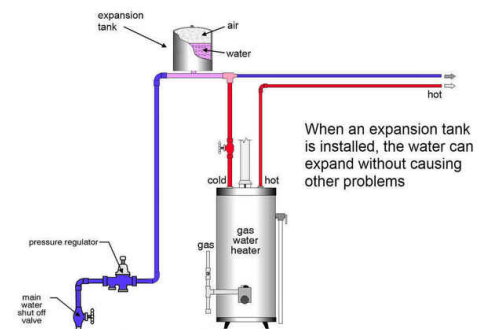
5.4.1 Tank/Straps/Catch Pan

WATER HEATER: EXPANSION TANK MISSING

No expansion tank was visible around the water heater. Expansion tanks help with thermal expansion when water is heating and help minimize the risk of pressure damage to the plumbing system. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



5.7.1 Temperature Pressure Relief Valve

WATER HEATER: TPRV DISCHARGE PIPE IMPROPERLY SLOPED

The temperature-pressure relief valve discharge pipe is not sloped correctly. The discharge pipe should be installed so as to drain by the flow of gravity. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



5.8.1 Closet/Area Around Tank

WATER HEATER: ELECTRICAL DISCONNECT NOT OBSERVED

An electrical disconnect was not observed within sight of the electric water heater. A disconnecting means within sight of the appliance is intended to allow the unit to be safely serviced or shut off in an emergency. The absence of a nearby disconnect may create a safety concern. Recommend evaluation and installation of an approved disconnecting means within sight of the water heater by a qualified professional, as needed.

Recommendation

Contact a qualified professional.



6: KITCHEN

Information

General: Disposal
Operable



General: Dishwasher Air Gap
Yes



General: BBQ
No

General: Dishwasher
Operable

Dishwashers need maintenance and cleaning according to manufacturer recommendations



General: Oven
Operable



General: Range

Not Tested, Induction Top

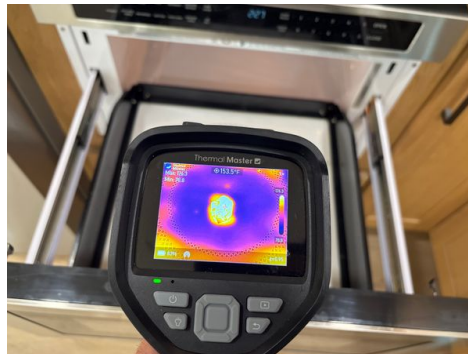
**General: Exhaust Fan**

Operable

Exhaust fans need to be maintained and cleaned periodically according to manufacturer recommendations

**General: Microwave**

Operable

**General: Refrigerator**

Operable

Refrigerators/Freezers need to be serviced annually or per manufacturer recommendations. Refrigerators need service according to manufacturer recommendations.



General: Kitchen Limitations

The inspector is not required to inspect or move household appliances. Any comments provided regarding these items are offered as a courtesy only. Areas that are obscured or inaccessible behind and/or beneath appliances are excluded from this inspection. The condition of concealed surfaces and connections (including plumbing, electrical, and venting) behind or beneath appliances could not be evaluated.

Limitations

General

AREA BEHIND REFRIGERATOR NOT VISIBLE

The areas behind and under the refrigerator were not visible during the inspection. Pulling out the refrigerator can damage the plumbing components (valves, hose connections) which could cause a water leak. Pulling the refrigerator out can sometimes damage the flooring.



Recommendations

6.2.1 Kitchen Appliances



Service /Maintenance

KITCHEN APPLIANCES: SERVICE / MAINTENANCE

No visible service or maintenance records were available for the kitchen appliances at the time of inspection. Most household appliances require periodic maintenance in accordance with manufacturer recommendations to help ensure proper operation, efficiency, and longevity. Typical maintenance may include cleaning refrigerator coils, replacing or cleaning filters, inspecting door seals and gaskets, cleaning oven and range components, servicing dishwasher filters and spray arms, monitoring dishwasher racks for corrosion, and cleaning range hood fans, filters, vents, and ductwork. Recommend inquiring with the seller regarding any available service, maintenance, repair, or warranty records for the appliances. Recommend a qualified appliance service technician evaluate and service the kitchen appliances as needed and establish an ongoing maintenance program in accordance with manufacturer recommendations.

Recommendation

Contact a qualified appliance repair professional.

