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RESIDENTIAL INSPECTION

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10/12/2026



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Residential Inspection Report

Thank you for choosing **West Ivy Home Inspections**. 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 West Ivy Home Inspections!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**
Step 2: Call your inspector immediately at **619-796-9077**, 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 **West Ivy Home Inspections** 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 **West Ivy Home Inspections**. 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 **West Ivy Home Inspections** 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, **West Ivy Home Inspections**, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

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

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

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

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to

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

Definitions of Comments:

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

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.
Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.
Not Present (NP) = This item, component or unit is not in this home or building.
Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

Observation Items = May include one or more of the following conditions:
1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.

2. Items that may required repair due to age and/or normal wear and tear.

3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:
1. The item is not functioning as intended.

2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.

3. Areas, systems or components that were not accessible by our company.

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

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek

further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD**. **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

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

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

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. **West Ivy Home Inspections** 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 619-796-9077 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: West Ivy Home Inspections 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

2.5.1 Kitchen Appliances - Built In - RANGES AND COOKTOPS: Burner(s) No Functional

2.10.1 Kitchen Appliances - Built In - TRASH COMPACTOR: Compactor - Inoperable

3.5.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information

3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended

3.7.1 Plumbing System - WATER HEATERS: Expansion Tank Not Installed

3.7.2 Plumbing System - WATER HEATERS: 6-10 years -Water Heater

3.7.3 Plumbing System - WATER HEATERS: Temp Too High

3.7.4 Plumbing System - WATER HEATERS: Moisture - Stains

3.7.5 Plumbing System - WATER HEATERS: Moisture - Stains On Water Heater

4.2.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Full Panel

4.2.2 Electrical System - MAIN AND DISTRIBUTION PANELS: Dead Front – Doesn’t Fit Properly

4.2.3 Electrical System - MAIN AND DISTRIBUTION PANELS: Rust - In Panel

4.5.1 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers and Panel Don't Match

4.7.1 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): Receptacles Loose

4.8.1 Electrical System - EXTERIOR LIGHTING : Sensor Light Not Tested

4.8.2 Electrical System - EXTERIOR LIGHTING : Landscape Lighting

4.10.1 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : Kitchen Counter Receptacles Not GFCI Protected

4.10.2 Electrical System - GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS) : GFCI Upgrade Recommended - (Bathroom, Exterior and Garage)

4.11.1 Electrical System - AFCI - (ARC FAULT CIRCUIT INTERRUPTERS): AFCI's - Not Installed / Not Enough

4.13.1 Electrical System - CARBON MONOXIDE DETECTORS : Detector - Not Installed

5.6.1 Insulation/Ventilation - VENTING - KITCHEN, BATH & LAUNDRY: Vent Fan Noisy

6.1.1 Interiors - INTERIOR GENERAL: Pest - Possible Rodent Activity

6.2.1 Interiors - CEILINGS: Ceiling Patch/Mis-Match Paint

6.2.2 Interiors - CEILINGS: Settlement Cracks

6.2.3 Interiors - CEILINGS: Previous Repairs
6.2.4 Interiors - CEILINGS: Drywall - Imperfection
6.3.1 Interiors - WALLS: Wall Patch/Mis-Match Paint
6.3.2 Interiors - WALLS: Settlement Cracks
6.3.3 Interiors - WALLS: Baseboard Caulking Cracks
6.3.4 Interiors - WALLS: Cosmetic
6.3.5 Interiors - WALLS: Prior Repair
6.4.1 Interiors - FLOOR COVERINGS: Flooring - Not Level
6.4.2 Interiors - FLOOR COVERINGS: Tile - Multiple Cracked Tiles
6.4.3 Interiors - FLOOR COVERINGS: Transition - Not Installed
6.5.1 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Cabinet Floor - Moisture Stains/Damage
6.5.2 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Cabinet Walls/Doors - Moisture Damage
6.5.3 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Organic Growth Possible (Dry)
6.5.4 Interiors - COUNTERS, CABINETS, DRAWERS, CLOSET : Cabinet Floor/Wall - Damaged
6.6.1 Interiors - TUB/SHOWER ENCLOSURES: Enclosure - Clean and Re-caulk Tub/Shower
6.7.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Door - Cosmetic Damage
6.7.2 Interiors - DOORS (REPRESENTATIVE NUMBER): Doorway - Not Square
6.9.1 Interiors - ATTICS: Attic Access - Damaged
7.1.1 Garage - GARAGE GENERAL: Possible Rodent Activity in Garage
7.4.1 Garage - GARAGE WALLS (Including Firewall Separation): Firewall Gaps or Holes
7.4.2 Garage - GARAGE WALLS (Including Firewall Separation): Settlement cracks
7.5.1 Garage - GARAGE FLOOR: Cracks at Floor
8.3.1 Roofing - ROOF SHEATHING (As Observable From Attic): Attic - Not Fully Accessible
8.4.1 Roofing - ROOF COVERINGS: Tile - Inspected From Ground
8.4.2 Roofing - ROOF COVERINGS: Moss Growth
8.4.3 Roofing - ROOF COVERINGS: Tile - Cracked/Damaged
8.5.1 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Roof Penetrations - Need Sealant
8.5.2 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Mortar (Tile)
8.5.3 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Mortar - Cracking
8.6.1 Roofing - ROOF DRAINAGE SYSTEMS: Gutters and Downspouts Require Service
8.6.2 Roofing - ROOF DRAINAGE SYSTEMS: Gutters / Drains - Cleaning
9.2.1 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco - Cracks
9.2.2 Exterior - WALL CLADDING, TRIM AND FLASHING: Stucco - Previous Repairs
9.2.3 Exterior - WALL CLADDING, TRIM AND FLASHING: Paint - Failing
9.6.1 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Vegetation -Planters/Planter Boxes
9.6.2 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Hardscape Shifting - Possible Lack of Reinforcement

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

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

10.1.1 Structural Components - STRUCTURAL GENERAL : Further evaluation of Foundation and Structure

10.2.1 Structural Components - FOUNDATIONS, CRAWL SPACES & BASEMENTS : Slab Foundation

10.2.2 Structural Components - FOUNDATIONS, CRAWL SPACES & BASEMENTS : Hairline Crack - Garage Stem Wall

10.2.3 Structural Components - FOUNDATIONS, CRAWL SPACES & BASEMENTS : Structure Movement

10.3.1 Structural Components - WALLS (Structural): Foundation Wall - Vertical Cracks

10.3.2 Structural Components - WALLS (Structural): Foundation Wall - Horizontal Cracks

10.3.3 Structural Components - WALLS (Structural): Previous Repairs - Modifications

11.2.1 Heating/Central A/C - HEATING - EQUIPMENT: Furnace Turned On (thermal imaging photo) - Heat Exchanger Not Visible

11.2.2 Heating/Central A/C - HEATING - EQUIPMENT: Furnace 0-10 years old

11.6.1 Heating/Central A/C - COOLING - EQUIPMENT: Air Conditioner - Produced Cool Air

11.6.2 Heating/Central A/C - COOLING - EQUIPMENT: Condensation Drain - Limited Review

11.6.3 Heating/Central A/C - COOLING - EQUIPMENT: A/C 0-10 years old

11.9.1 Heating/Central A/C - DUCTS / FILTERS (Distribution System): Register Dirty

11.9.2 Heating/Central A/C - DUCTS / FILTERS (Distribution System): Duct - Crimped Not propertly Supported

11.9.3 Heating/Central A/C - DUCTS / FILTERS (Distribution System): Debris and Insulation in Register

11.10.1 Heating/Central A/C - FIREPLACES - FIRE BOX : Clean Fireplace

11.10.2 Heating/Central A/C - FIREPLACES - FIRE BOX : Fire Box - Cracks/Gaps

11.10.3 Heating/Central A/C - FIREPLACES - FIRE BOX : Efflorescence

11.11.1 Heating/Central A/C - FIREPLACE - CHIMNEY: Chimney Liner/Flu - Not Inspected

11.11.2 Heating/Central A/C - FIREPLACE - CHIMNEY: Clean Chimney

11.12.1 Heating/Central A/C - FIREPLACE - STRUCTURE : Structure - Cracking

13.1.1 Complementary Pictures - Interior: Kitchen

13.1.2 Complementary Pictures - Interior: Breakfast Nook

13.1.3 Complementary Pictures - Interior: Living Room

13.1.4 Complementary Pictures - Interior: Garage / Carport

13.1.5 Complementary Pictures - Interior: Hall bath

13.1.6 Complementary Pictures - Interior: Primary Bedroom

13.1.7 Complementary Pictures - Interior: Primary Bathroom

13.1.8 Complementary Pictures - Interior: Bedroom #2

13.1.9 Complementary Pictures - Interior: Bedroom #3

13.1.10 Complementary Pictures - Interior: Bedroom #4

13.2.1 Complementary Pictures - Exterior : Front of Home

13.2.2 Complementary Pictures - Exterior : Right Side of Home

13.2.3 Complementary Pictures - Exterior : Left Side of Home
13.2.4 Complementary Pictures - Exterior : Rear Of Home

1: INSPECTION DETAILS

Information

Property: Type
Single Family Residence

Year: Built
1978

1978

Number of : Levels
1

Occupied: Is the Home Lived in
No

Parties : Present
Home Inspector

Weather: Conditions
Cloudy, Light Rain, Rained within the past 3 Days

Outside: Air Tempreture
65-70 Degrees



Home approx 40 Years Old or More

This home is approx older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Vacant Property

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

2: KITCHEN APPLIANCES - BUILT IN

Information

Dishwasher
Aged, Kenmore

Disposer
In Sink Erator

Built-in Microwave
Built into Wall Oven, Jenn Air

Range
-Gas-, Kenmore

Oven
-Electric-, Jenn Air

Exhaust/Range Hood
-Vented-, Broan

KITCHEN GENERAL : Built-in Appliance Overview

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

KITCHEN GENERAL : Appliances - Not Moved

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

KITCHEN GENERAL : Built-in Appliance Inspection Limitations

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

DISHWASHER: Dishwasher Turned On - Inspection Limited

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and any possible damages that may result from a leak.



DISHWASHER: Dishwasher Test - Limited Review

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

DISHWASHER: Heating Element - Not Inspected

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

GARBAGE DISPOSER: Efficiency - Not Inspected

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

BUILT-IN MICROWAVE: Picture Showing Microwave Working

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



RANGES AND COOKTOPS: Thermal Image Showing Range Working

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



OVEN: Thermal Image Showing Oven Working

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



REFRIGERATOR: Refrigerator - Not Inspected

Refrigerators are not inspected as they are outside the scope of a standard home inspection.



REFRIGERATOR: Refrigerators - Not Moved

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

WASHER/DRYER: Laundry Equipment - Not Inspected

The clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.



WASHER/DRYER: Washing machine not moved

The washing machine and dryer are not moved as part of this inspection. Areas of the washing machine and dryer connections, and components may not be inspected.ie flooring, plumbing connections, dryer vent, Connection and fuel source connections. Moving of the washing machine and dryer can damage the flooring, plumbing connections, fuel source and dryer vent connections. **Please Note:** Damage can exist to these components that are not visible because of this limitation. Recommend asking the seller to move the washing machine and dryer to allow you to view the space behind and below the wash, washing machine and dryer before the removal of contingencies.

WASHER/DRYER: Washing mashine drain and Floor Drains - Not Tested

Washing machine drain and floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

Findings

2.5.1 RANGES AND COOKTOPS

Attention Items

BURNER(S) NO FUNCTIONAL

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

Recommendation

Contact a qualified appliance repair professional.



2.10.1 TRASH COMPACTOR

Attention Items

COMPACTOR - INOPERABLE

The trash compactor did not appear to be functional. Recommend further evaluation and repair or replacement by a qualified appliance repair professional as necessary at this time to ensure proper function.

Recommendation

Contact a qualified appliance repair professional.



3: PLUMBING SYSTEM

Information

Water Source
Public

Water Pressure
70-75 psi

Plumbing Waste
Partially Visible, ABS

Water Heater Capacity
50 Gallons

Gas Distribution Piping
Rigid Iron Pipe, CSST, Partially Visible

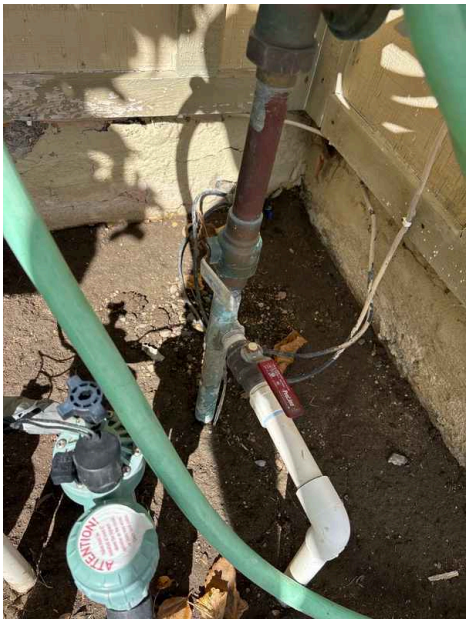
Plumbing Supply
Copper

Washer Drain Size
2 Inches

Water Heater Flue Pipe Material
Double Wall Metal, Single Wall Metal

Year Water Heater Was Made
2021

MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location
Front of the Building



Plumbing Distribution
Partially Visible, Copper

Water Heater Fuel Source
Natural Gas

Water Heater Manufacturer
Rheem

Water Filters
NOT INSPECTED

PRESSURE REGULATOR: Pressure Regulator
Front of the home



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

Left side of building



PLUMBING GENERAL: Plumbing Overview

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

PLUMBING GENERAL: Completed House - Plumbing Concealed

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

PLUMBING GENERAL: Plumbing Inspection Limitations

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

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM: General Plumbing Limitations

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

FIXTURES AND CONNECTED DEVICES: Low Flow at Fixtures - Not Determined

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

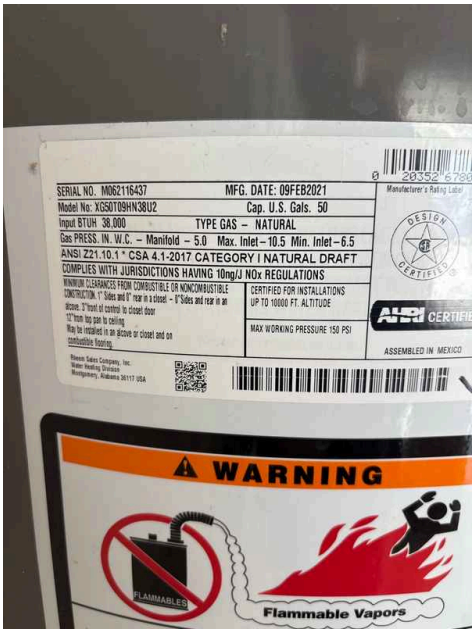
PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

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 rooter service, most of which are relatively inexpensive.

WATER HEATERS: Picture of Water Heater

Picture of water heater(s).