6.3.1 Disposal/Dishwasher/Air Gap

DISHWASHER: NOT SECURED PROPERLY

The dishwasher was loose and/or not adequately secured. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Recommendation



6.5.1 Range Hood/Exhaust System

RANGE HOOD: IMPROPER DUCT MATERIAL / TERMINATION

KITCHEN

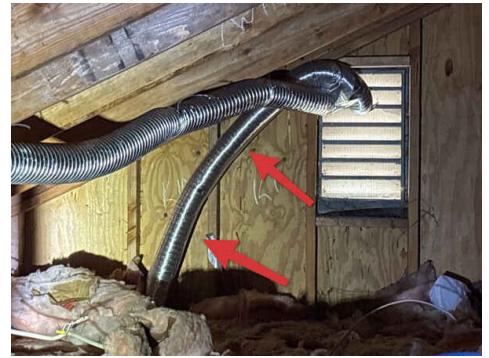
The kitchen range hood exhaust duct was installed using a flexible/semi-rigid duct and did not appear to terminate at a dedicated exterior exhaust vent. Instead, the duct appeared to discharge into the attic near the gable vent. Exhausting cooking moisture, grease, and contaminants into the attic can contribute to moisture-related damage, deterioration of building materials, and reduced indoor air quality. Recommend evaluation and correction by a qualified professional to ensure a properly installed duct system that terminates directly to the exterior.

Recommendation

Contact a qualified appliance repair professional.



Recommendation

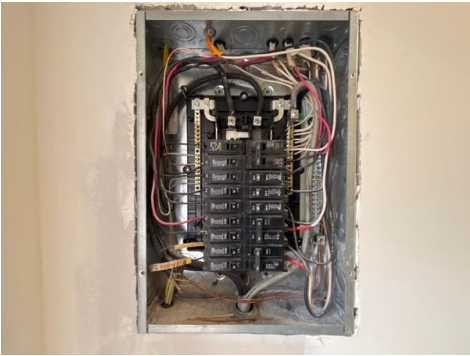


Attic above the kitchen

7: ELECTRICAL

Information

General: Service Type Underground	General: Service Wire Type Not Visible	General: Location of Main Panel Meter Closet, Consult With HOA
General: Voltage 120/240	General: Appears Grounded Not Visible	General: Branch Circuit Wiring Copper
General: Solid Aluminum Wiring Present Not Visible	General: Wiring Method Romex	General: Protection Breakers
General: GFCI Outlets Yes	General: AFCI Outlets No	General: Sub-Panel Yes
General: Smoke Detectors Yes, Need Additional, 10+ years old	General: Carbon Monoxide Detectors Not Visible	
General: Estimated Amperage Not Visible Inspector does not calculate load, and/or measure amperage, voltage, and impedance.		
General: Location Of Sub-Panel Hallway		



General: Solar System Installed N/A Always inquire with the seller about the permits obtained to install the solar and if a licensed solar company was used. Some solar panels systems require a new electrical panel and/or a higher amperage panel.
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General: Electrical Limitations

The inspector is not required to:

1. Insert any tool, probe, or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. Operate electrical systems that are shut down.
3. Remove panelboard cabinet covers or dead fronts.
4. Operate or re-set over-current protection devices or overload devices.
5. Operate or test smoke or carbon monoxide detectors or alarms.
6. Inspect, operate, or test any security, fire, alarm systems, components or other warning or signaling systems.
7. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled.
8. Inspect ancillary wiring or remote-control devices.
9. Activate any electrical systems or branch circuits that are not energized.
10. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. Verify the service ground.
12. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.
13. Inspect spark or lightning arrestors.
14. Inspect or test de-icing equipment.
15. Conduct voltage-drop calculations.
16. Determine the accuracy of labeling.
17. Inspect exterior lighting.

Recommendations

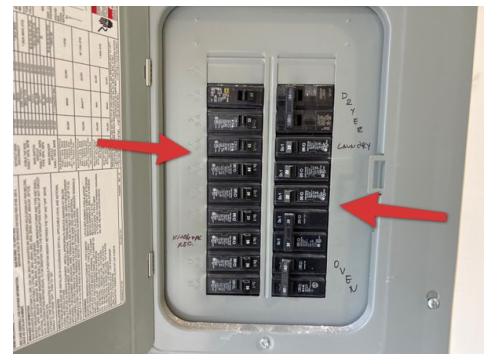
7.3.1 Main Electrical Service Panel / Sub-Panel / Service and Grounding Equipment

 Recommendation

ELECTRICAL PANEL: CIRCUIT IDENTIFICATION (LABELING)

The circuit breakers within the electrical panel were not properly labeled or identified.

Accurate labeling helps identify which breaker controls specific areas or components of the home, which is important for safe operation, maintenance, and emergency shutoff. Recommend a qualified professional to evaluate and repair.



Recommendation

Contact a qualified electrical contractor.

7.4.1 Branch Wiring

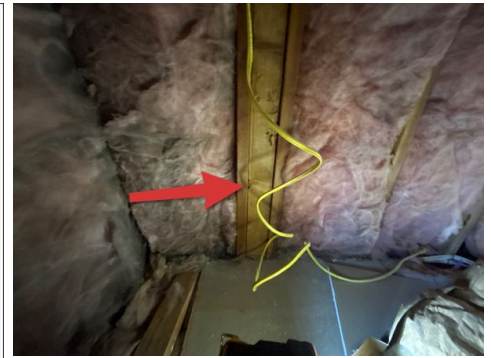
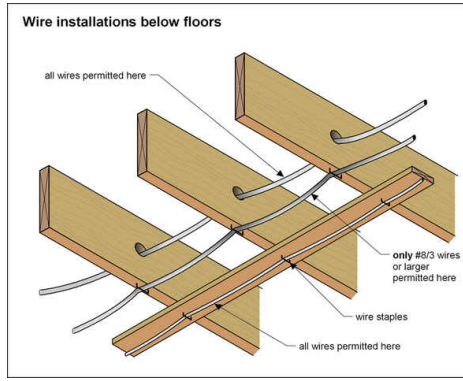
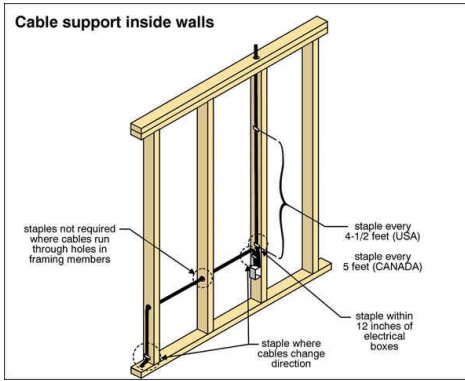
BRANCH WIRES: IMPROPER SUPPORT

 Recommendation

Some branch wires were not properly supported using wire staples in proper locations. Recommend a licensed electrician to repair.

Recommendation

Contact a qualified electrical contractor.



Attic

7.4.2 Branch Wiring

BRANCH WIRES: EXPOSED ENDS

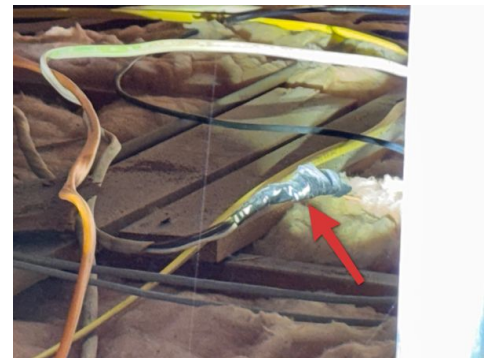


Safety Hazard

Some branch wires have exposed ends. This could cause arcing and is a shock hazard. Recommend qualified professional to repair.

Recommendation

Contact a qualified professional.



Attic

7.4.3 Branch Wiring

BRANCH WIRES: SPLICES

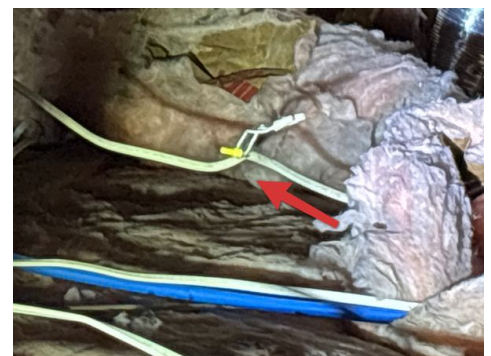


Safety Hazard

Some branch wiring has been spliced together. Wires should be connected using proper connectors and inside a junction box. Recommend a licensed electrician to repair.

Recommendation

Contact a qualified electrical contractor.