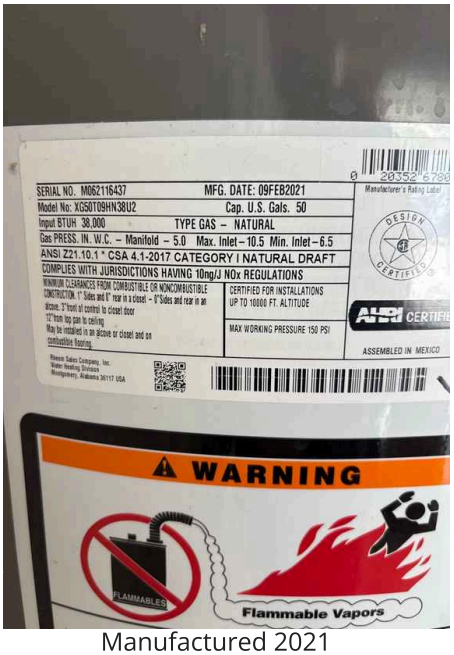
WATER HEATERS: Thermal Image of Hot Water

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



WATER HEATERS: Water Heater Age and Maintenance

Water heaters typically have a service life of 8-10 years, depending on water quality, maintenance, and usage patterns. Regular maintenance—such as flushing sediment, inspecting the anode rod, and checking pressure relief valves—extends equipment life and ensures efficient operation. Knowing the age and maintenance history helps assess remaining useful life and plan for eventual replacement.



Manufactured 2021

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks): General Gas Supply and Distribution Limitations

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

WATER FILTER/SOFTENER: Water Filter Not Inspected.

We do not inspect water filtration units. Recommend contacting the installer for information on life expectancy and/or condition.



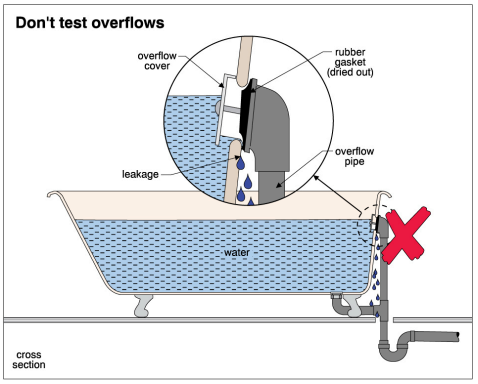
Findings

3.5.1 TUB/SHOWER FIXTURES

Attention Items

DRAIN OVERFLOW - INFORMATION

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



Recommendation

Contact a qualified plumbing contractor.

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Attention Items

DRAIN LINES - SCOPE RECOMMENDED

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

Recommendation

Contact a qualified plumbing contractor.

3.7.1 WATER HEATERS

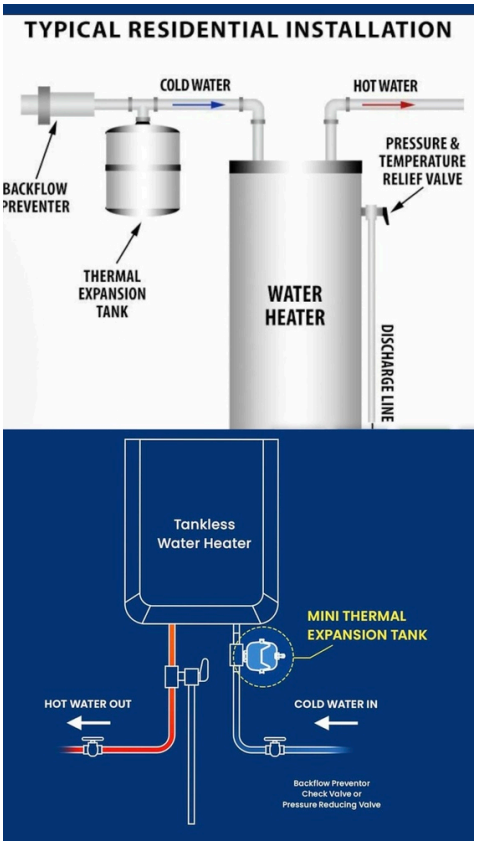
EXPANSION TANK NOT INSTALLED

Attention Items

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

Recommendation

Contact a qualified plumbing contractor.





3.7.2 WATER HEATERS

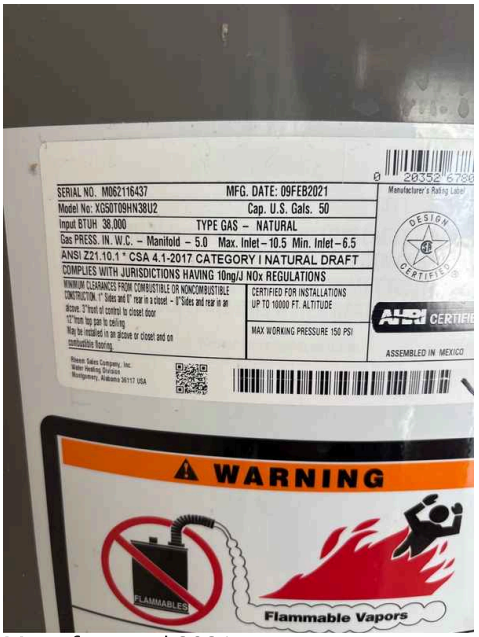
6-10 YEARS -WATER HEATER

Attention Items

The water heater appears to be between 6-10 years old based on visual inspection. Water heaters typically have a useful lifespan of 10-15 years depending on maintenance, water quality, and usage patterns. Knowing the age helps establish when replacement or professional servicing may become necessary.

Recommendation

Contact a qualified professional.



Manufactured 2021

3.7.3 WATER HEATERS

Safety Concerns

TEMP 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. Recommend corrections as necessary at this time by a qualified professional before the removal of contingencies.

Recommendation

Contact a qualified professional.



3.7.4 WATER HEATERS

Attention Items

MOISTURE - STAINS

Moisture stain(s) noted at/near the water heater. The area was dry at the time of the inspection. However, this may be indicative of past or ongoing leaks at the water heater. Recommend to ask the seller about this and/or have further evaluation by a licensed restoration or plumbing contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified professional.



3.7.5 WATER HEATERS

Attention Items

MOISTURE - STAINS ON WATER HEATER

Moisture stain(s) noted at the water heater. This condition may be indicative of past or ongoing leaks at the water heater. Recommend further evaluation by a licensed plumbing contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified plumbing contractor.


CE PLUS™

4: ELECTRICAL SYSTEM

Information

Panel Manufacturer
BRYANT

Panel Type
Circuit Breakers

Panel Capacity
100 AMP

Service Conductors
Below Ground, Copper

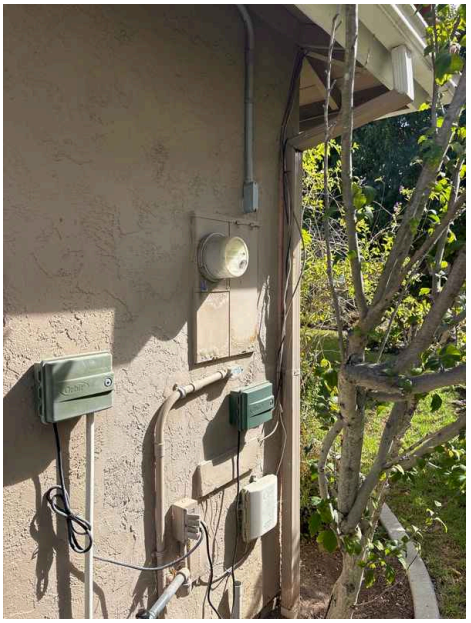
Branch Wire 15 and 20 Amp
Copper

Wiring Methods
Romex

Exterior Lighting Control
Standard Switched

LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location
Left Side of the Building

LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location
None



ELECTRICAL GENERAL: Electrical General

The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.
The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.
Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

ELECTRICAL GENERAL: GFCI & Circuit Breakers - Not Tested For Load

Upon conducting a thorough inspection of the property, it's important to note that our assessment does not encompass the inspection of electrical circuit breakers and Ground Fault Circuit Interrupters (GFCIs) for load. Our inspection focuses primarily on identifying visible defects, safety hazards, and functionality of these components at the time of inspection.

Electrical circuit breakers and GFCIs are designed to protect against electrical hazards by interrupting power in the event of an overload, short circuit, or ground fault. However, evaluating these components for their specific load capacities and internal conditions requires specialized testing and knowledge beyond the scope of a standard home inspection.

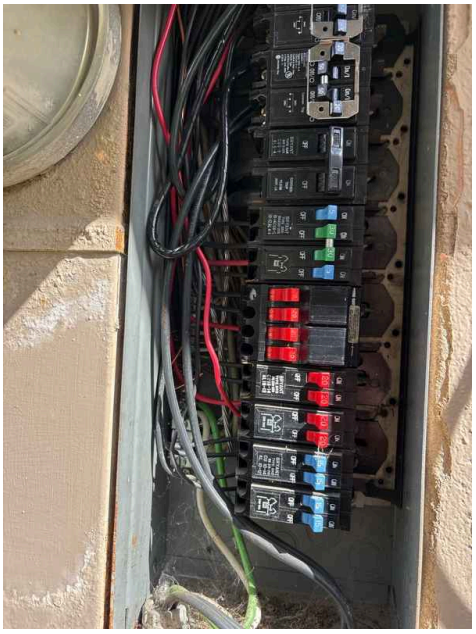
It is recommended that a qualified electrician be consulted for a comprehensive evaluation of electrical circuit breakers and GFCIs, particularly if concerns regarding load capacities or operational integrity arise. This ensures that these critical safety devices are functioning as intended and can provide adequate protection to the property and its occupants.

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. A load is not placed on each receptacle. Please be aware that the inspector has your best interest in mind. Faulty breakers are outside the scope of this inspection. 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.

MAIN AND DISTRIBUTION PANELS: Picture of Electrical Panel(s) / Type

Main Panel

BRANCH CIRCUIT CONDUCTORS: Additional Electrical Inspection Limitations

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

EXTERIOR LIGHTING : Sensor Lights - Not Tested

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

SMOKE DETECTORS: Smoke Detector General Information

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

CABLE AND TELEPHONE ENTRANCE: Internet/Audio/Television Equipment Not Inspected

The internet, audio and television equipment was not inspected at the time of the inspection. These items are considered outside the scope of a standard home inspection. Recommend a qualified professional to further evaluate.

Findings

4.2.1 MAIN AND DISTRIBUTION PANELS

Attention Items

FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers (if any). We could not inspect the condition of busbar(s). It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the busbar(s) and to determine if repair or expansion is necessary at this time.

Recommendation

Contact a qualified electrical contractor.



4.2.2 MAIN AND DISTRIBUTION PANELS

DEAD FRONT – DOESN'T FIT PROPERLY

Safety Concerns

The dead front cover does not fit properly. This may put excessive strain on breakers in may cause breakers to not properly trip. This is a safety concern. Recommend a licensed electrician to further evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



4.2.3 MAIN AND DISTRIBUTION PANELS

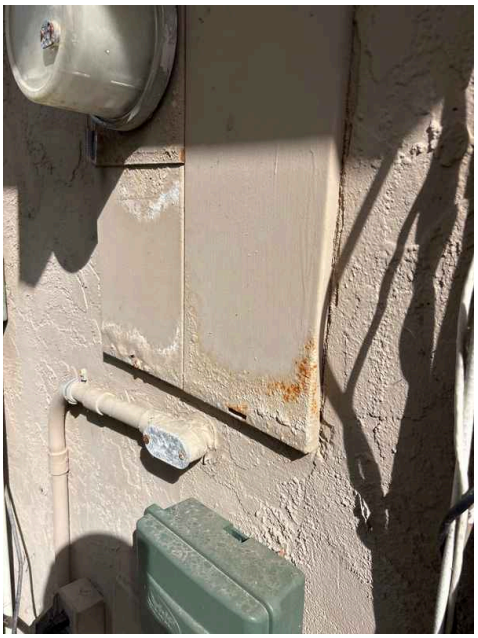
RUST - IN PANEL

Safety Concerns

Rust noted in panel. Rust can cause breakers to become unreliable or cause poor connections which can prove to be a fire/shock safety hazard. Recommend further evaluation by a licensed electrical contractor and repair as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.





4.5.1 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Safety Concerns

BREAKERS AND PANEL DON'T MATCH

One or more breaker(s) in the electrical panel did not appear to match the panel manufacturer. This condition can promote potential electrical defects and possible safety concerns. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



4.7.1 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)

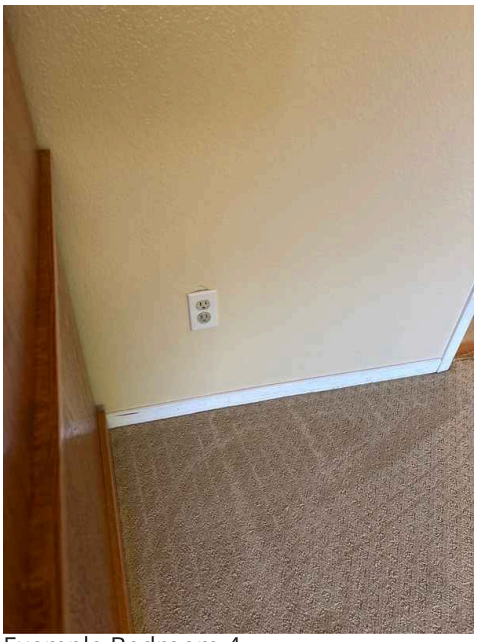
Safety Concerns

RECEPTACLES LOOSE

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

Recommendation

Contact a qualified electrical contractor.


Example Bedroom 4

4.8.1 EXTERIOR LIGHTING

Observation Items

SENSOR LIGHT NOT TESTED

Sensor lights are not tested. Recommend asking the seller to demonstrate that all exterior lighting is functional prior to the removal of contingencies and/or have further evaluated by a licensed electrical contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified electrical contractor.

4.8.2 EXTERIOR LIGHTING

Observation Items

LANDSCAPE LIGHTING

Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Recommendation

Contact a qualified professional.

4.10.1 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)

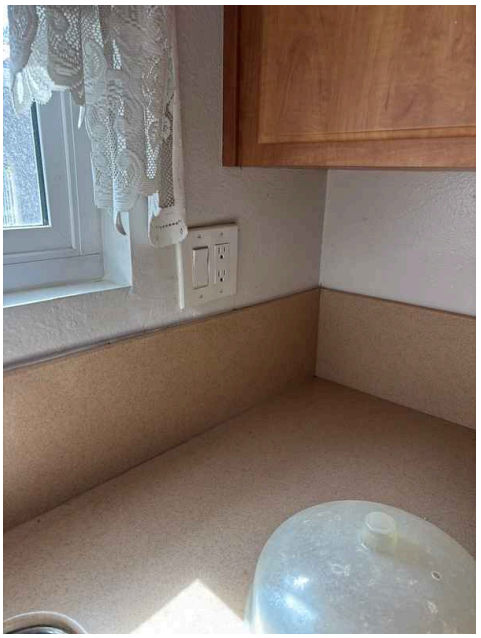
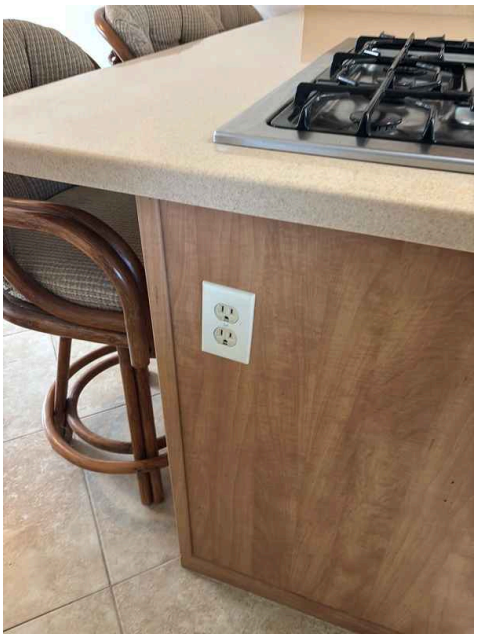
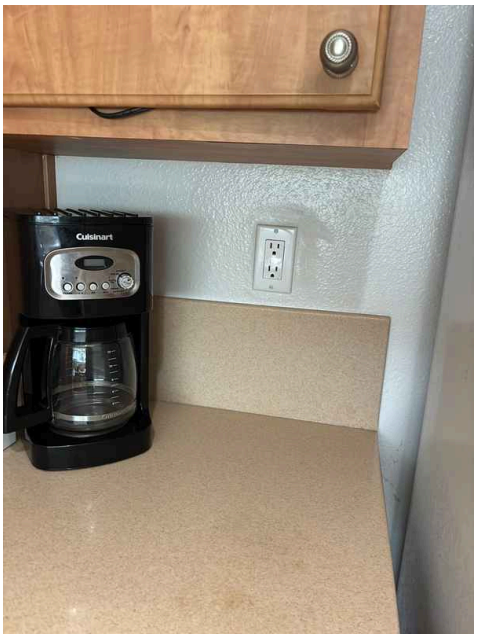
Safety Concerns

KITCHEN COUNTER RECEPTACLES NOT GFCI PROTECTED

The kitchen counter receptacles do not appear to be GFCI protected. This is a possible safety concern. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs or upgrades possible at this time for safety.

Recommendation

Contact a qualified electrical contractor.

4.10.2 GFCI - (GROUND FAULT CIRCUIT INTERRUPTERS)

Safety Concerns

GFCI UPGRADE RECOMMENDED - (BATHROOM, EXTERIOR AND GARAGE)

This home was built prior to the requirement for the installation of GFCI receptacles in certain locations in the home. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, laundry, all kitchen counter top outlets, and at exterior, to GFCI protected receptacles. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at GFCI Requirements

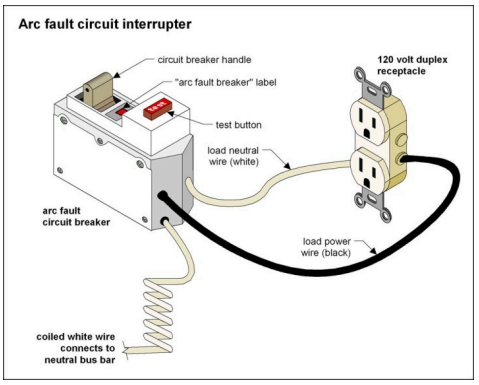
Recommendation

Contact a qualified electrical contractor.

4.11.1 AFCI - (ARC FAULT CIRCUIT INTERRUPTERS)

Observation Items

AFCI'S - NOT INSTALLED / NOT ENOUGH



The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this What is an AFCI Video to learn more about what an AFCI is.

Recommendation

Contact a qualified electrical contractor.

4.13.1 CARBON MONOXIDE DETECTORS

Safety Concerns

DETECTOR - NOT INSTALLED

A carbon monoxide detector is not installed in the common hallway as required. Recommend installing prior to occupying the home.

Recommendation

Contact a qualified professional.

5: INSULATION/VENTILATION

Information

Attic Insulation
Blown

Floor System Insulation
None

Ventilation
Soffit Vents, Roof Vents

Exhaust Fans
Fan, Window

Dryer Power Source
220 Electric

Dryer Vent
Flexible Metal

Insulation and Ventilation General Information

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Insulation and Ventilation Inspection Limitations

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

ATTIC INSULATION: Limited Inspection

Due to roof structure and ducting, our inspection of insulation was limited and viewed from access point.

WALL INSULATION: Wall Covering- Not Visible

Most of the walls are covered and the insulation was not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Findings

5.6.1 VENTING - KITCHEN, BATH & LAUNDRY

Attention Items

VENT FAN NOISY

The vent fan(s) appeared to be loud or noisy while in use. This may be indicative of worn components. This unit may have a limited life span. Recommend repair or replacement as necessary at this time by a qualified professional.

Recommendation

Contact a qualified professional.



Example Primary Bathroom

6: INTERIORS

Information

Ceiling Materials
Sheetrock

Wall Materials
Sheetrock

Floor Coverings
Carpet, Tile

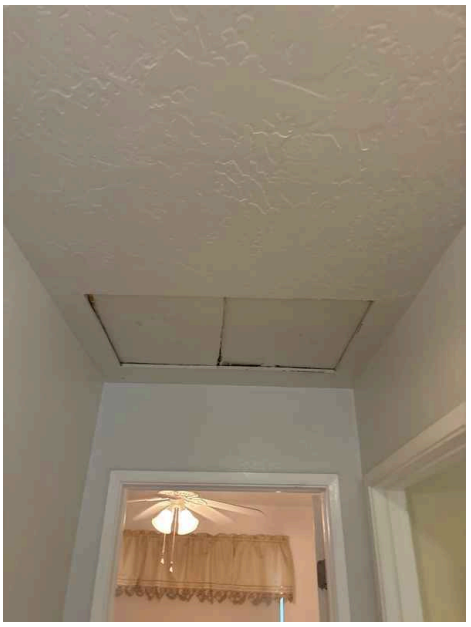
Interior Doors
Wood

Cabinetry
Wood

Kitchen Countertop
Granite

Windows
Double Pane, Vinyl

ATTICS: Attic Access Location / interior photo
For Your Information.



INTERIOR GENERAL: Interior General Information

The home inspector shall observe the visually accessible areas of the: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.
The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

INTERIOR GENERAL: General Limitations

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

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

WALLS: Personal Property

Due to occupants personal items/property, not all areas were visible. I was 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 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.

FLOOR COVERINGS: Personal Property

Due to occupants personal items/property, not all areas were visible. I was 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 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.

COUNTERS, CABINETS, DRAWERS, CLOSET : Personal Property

Due to occupants personal items/property, not all areas were visible. I was unable to view all the cabinet walls 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, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

WINDOWS (REPRESENTATIVE NUMBER): Window Covering -Not Inspected

The window coverings were not inspected. This is outside the scope of this home inspection. Recommend a qualified professional to further evaluate.

WINDOWS (REPRESENTATIVE NUMBER): Personal Property

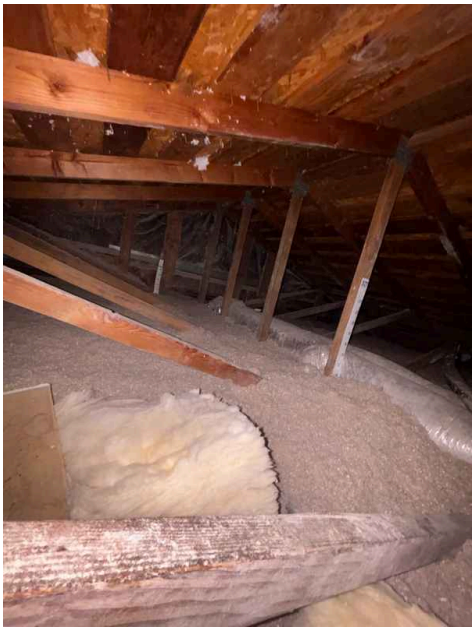
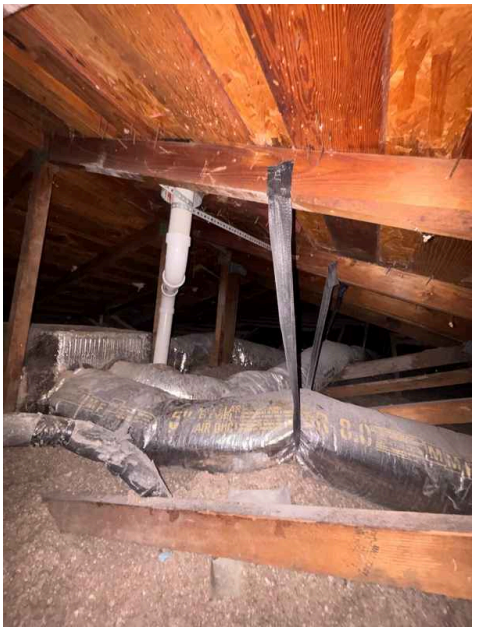
Due to occupants personal items/property, not all windows were visible. Damage, fogging and hardware defects can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

ATTICS: Attic Access Limited

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

ATTICS: Photos of The Attic

This is for your information



Findings

6.1.1 INTERIOR GENERAL

PEST - POSSIBLE RODENT ACTIVITY

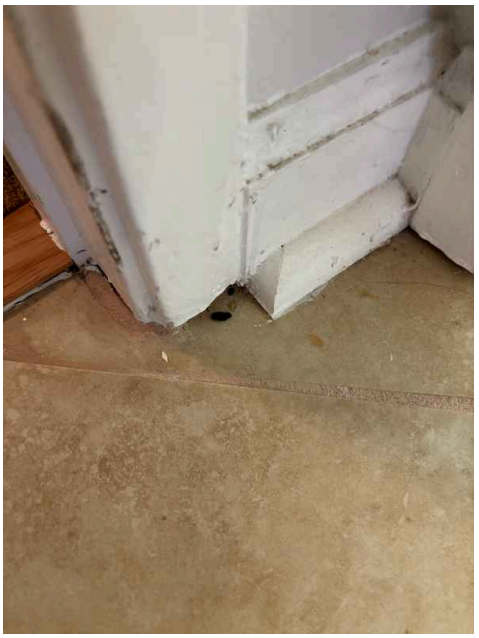
Safety Concerns

Material which may be rodent droppings, possible rodent activity and/or possible rodent proofing noted in one or more areas. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to San Diego County Vector Control.

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. We recommend consulting with a professional pest exterminator for a complete review and removal of any pests. An exterminator should evaluate the entire house including the attic spaces, crawl spaces and the exterior prior to the removal of contingencies.

Recommendation

Contact a qualified pest control specialist.



6.2.1 CEILINGS

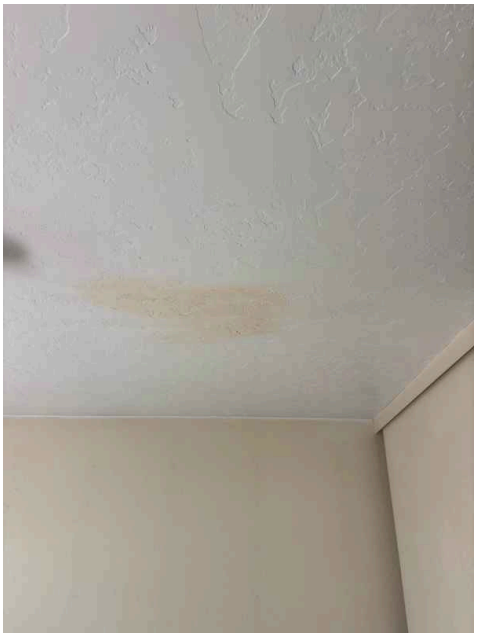
Observation Items

CEILING PATCH/MIS-MATCH PAINT

Patch(es)/evidence of previous repairs and/or mismatched paint noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



6.2.2 CEILINGS

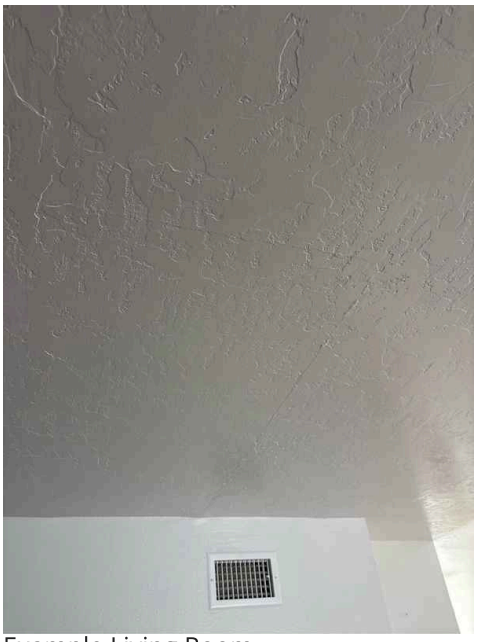
Attention Items

SETTLEMENT CRACKS

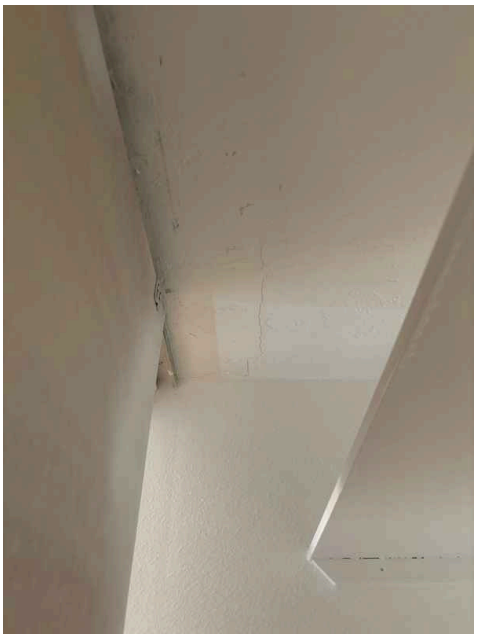
The ceiling(s) appear to have cracks in one or more areas. The cause can vary from typical settlement to major structural movement. Recommend further evaluation by a licensed general contractor to determine the most likely cause and have repaired if necessary at this time.

Recommendation

Contact a qualified general contractor.


Example Living Room


Example Bedroom 4




Example Entry Way

6.2.3 CEILINGS

Attention Items

PREVIOUS REPAIRS

Evidence of previous possible repairs and/or modifications noted. Recommend asking the seller(s) for work completed receipts, and/or further evaluation by a qualified professional to determine if additional repairs are necessary at this time.

Recommendation

Contact a qualified professional.


Example Primary Bedroom

6.2.4 CEILINGS

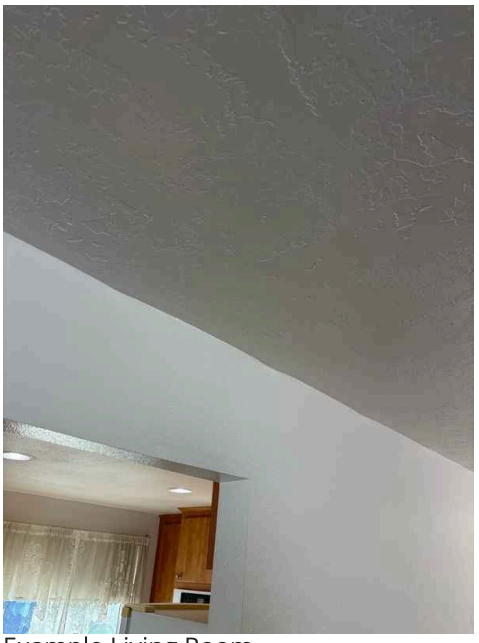
Attention Items

DRYWALL - IMPERFECTION

It appears there is an imperfection in the drywall/drywall tape. This is not a cause for concern, this is for your information.