Attic

7.7.1 GFCI & AFCI Outlets

GFCI OUTLET(S): WIRED INCORRECTLY

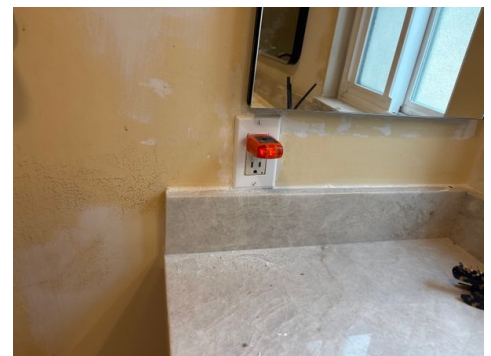


Safety Hazard

One or more GFCI electrical outlets are wired incorrectly. This is preventing the GFCI outlet from operating properly and providing overcurrent protection. Recommend a licensed electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Bathroom countertop

7.8.1 Smoke Detectors

SMOKE DETECTOR(S): ADDING ADDITIONAL**Safety Hazard**

Some areas of the home are missing smoke detectors. Recommend a qualified professional to install additional smoke detectors in proper locations.

Recommendation

Contact a qualified professional.



Hallway

7.9.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR: MISSING/NOT INSTALLED**Safety Hazard**

No visible carbon monoxide detector in the home and/or the safety detectors installed had no visible labels identifying them as carbon monoxide detectors. Recommend a qualified professional to install carbon monoxide detectors in proper locations around the home.

Recommendation

Contact a qualified professional.

8: HEATING

Information

General: Type of Heater Electric In-Wall Heater	General: Model / Serial # Not Visible	General: Estimated Age Unknown
General: Energy Source Electric	General: Furnace Location Living Room, Bedroom	General: Last Service Date No Service Date Visible
General: Distribution Radiant		
General: Manufacturer Not Visible		



General: Heat Operating
Yes



Bathroom



Dining Room



Living Room



Bedroom

General: Heating Limitations

The inspector is not required to:

1. Inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. Inspect fuel tanks or underground or concealed fuel supply systems.
3. Determine the heating system's uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy.
4. Light or ignite pilot flames.
5. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. Override electronic thermostats.
7. Evaluate fuel quality.
8. Verify thermostat calibration, heat anticipation, automatic setbacks, timers, programs, or clocks.
9. Measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Recommendations

8.4.1 Electric Heater

ELECTRIC HEATER: CONTROL KNOB MISSING



One or more electric heater control knobs were missing. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Bedroom



Bedroom

9: INTERIORS

Information

General: Ceiling Fans
N/A

General: Flooring
Luxury Vinyl Plank

General: Windows
Vinyl

General: Ceilings
Drywall

General: Steps, Stairways & Railings
N/A

General: Doors
Wood, Glass Sliders

General: Walls
Drywall

General: Interior Limitations

The inspector is not required to:

1. Inspect paint, wallpaper, window treatments, or finish treatments.
2. Inspect floor coverings or carpeting.
3. Inspect central vacuum systems.
4. Inspect for safety glazing.
5. Inspect security systems or components.
6. Evaluate the fastening of islands, countertops, cabinets, sinktops, or fixtures.
7. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. Move suspended ceiling tiles.
9. Inspect or move any household appliances.
10. Inspect or operate equipment housed in the garage, except as otherwise noted.
11. Verify or certify the proper operation of a garage door's pressure-activated auto-reverse or related safety feature.
12. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards.
13. Operate any system, appliance, or component that requires special keys, codes, combinations, or devices.
14. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. Inspect microwave ovens or test leakage from microwave ovens.
16. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. Inspect elevators.
18. Inspect remote controls.
19. Inspect appliances.
20. Inspect items not permanently installed.
21. Discover firewall compromises.
22. Inspect pools, spas, or fountains.
23. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. Determine the structural integrity or leakage of pools or spas.

Many times, areas of the interior are not visible or inspected due to furnishings or personal items.





Recommendations

9.2.1 Walls

INTERIOR WALLS/CEILINGS: BEING PREPPED FOR PAINTING

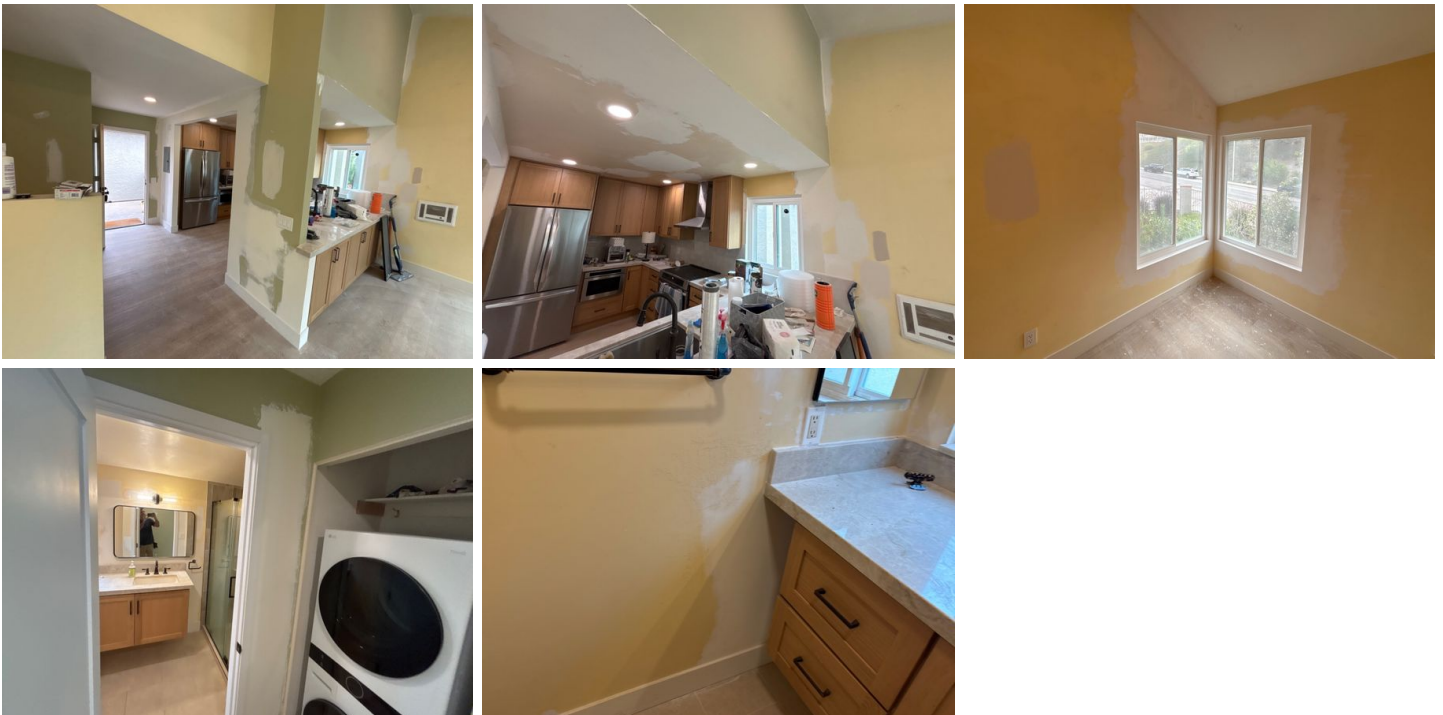


Recommendation

Portions of the interior walls were being prepared for painting at the time of the inspection. Wall surfaces had been patched, sanded, and/or otherwise altered, which may have limited the ability to observe certain cosmetic or surface conditions. Recommend evaluating the finished surfaces after painting is completed.

Recommendation

Contact a qualified professional.



9.3.1 Ceilings

**CEILING: POPCORN TEXTURE
(POSSIBLE ASBESTOS-CONTAINING MATERIAL)**

Popcorn-style ceiling texture is present in some areas of the home. This type of material was commonly used in homes constructed prior to the early 1980s. Some materials from this era may contain asbestos; however, the presence of asbestos cannot be determined through a visual, non-invasive inspection. At the time of inspection, the ceiling materials appeared intact with no visible signs of damage or deterioration. Materials of this type are generally considered low risk when in good condition and left undisturbed. Concerns typically arise if the material is damaged, deteriorated, or disturbed during renovation or removal. If desired, a qualified professional can collect and test a sample to determine whether asbestos is present. Testing is the only way to confirm the presence or absence of asbestos-containing materials.

Recommendation

Contact a qualified professional.



Recommendation



Hallway Closet

9.3.2 Ceilings

**CEILING FAN: REMOTE NOT
OBSERVED**

A remote control was not observed for one or more ceiling fans. Without the remote, full operation of the fan (including speed settings and lighting, if applicable) may be limited or cannot be verified. Recommend that the seller demonstrate proper operation of the ceiling fan(s). If the operation cannot be confirmed, recommend evaluation and repair, as needed, by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



Bedroom

9.4.1 Floors

FLOORS: SLOPE/LOW SPOT

One or more slopes or low spots were observed on the floor. This can be caused by settling, installation of flooring, and/or structural movement. Recommend a qualified professional to evaluate.