Recommendation

Contact a qualified professional.


Example Living Room

6.3.1 WALLS

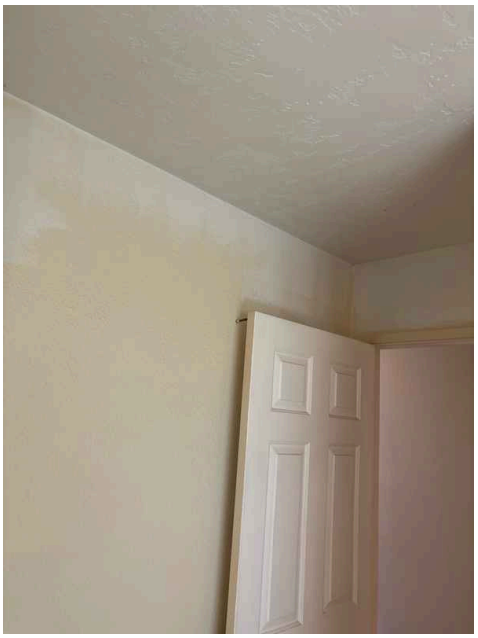
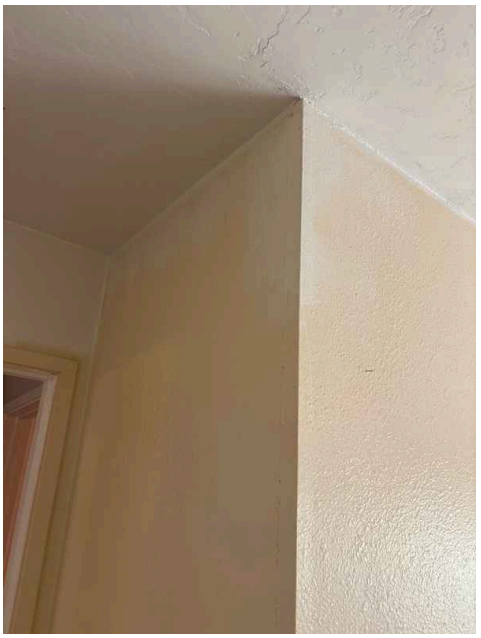
Observation Items

WALL PATCH/MIS-MATCH PAINT

Patch(es)/evidence of previous repairs and/or mismatched paint noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.

6.3.2 WALLS

SETTLEMENT CRACKS

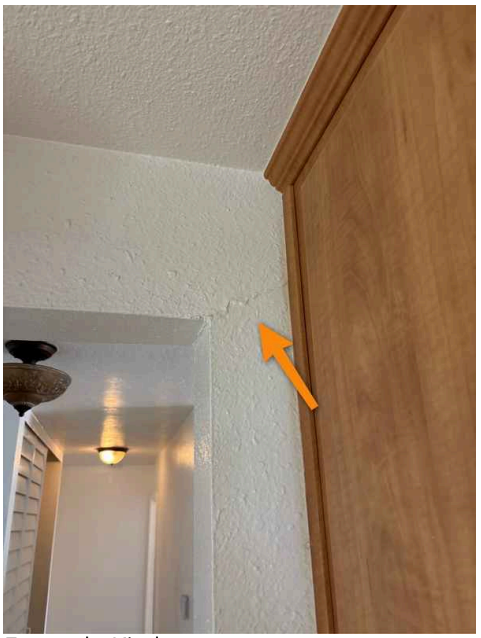
Attention Items

The wall(s) appear to have cracks in one or more areas. The cause can vary from typical settlement to major structural movement. Recommend further evaluation by a licensed general contractor to determine the most likely cause and have repaired as necessary at this time.

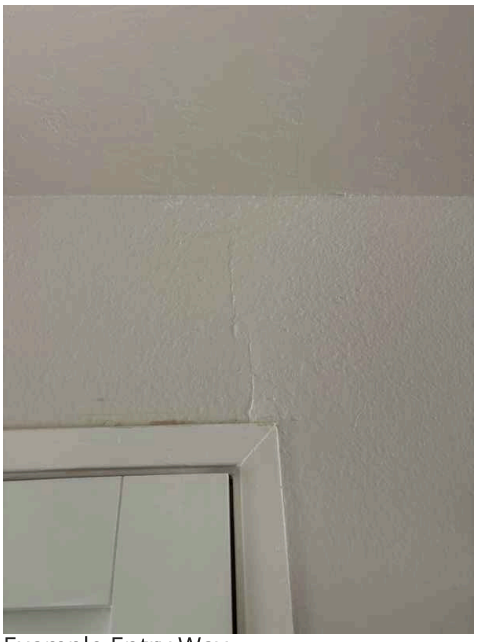
Recommendation

Contact a qualified general contractor.

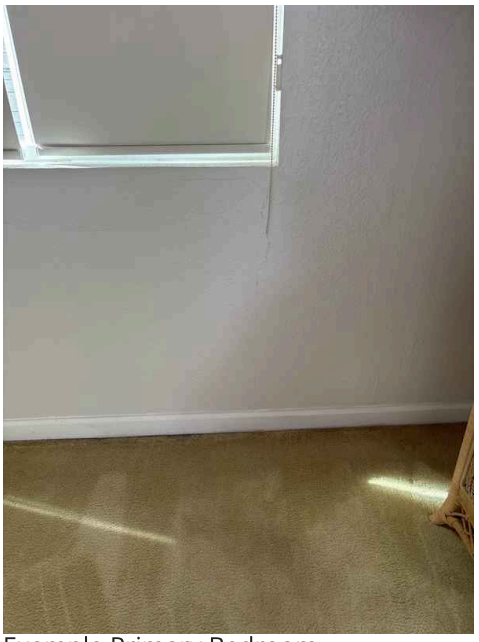

Example Kitchen


Example Kitchen


Example Entry Way

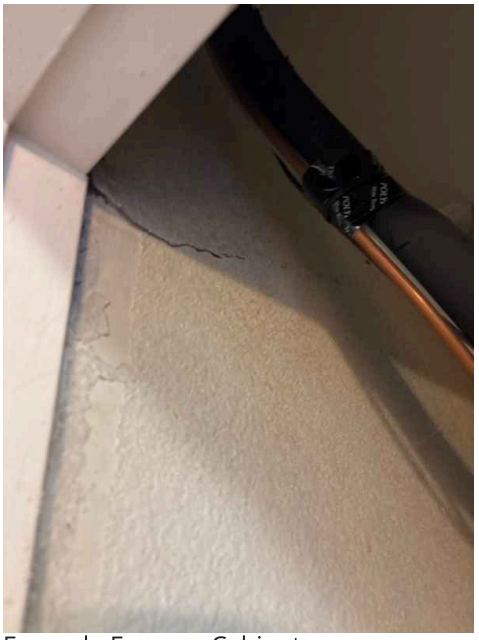

Example Entry Way


Example Dining Room


Example Primary Bedroom


Example Primary Bedroom


Example Primary Bedroom


Example Furnace Cabinet


Example Bedroom 3


Example Bedroom 3



6.3.3 WALLS

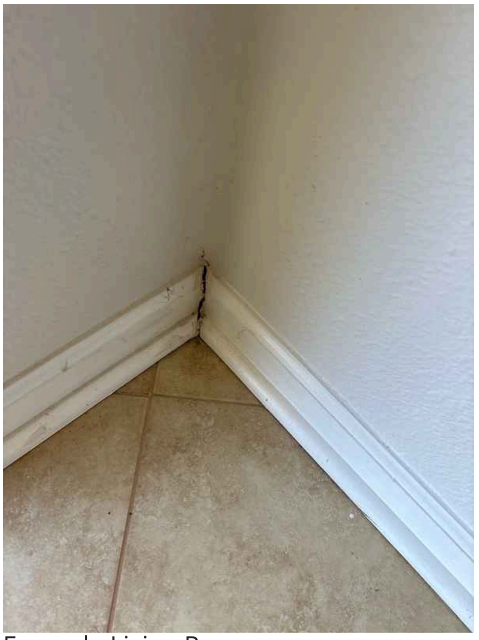
Attention Items

BASEBOARD CAULKING CRACKS

Cracks have developed in the caulking along the baseboard. Caulk deterioration allows moisture and dust to penetrate gaps between the baseboard and wall or floor. Over time, this can lead to water damage, mold growth, or pest entry. The affected caulking should be removed and replaced with fresh caulk to restore the seal and protect the baseboard and adjacent surfaces.

Recommendation

Contact a qualified professional.



Example Living Room

6.3.4 WALLS

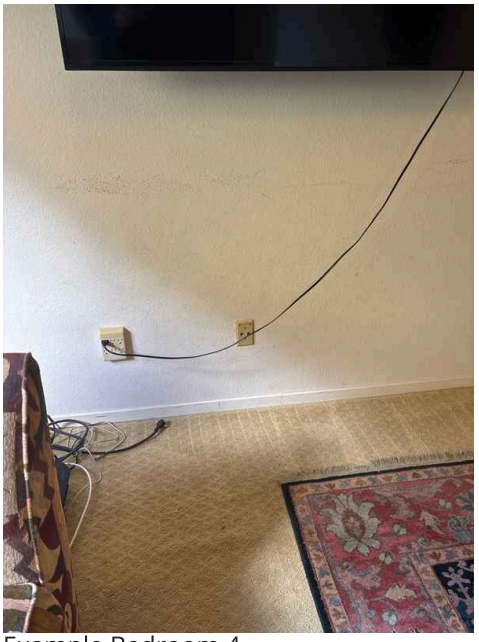
Observation Items

COSMETIC

Typical cosmetic stains/damage noted in areas. Recommend paint and/or repairs as necessary.

Recommendation

Contact a qualified professional.



Example Bedroom 4

6.3.5 WALLS

Attention Items

PRIOR REPAIR

Evidence of a prior repair noted. Uncertain of the cause for repair. You may wish to ask the sellers about any repairs you are concerned with. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection. asking seller for more information.

Recommendation

Contact a qualified professional.


Example Furnace Cabinet

6.4.1 FLOOR COVERINGS

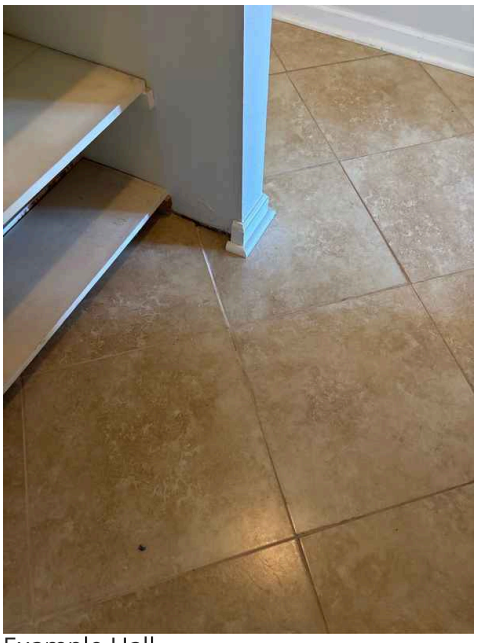
Attention Items

FLOORING - NOT LEVEL

Floor(s) do not appear to be level in one or more areas of the home. This may be a result of the flooring or the subflooring/structure below. The exact caused is unknown. Recommend further evaluation by a licensed flooring / general contractor to determine repairs possible at this time.

Recommendation

Contact a qualified flooring contractor


Example Hall

6.4.2 FLOOR COVERINGS

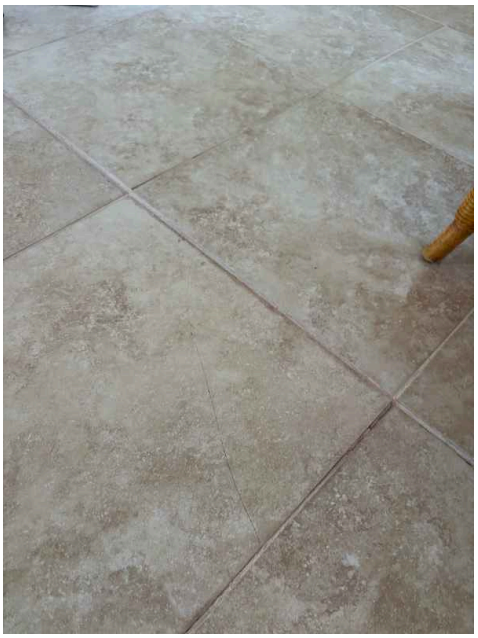
Attention Items

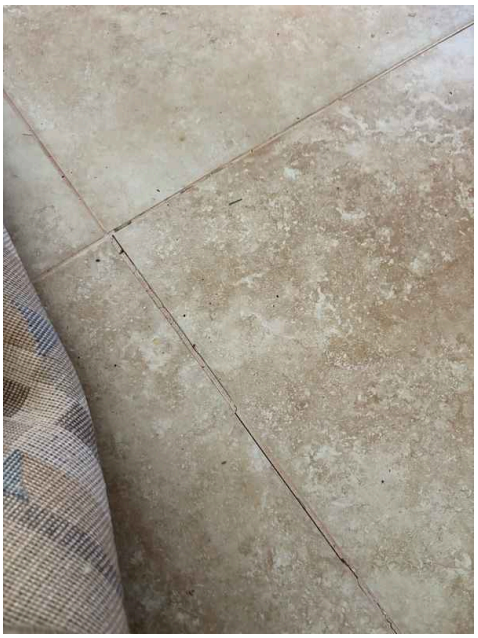
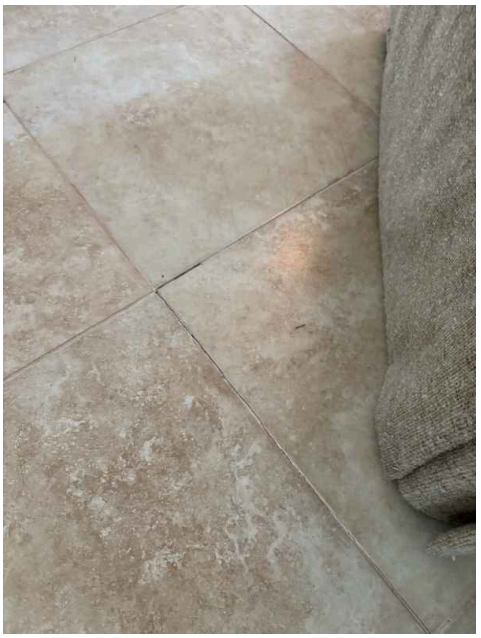
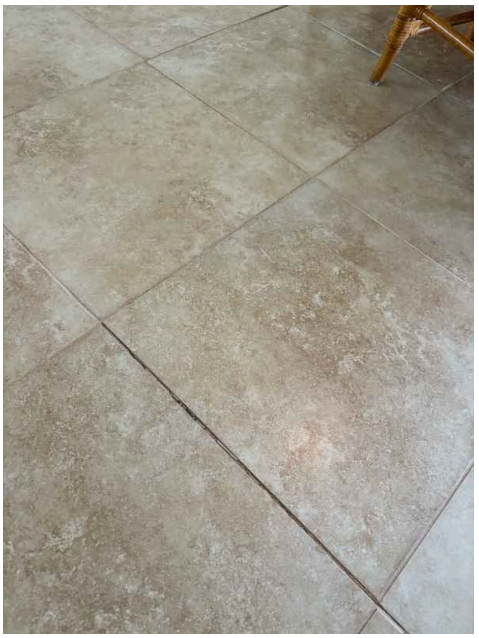
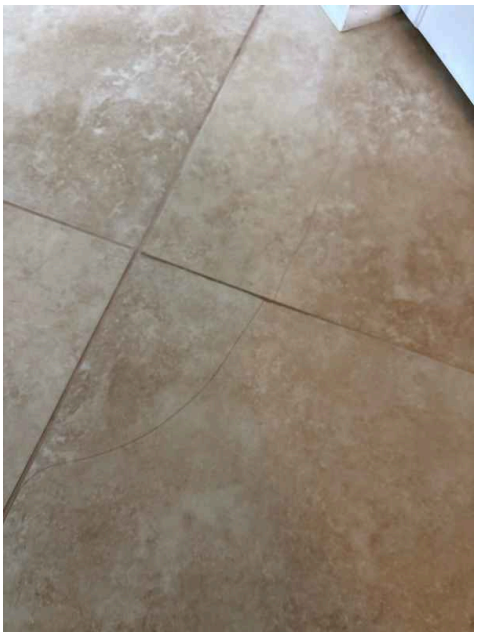
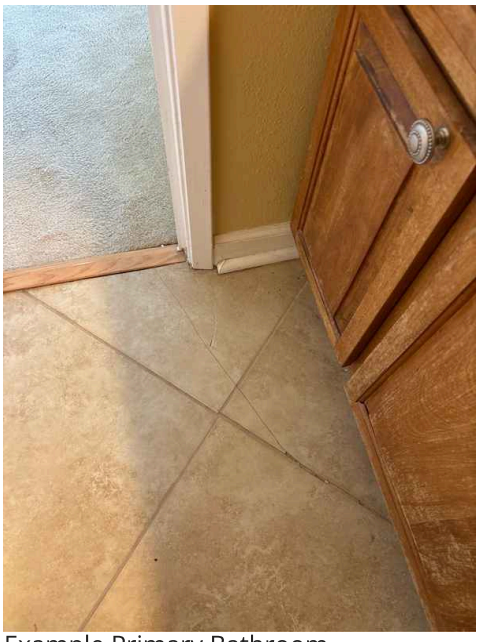
TILE - MULTIPLE CRACKED TILES

Multiple cracked tiles noted. This can be due to several causes, to include but not limited to, structural movement. Recommend further evaluation by a licensed foundation contractor before the removal of contingencies to determine the most likely cause and any corrections/repairs necessary at this time.

Recommendation

Contact a foundation contractor.



Example Primary Bathroom

6.4.3 FLOOR COVERINGS

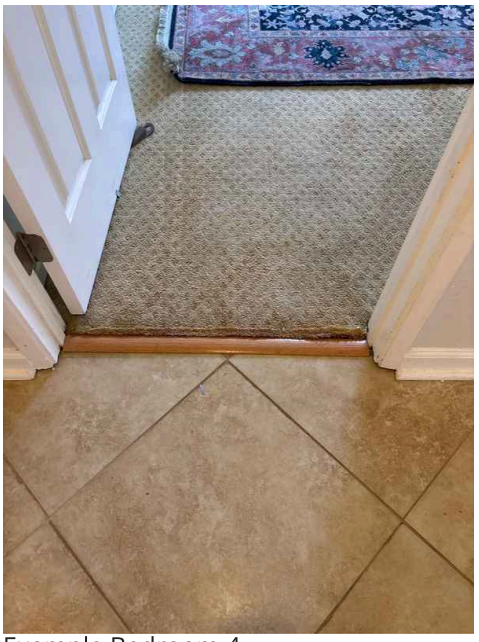
Attention Items

TRANSITION - NOT INSTALLED

The transition piece(s) were not installed. This may allow for damage. Recommend replacement by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Example Bedroom 4

6.5.1 COUNTERS, CABINETS, DRAWERS, CLOSET

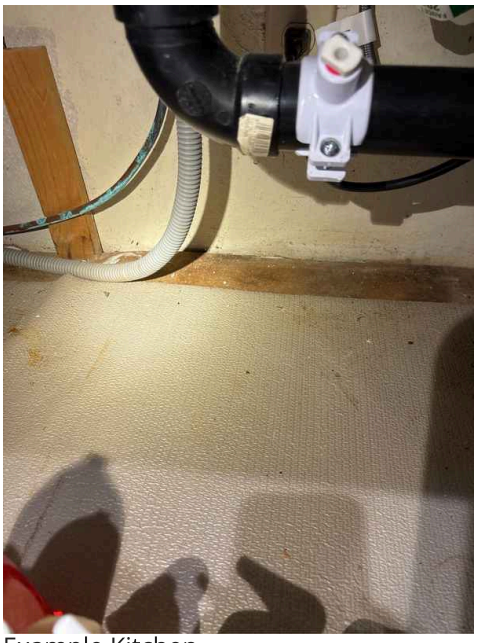
Attention Items

CABINET FLOOR - MOISTURE STAINS/DAMAGE

Moisture stain(s)/damage noted at the floor of the cabinet below the sink(s). This appeared to be indicative of a previous leak. The area appeared to be dry at the time of the inspection. Recommend further evaluation by a licensed plumbing contractor to determine any repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Kitchen

6.5.2 COUNTERS, CABINETS, DRAWERS, CLOSET

Attention Items

CABINET WALLS/DOORS - MOISTURE DAMAGE

Damage noted at the wall or doors of the cabinet. This is indicative of past plumbing leaks. Recommend further evaluation by a licensed plumbing contractor and/or restoration contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.


Example Kitchen

6.5.3 COUNTERS, CABINETS, DRAWERS, CLOSET

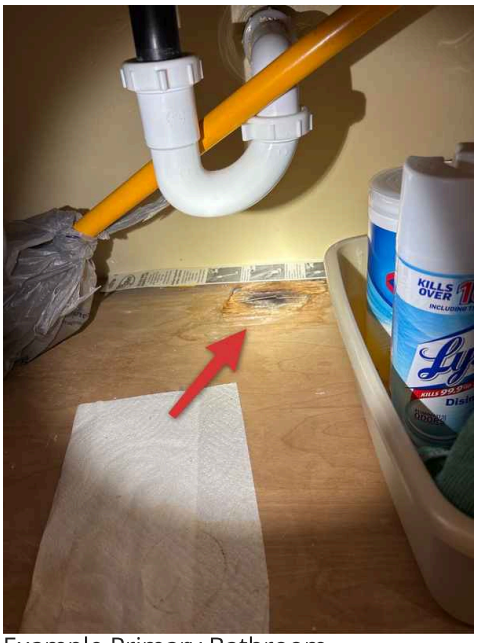
Safety Concerns

ORGANIC GROWTH POSSIBLE (DRY)

Moisture stains and evidence of possible organic growth 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 Primary Bathroom

6.5.4 COUNTERS, CABINETS, DRAWERS, CLOSET

Attention Items

CABINET FLOOR/WALL - DAMAGED

The cabinet floor and/or walls appears to be damaged. This is a typical result of past leaks. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



6.6.1 TUB/SHOWER ENCLOSURES

Attention Items

ENCLOSURE - CLEAN AND RE-CAULK TUB/SHOWER

The tub/shower enclosure(s) need to be cleaned and re-caulked to prevent moisture intrusion beyond the enclosure walls.

Recommendation

Contact a qualified professional.



Example Hall Bath

6.7.1 DOORS (REPRESENTATIVE NUMBER)

Observation Items

DOOR - COSMETIC DAMAGE

One or more doors shows signs of cosmetic damage. If this is of concern we recommend contacting a qualified handyman for repairs.

Recommendation

Contact a qualified door repair/installation contractor.


Example Bedroom 4

6.7.2 DOORS (REPRESENTATIVE NUMBER)

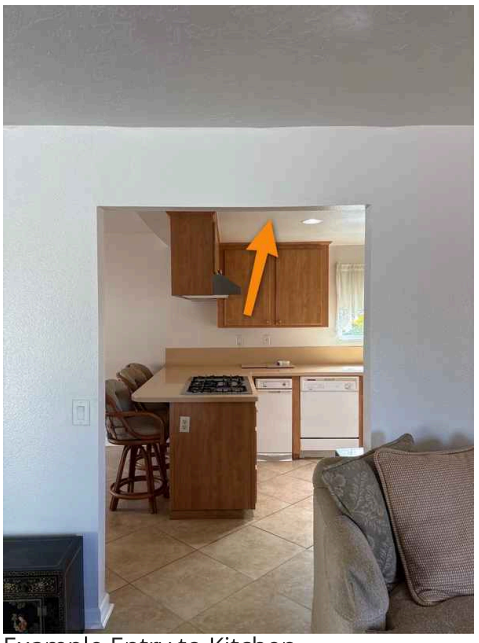
Attention Items

DOORWAY - NOT SQUARE

One or more door ways in this home appear to be out of square. This is typically a result in poor craftsmanship. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.


Example Entry to Kitchen

6.9.1 ATTICS

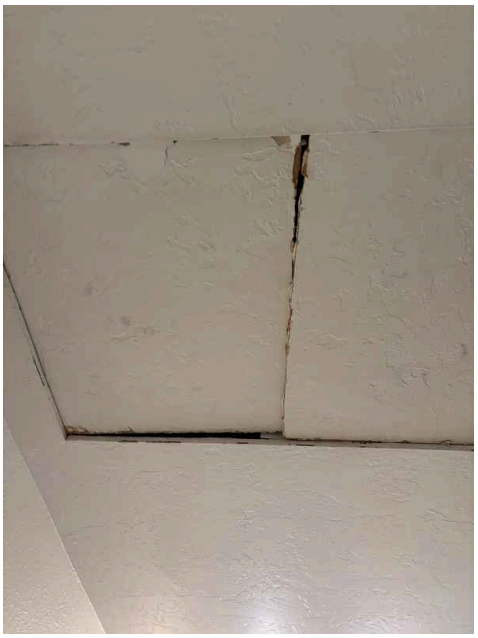
Attention Items

ATTIC ACCESS - DAMAGED

Damage noted at the attic access. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified professional.



7: GARAGE

Information

Garage Door Type
One automatic

Garage Door Material
Metal

Auto-Opener Manufacturer
GENIE

Findings

7.1.1 GARAGE GENERAL

Safety Concerns

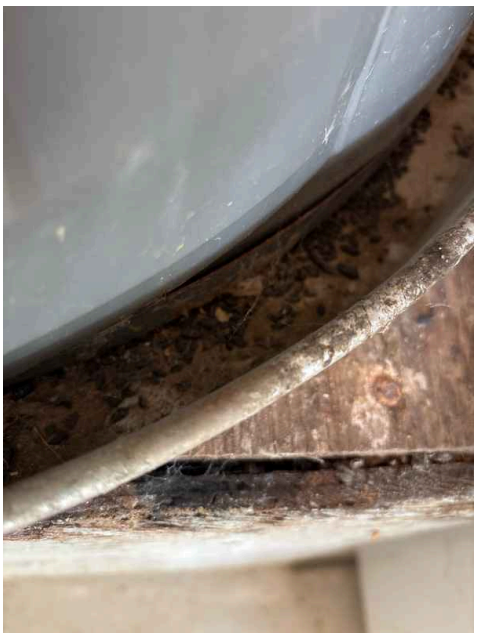
POSSIBLE RODENT ACTIVITY IN GARAGE

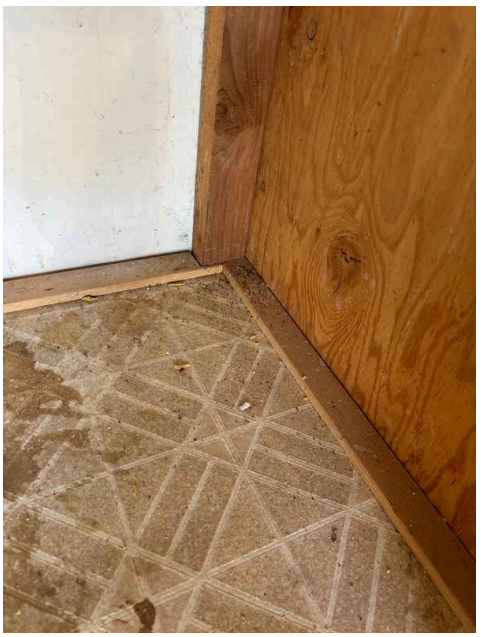
Material which may be rodent droppings, possible rodent activity and/or possible rodent proofing noted in the garage. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to San Diego County Vector Control.

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. We recommend consulting with a professional pest exterminator for a complete review and removal of any pests. An exterminator should evaluate the entire house including the attic spaces, crawl spaces and the exterior prior to the removal of contingencies.

Recommendation

Contact a qualified professional.





7.4.1 GARAGE WALLS (Including Firewall Separation)

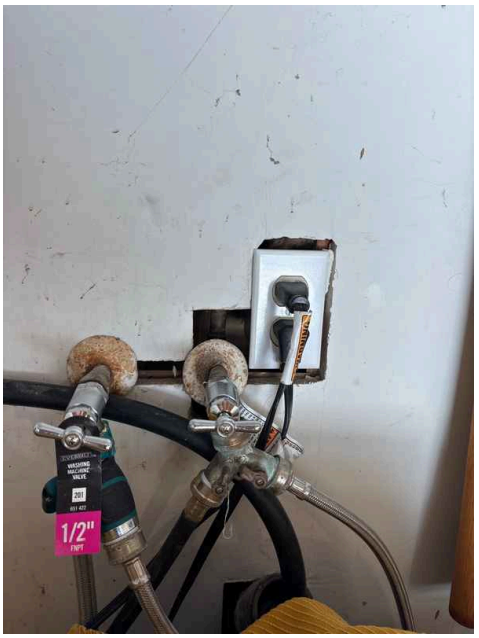
Safety Concerns

FIREWALL GAPS OR HOLES

Gap(s) or hole(s) noted in the firewall at the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistive performance. Recommend further evaluation by a licensed drywall contractor and having any gaps/holes patched as necessary at this time for safety.

Recommendation

Contact a qualified drywall contractor.