Recommendation

Contact a qualified professional.



Recommendation



Bedroom

9.7.1 Doors

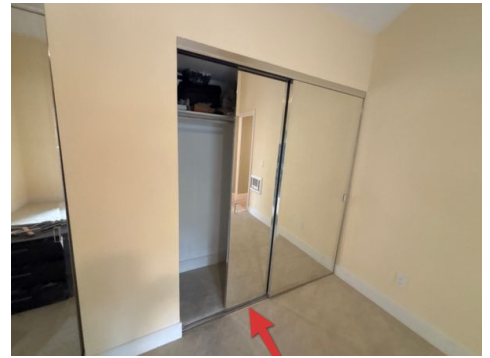
**CLOSET SLIDING DOOR: NEEDS
ADJUSTING**

Recommendation

One or more closet sliding doors are sticking and having a hard time sliding on the bottom or top track. Recommend a qualified professional to adjust/repair the door.

Recommendation

Contact a qualified professional.



Bedroom

9.7.2 Doors

CLOSET SLIDING DOOR: BOTTOM TRACK LOOSE

One or more areas of the bottom track for the closet sliding doors are loose. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Bedroom

9.7.3 Doors

INTERIOR DOOR(S): DOOR STOPS MISSING / NOT OPERATING PROPERLY

One or more door stops are missing and/ or not operating properly. Doorstops help protect drywall from the doorknob when the door is opened. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Bedroom



Bathroom



Bathroom

10: ATTIC

Information

General: Access
Scuttlehole/Hatch



Hallway

General: Location
Hallway

General: Inspected From
In the Attic

General: Flooring
None

General: Roof Structure
Wood Rafters

General: Ceiling Joists
Wood

General: Sheathing
Plywood

General: Ventilation
Gable Vents

General: Depth of Insulation
4-6"
Determining the depth of attic insulation is only estimated

General: Installed In
Walls, Between Ceiling Joists

General: Insulation
Fiberglass Batts

General: Attic Limitations

The inspector is not required to:

1. 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.
2. Move, touch, or disturb insulation.
3. Move, touch, or disturb vapor retarders.
4. Break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. Identify the composition or R-value of insulation material.
6. Activate thermostatically operated fans.
7. Determine the types of materials used in the insulation or wrapping of pipes, ducts, jackets, boilers, or wiring.
8. Determine the adequacy of ventilation.



Limitations

General

LIMITED ATTIC VISIBILITY

Not all areas of the attic were visible due to limited access inside the attic due to height of the roof and components such as insulation and HVAC ducts.

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect:

The exterior wall-covering materials; the eaves, soffits, and fascia; a representative number of windows; all exterior doors; flashing and trim; adjacent walkways and driveways; stairs, steps, stoops, stairways, and ramps; porches, patios, decks, balconies, and carports; railings, guards and handrails; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

The type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

any improper spacing between intermediate balusters, spindles, and rails.

Roofing

I. The inspector shall inspect from ground level or the eaves: the roof-covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe

A. the type of roof-covering materials.

III. The inspector shall report as needing correction:

A. observed indications of active roof leaks.

Plumbing & Laundry

I. The inspector shall inspect:

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

II. The inspector shall describe:

Whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; active plumbing water leaks that were observed during the inspection; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical

I. The inspector shall inspect:

The service drop; the overhead service conductors and attachment point; the service head, gooseneck, and drip loops; the service mast, service conduit, and raceway; the electric meter and base; service-entrance conductors; the main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

The main service disconnect's amperage rating, if labeled, and the type of wiring observed.

III. The inspector shall report as in need of correction:

Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit-breaker panel opening that was not filled; the presence of solid conductor aluminum branch-circuit wiring, if readily visible; any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and the absence of smoke and/or carbon monoxide detectors.

Heating

I. The inspector shall inspect:

The heating system, using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the heating system; the energy source; and the heating method.

III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

Interiors

I. The inspector shall inspect:

a representative number of doors and windows by opening and closing them; floors, walls, and ceilings; stairs, steps, landings, stairways, and ramps; railings, guards, and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: a garage vehicle door as manually operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles, and rails for steps, stairways, guards, and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

Attic

I. The inspector shall inspect:

Insulation in unfinished spaces, including attics, crawlspace, and foundation areas; ventilation of unfinished spaces, including attics, crawlspace, and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms, and laundry area.

II. The inspector shall describe:

The type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

The general absence of insulation or ventilation in unfinished spaces.