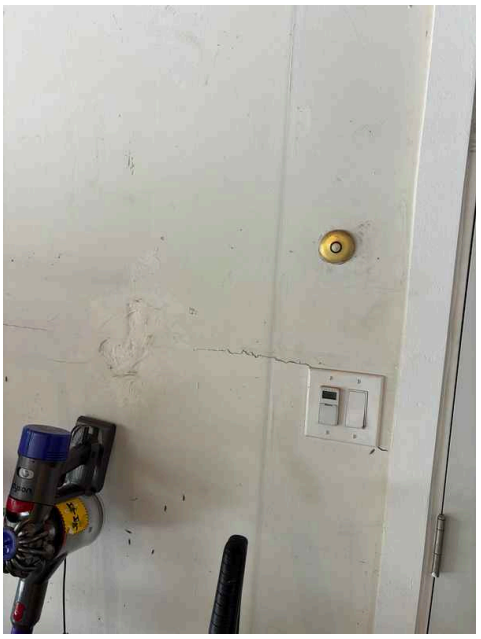
7.4.2 GARAGE WALLS (Including Firewall Separation)

Attention Items

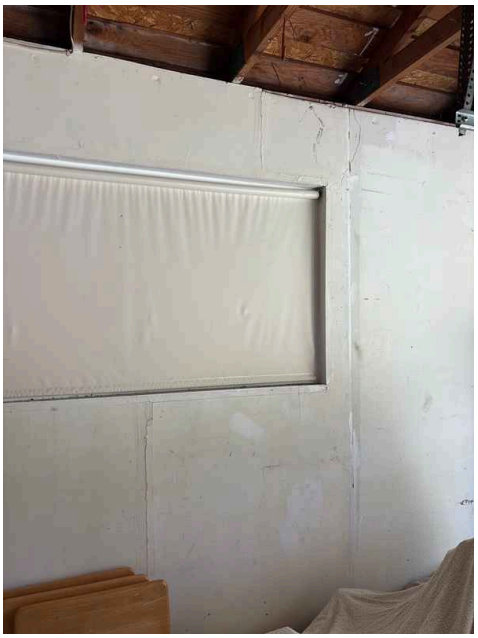
SETTLEMENT CRACKS

The wall(s) appear to have cracks in one or more areas. The cause can vary from typical settlement to major structural movement. Recommend further evaluation by a licensed general contractor to determine the most likely cause and have repaired as necessary at this time.









7.5.1 GARAGE FLOOR

CRACKS AT FLOOR

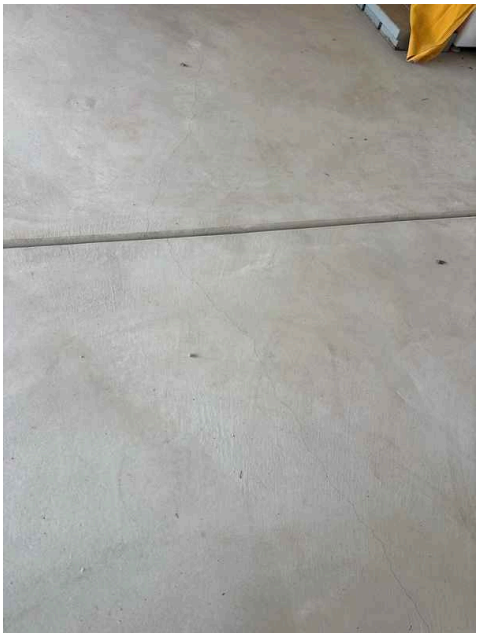
Attention Items

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

Recommendation

Contact a foundation contractor.





8: ROOFING

Information

STYLES AND MATERIALS: Roof Covering
Tile

STYLES AND MATERIALS: Roof Covering Observed From
Ladder, Other Vantage Points

STYLES AND MATERIALS: Chimney (Exterior)
Brick

STYLES AND MATERIALS: Roof Underlayment Inspection Limitation

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

ROOF GENERAL: Roof Overview

The home inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including, but not limited to; solar systems, antennae, and lightning arrestors.
If this home is identified as having a tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and we cannot guarantee that all of the tiles are in good condition. We recommend that you have the roof inspected by a licensed roofing contractor if you are concerned that there may be tiles that are broken or have slipped out of position.
We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.
Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.



ROOF GENERAL: Roof Inspection Limitations

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Roof Penetrations - Limited Inspection

My inspection of the roof penetrations/flashings was limited to what could be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. We highly recommend contacting a licensed roofing contractor or qualified professional for further evaluation.

FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Water Test Not Performed

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

Findings

8.3.1 ROOF SHEATHING (As Observable From Attic)

Attention Items

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 due to obstructions such as framing, insulation, appliances and or personal items. If possible It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified roofing professional.

8.4.1 ROOF COVERINGS

Attention Items

TILE - INSPECTED FROM GROUND

Tile roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. We cannot guarantee that all of the tiles, flashings, underlayment and roof penetrations are in good condition. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified roofing professional.

8.4.2 ROOF COVERINGS

Attention Items

MOSS GROWTH

Moss growth noted on the roof in areas. This condition can damage the shingles over time and can eventually lead to leaks. Recommend further evaluation by a licensed roofing contractor to determine repairs necessary at this time to forestall premature deterioration.

Recommendation

Contact a qualified roofing professional.



8.4.3 ROOF COVERINGS

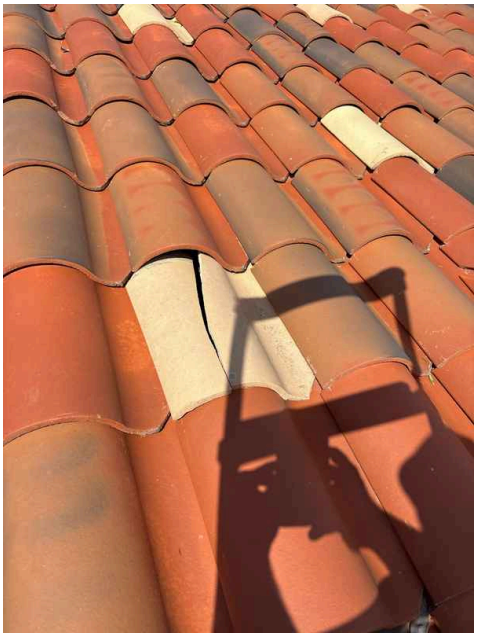
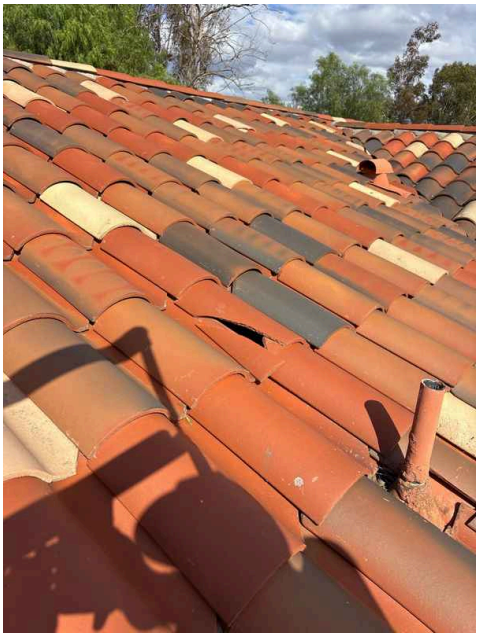
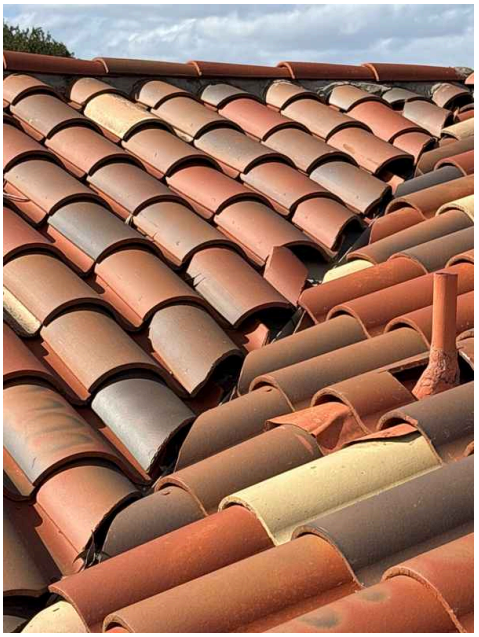
Attention Items

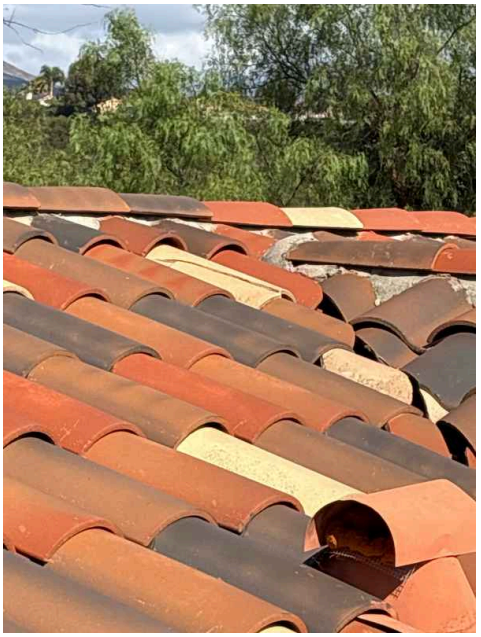
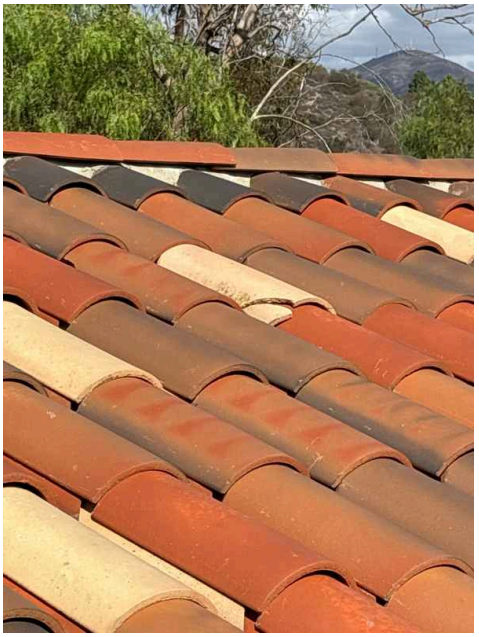
TILE - CRACKED/DAMAGED

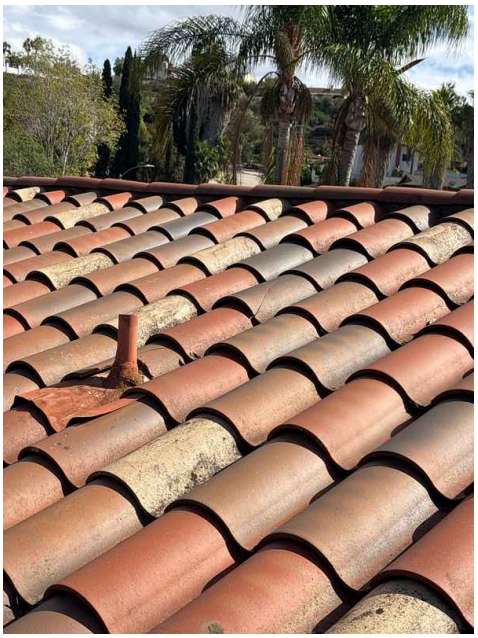
Cracked or damaged tile(s) noted. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible, and there may be additional defects. We recommend further evaluation of the entire roof before the removal of contingencies by a licensed roofing contractor and repair as necessary to ensure proper function.

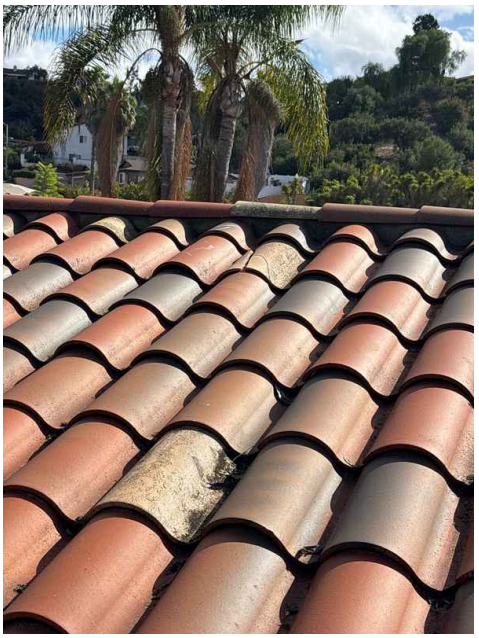
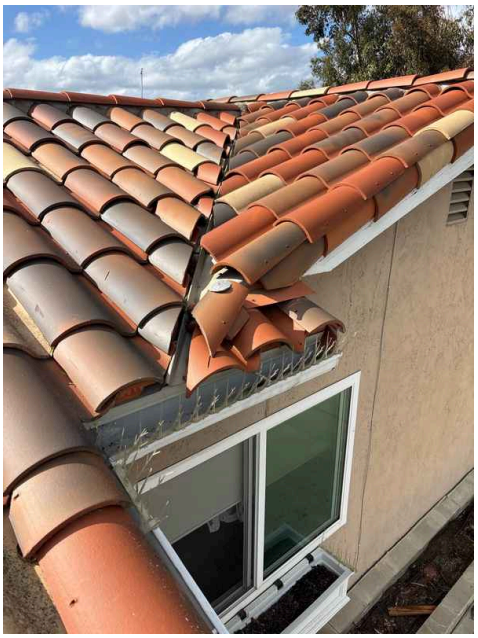
Recommendation

Contact a qualified roofing professional.



8.5.1 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

Attention Items

ROOF PENETRATIONS - NEED SEALANT

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

Recommendation

Contact a qualified roofing professional.





8.5.2 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

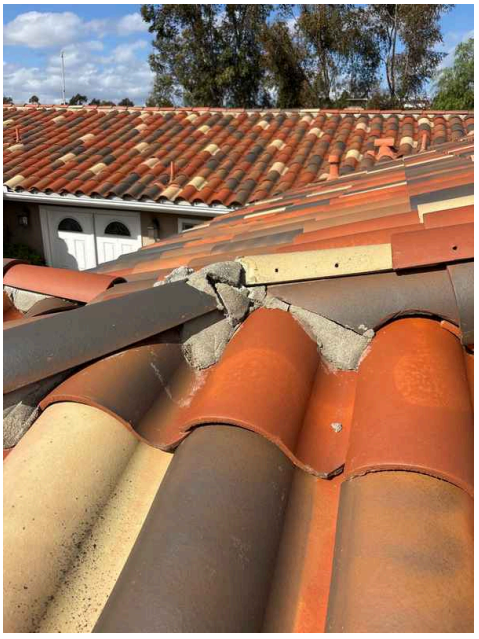
Attention Items

MORTAR (TILE)

The flashing for the pipe penetrations and ridge connections are installed under the tiles, the pipes and ridge connections are then sealed to the tiles with mortar. This installation may have been standard when the home was originally built, but due to maintenance required and the high number of leaks from these flashings, most roof manufacturers no longer recommend this type of installation. You may wish to contact a licensed roofing contractor for further review of these flashings and to determine if any repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.



8.5.3 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

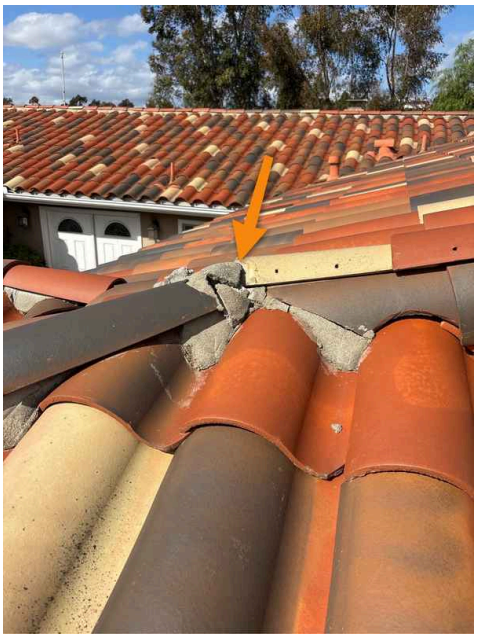
Attention Items

MORTAR - CRACKING

Cracking mortar was observed in the flashings, roof penetrations, chimneys, and/or skylights during inspection. Cracked mortar can allow water infiltration around these critical roof penetration points. Water intrusion may lead to leaks, rot, or structural damage to the roof deck and interior framing. A qualified professional should evaluate the extent of cracking and recommend appropriate mortar repair or repointing to restore a weathertight seal.

Recommendation

Contact a qualified professional.



8.6.1 ROOF DRAINAGE SYSTEMS

Attention Items

GUTTERS AND DOWNSPOUTS REQUIRE SERVICE

The gutters and downspouts appeared to require service to be fully functional. Recommend further evaluation by a licensed gutter contractor to determine corrections necessary at this time to ensure proper function.

Recommendation

Contact a qualified gutter contractor



8.6.2 ROOF DRAINAGE SYSTEMS

Attention Items

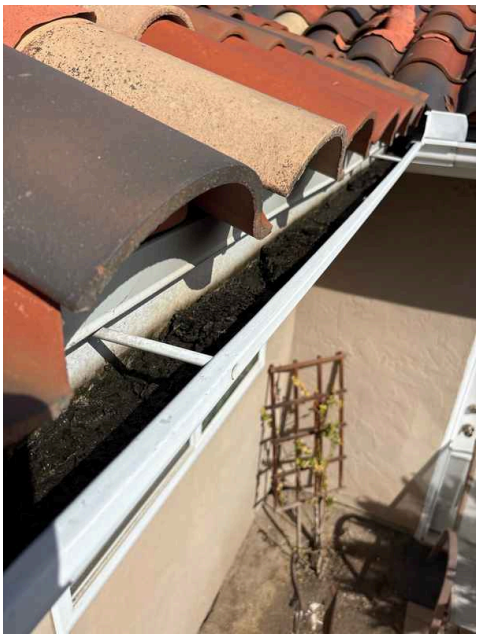
GUTTERS / DRAINS - CLEANING

Debris noted in the gutters/drains. Recommend cleaning and servicing the gutters by a licensed gutter contractor to ensure proper function.

Recommendation

Contact a qualified gutter contractor







9: EXTERIOR

Information

SIDING MATERIAL
STUCCO, WOOD, WOOD TRIM

EXTERIOR ENTRY DOORS
WOOD

APPURTENANCE
PORCH

DRIVEWAY
PAVERS

EXTERIOR GENERAL : Exterior General Information

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

EXTERIOR GENERAL : Exterior Limitations

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

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Sub Surface Drains - Not Inspected

Subsurface drainage were not water tested for function. Testing exterior yard drains are out side the scope of this home inspection. We are unable to determine the condition and drainage of the system. Recommend to keep free of debris and have further evaluation by a licensed landscape contractor to ensure these drains function properly.

Findings

9.2.1 WALL CLADDING, TRIM AND FLASHING

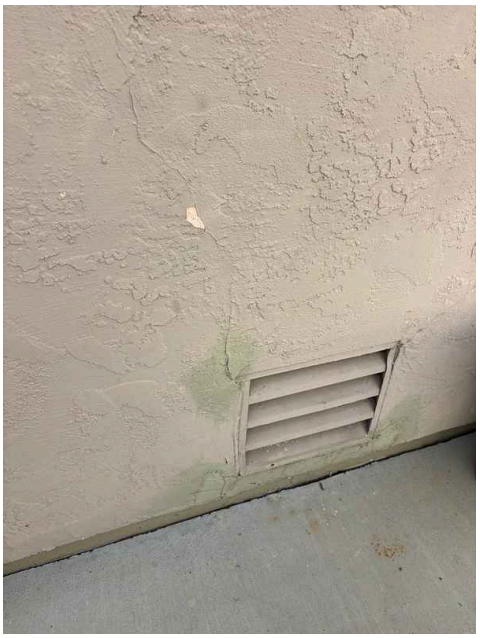
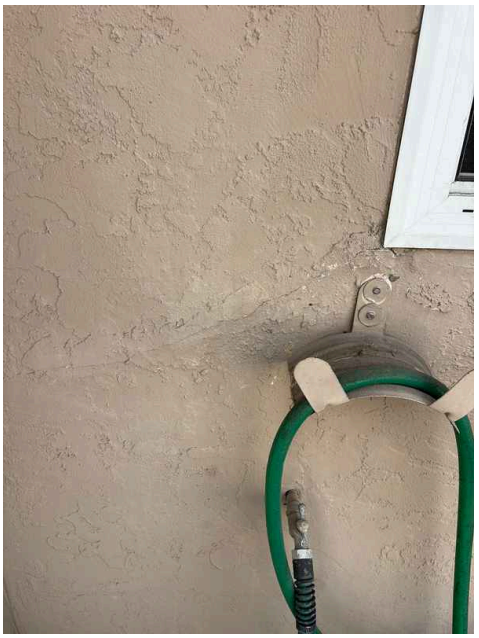
Attention Items

STUCCO - CRACKS

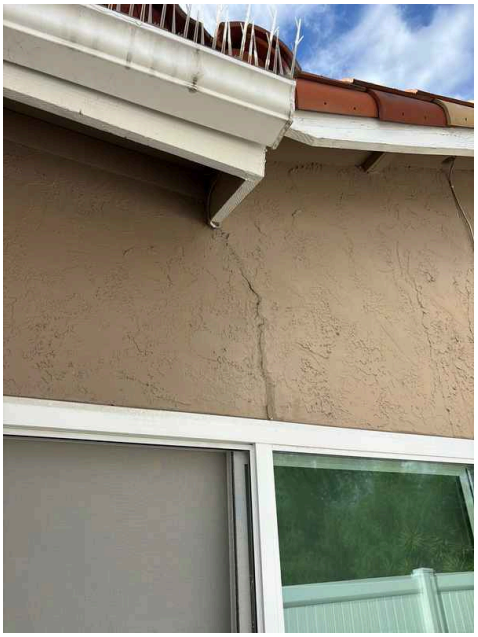
There are crack(s) in the stucco. Crack(s) may result from movement, or poor workmanship. However many of them are cosmetic. Recommend monitoring conditions, and repair/upgrade as necessary, by a licensed stucco contractor.

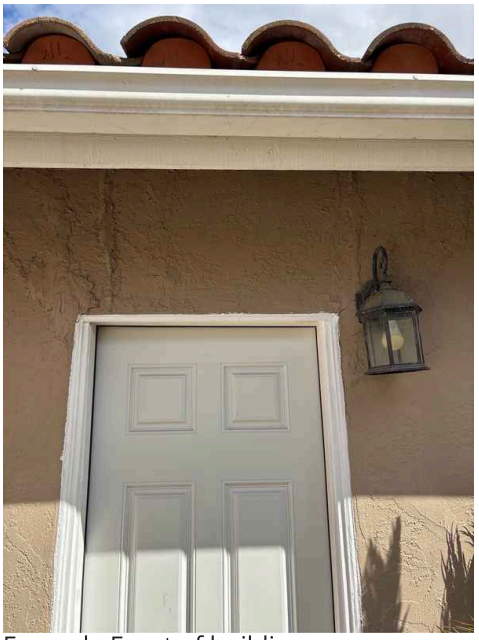
Recommendation

Contact a stucco repair contractor

Example Right of building





Example Front of building



9.2.2 WALL CLADDING, TRIM AND FLASHING

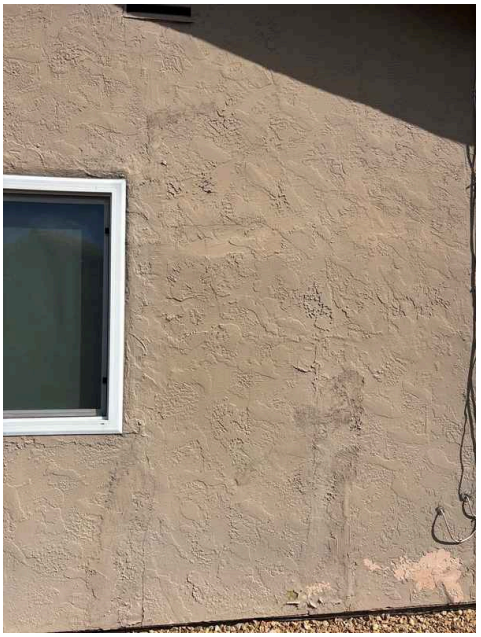
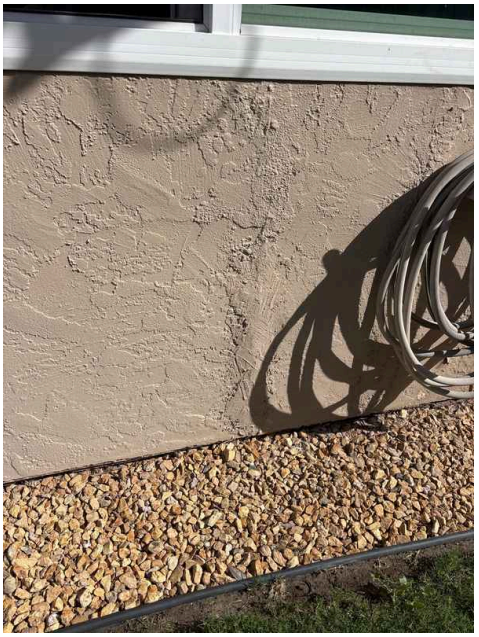
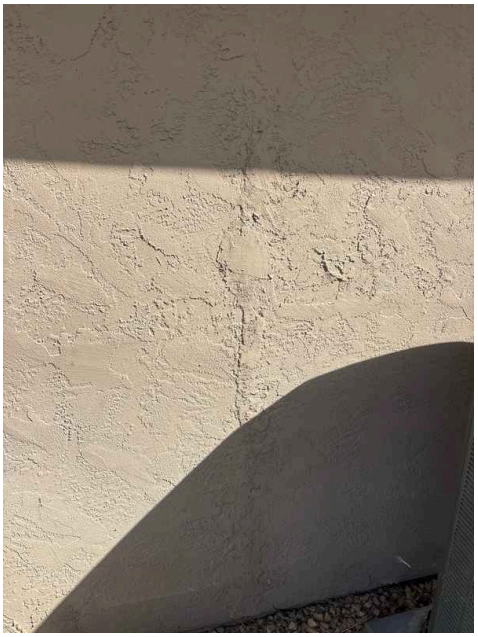
Attention Items

STUCCO - PREVIOUS REPAIRS

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

Recommendation

Contact a stucco repair contractor

9.2.3 WALL CLADDING, TRIM AND FLASHING

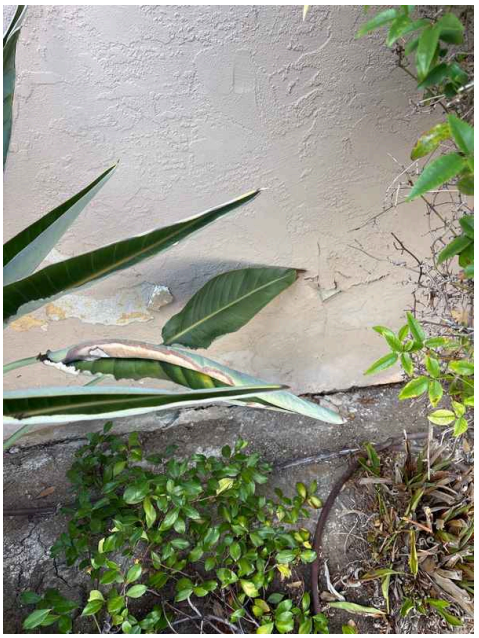
Attention Items

PAINT - FAILING

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

Recommendation

Contact a qualified painting contractor.



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

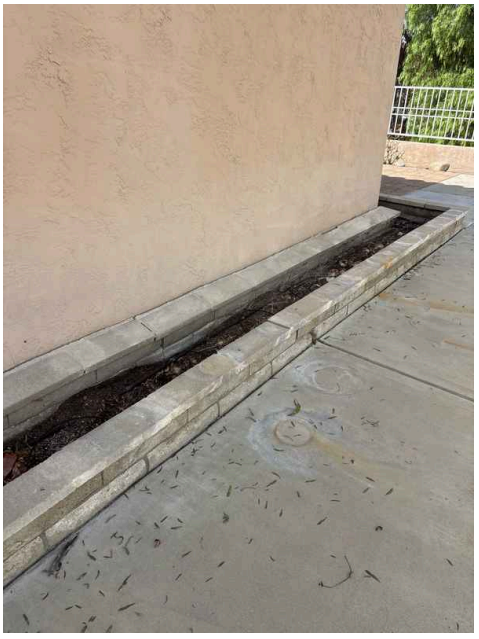
Attention Items

VEGETATION -PLANTERS/PLANTER BOXES

Planters/planter boxes noted located near the home. This condition can prevent moisture from draining away from the home. Instead, moisture can be absorbed into the home's foundation and soil which can cause damage to the foundation and can also be conducive to moisture intrusion/damage to the home.

Recommendation

Contact a qualified landscaping contractor



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

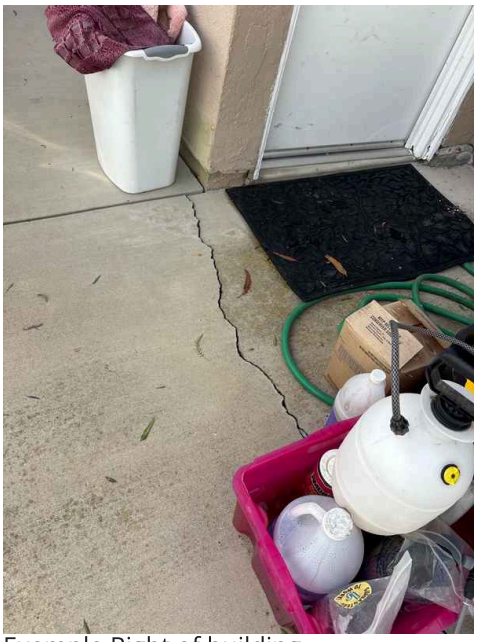
Attention Items

HARDSCAPE SHIFTING - POSSIBLE LACK OF REINFORCEMENT

Shifting has been discovered in one or more areas of the hardscape. This is a result of settlement. This typically occurs when the concrete does not contain rebar which is a steel reinforcement that holds the concrete together. However, the exact cause is unknown. Recommend further evaluation by a licensed concrete contractor.

Recommendation

Contact a qualified professional.


Example Right of building


Example Right of building

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

Attention Items

YARD WALL - CRACKS

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

Recommendation

Contact a qualified masonry professional.





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

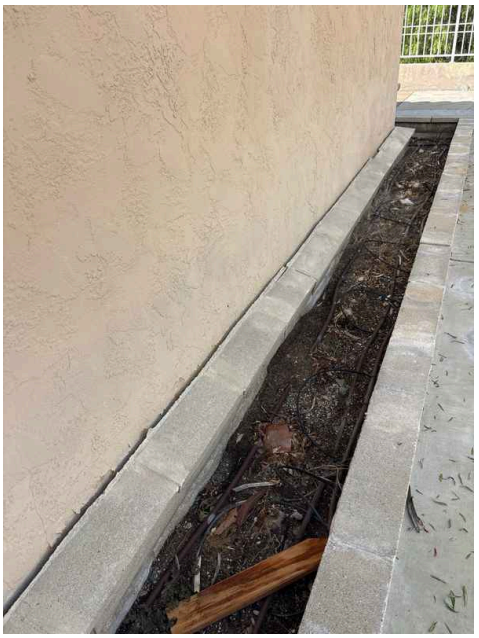
Attention Items

YARD WALL - LEANING

Yard wall(s) noted leaning and erosion signs appear to be present. This problem will continue to become worse and needs correcting. Recommend further evaluation by a qualified professional to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.



10: STRUCTURAL COMPONENTS

Information

Method Used to Observe Crawl Space
N/A

Foundation
Poured concrete

Columns or Piers
None

Wall Structure
Wood

Floor Structure
Slab

Ceiling Structure
2X4

Roof Structure
Engineered Wood Trusses

Roof Type
Hip

Attic Info
Attic Access

Method Used to Observe Attic
Limited Access

STRUCTURAL GENERAL : Structural General Information

The Home Inspector shall observe structural components including foundations, floors, walls, columns and piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns and piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to, or adversely effect the health of the home inspector or other persons.

STRUCTURAL GENERAL : Structural Inspection Limitations

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

FOUNDATIONS, CRAWL SPACES & BASEMENTS : Limited Inspection -

Due to floor coverings, vegetation, siding, plumbing, inaccessible openings in the foundation walls, and/or slab foundation, 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 contactor and/or a licensed structural engineer to determine if any latent defects exist.

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 contactor and/or a licensed structural engineer to determine if any latent defects exist.

CEILINGS (Structural): Ceiling Inspection Limitations

Most of the walls and ceilings are covered and structural members are not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

ROOF / ATTIC (Structural) : Limited Roof Structure Inspection

Most of the roof and ceilings are covered and structural members are not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Findings

10.1.1 STRUCTURAL GENERAL

Attention Items

FURTHER EVALUATION OF FOUNDATION AND STRUCTURE

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

The purpose of this inspection is to identify systems that should be further evaluated by licensed foundation contractors or structural engineer. 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 specialists' further evaluation and is not intended to be technically exhaustive nor a substitute for a specialized inspection or further evaluation.

Recommendation

Contact a qualified professional.

10.2.1 FOUNDATIONS, CRAWL SPACES & BASEMENTS

Attention Items

SLAB FOUNDATION

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



Example

Recommendation

Contact a qualified professional.

10.2.2 FOUNDATIONS, CRAWL SPACES & BASEMENTS

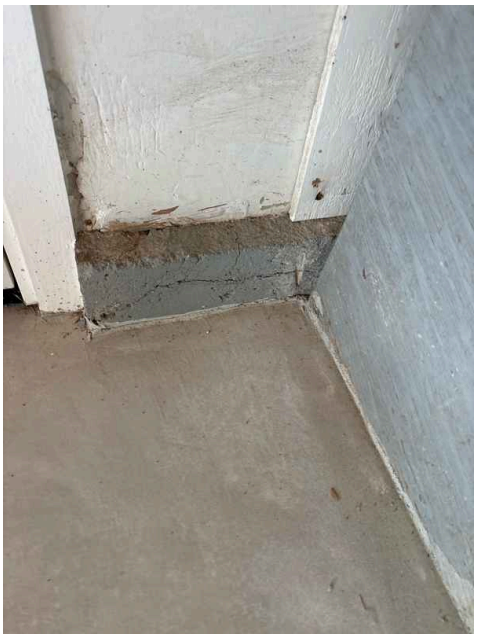
Attention Items

HAIRLINE CRACK - GARAGE STEM WALL

Hairline settlement crack(s) noted at the garage stem wall at one or more locations. This did not appear to be affecting the overall performance of the home. However, we recommend further review by a licensed foundation contractor.

Recommendation

Contact a foundation contractor.





10.2.3 FOUNDATIONS, CRAWL SPACES & BASEMENTS

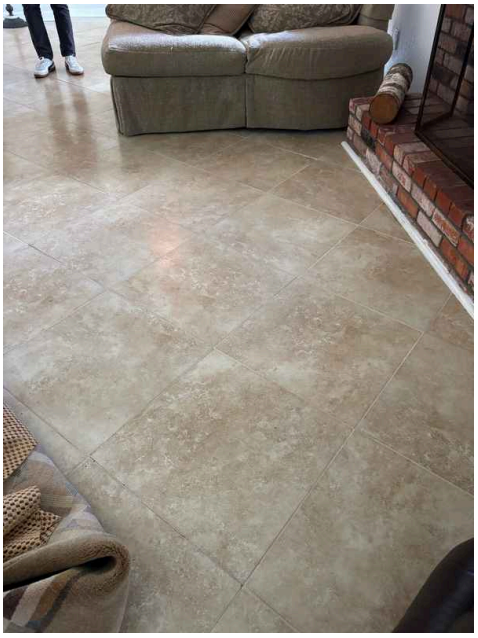
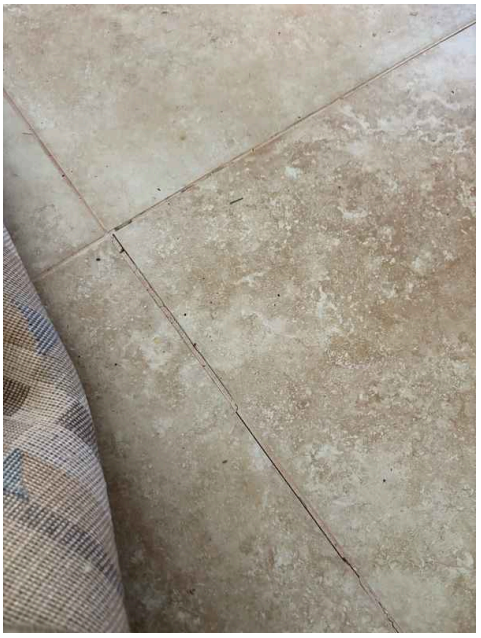
STRUCTURE MOVEMENT

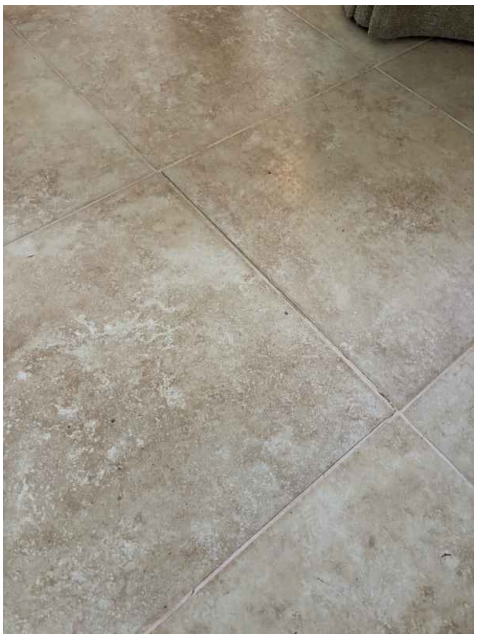
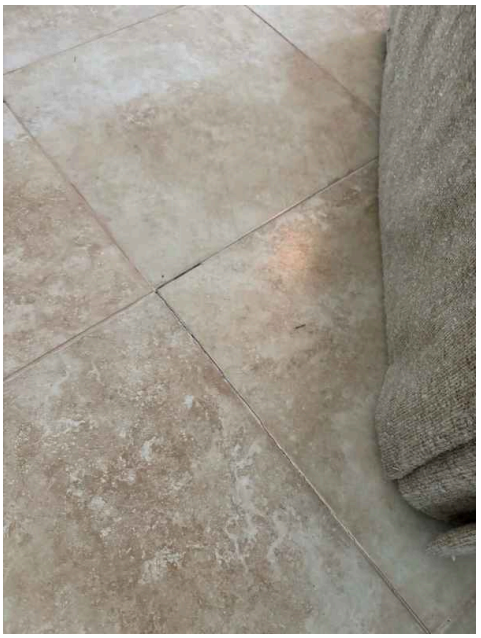
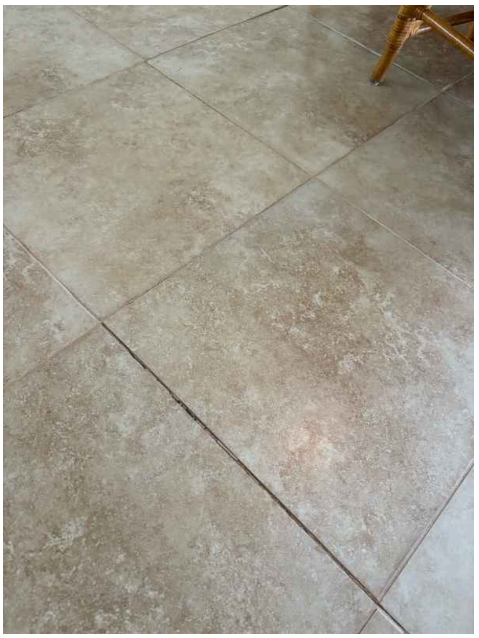
Attention Items

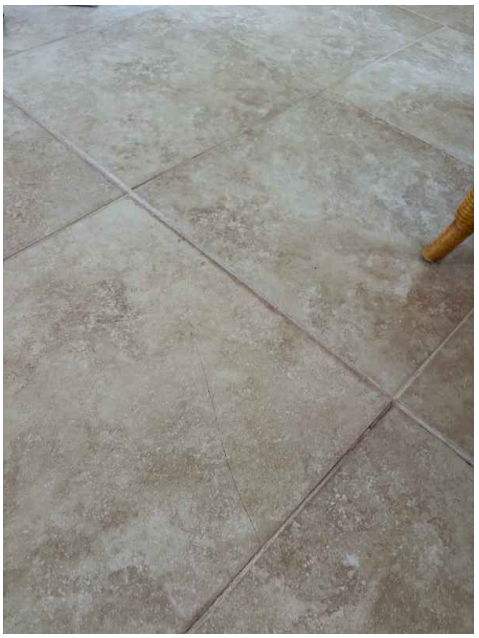
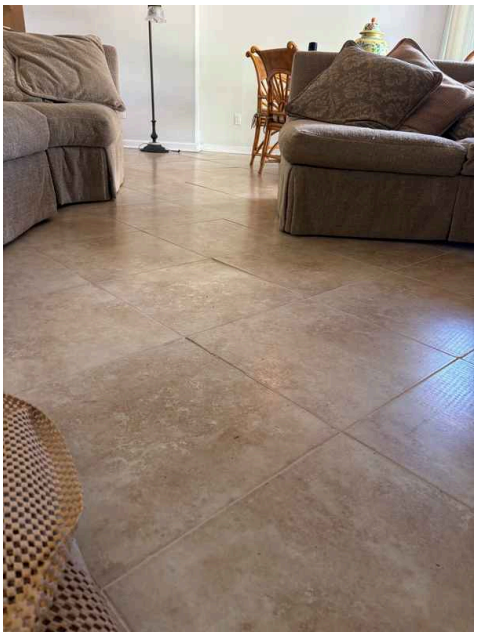
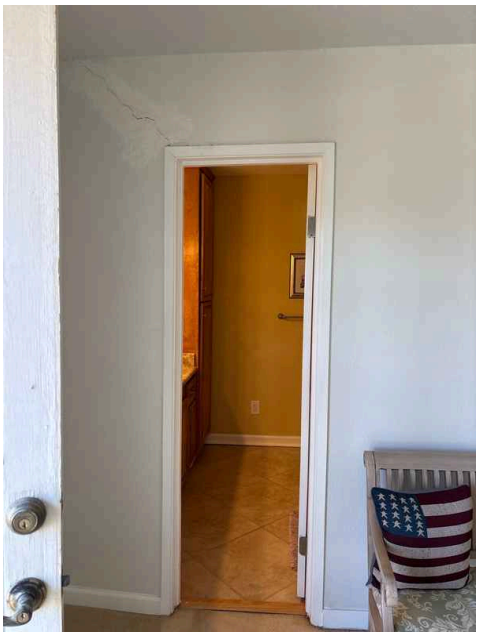
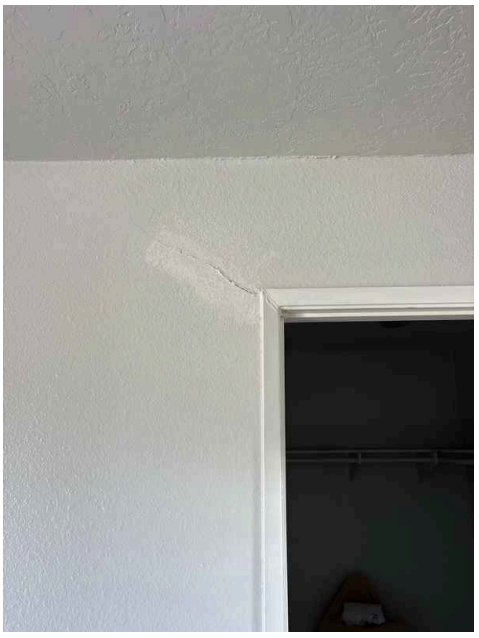
One or more areas of the structure appeared to be settling or leaning. This may be the result of structural movement and/or poor construction practices. Recommend further evaluation by a licensed contractor or a structural engineer to determine the most likely cause and any repairs necessary at this time.

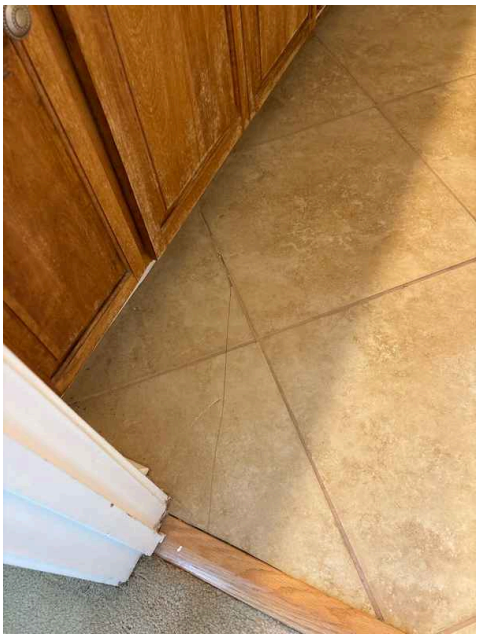
Recommendation

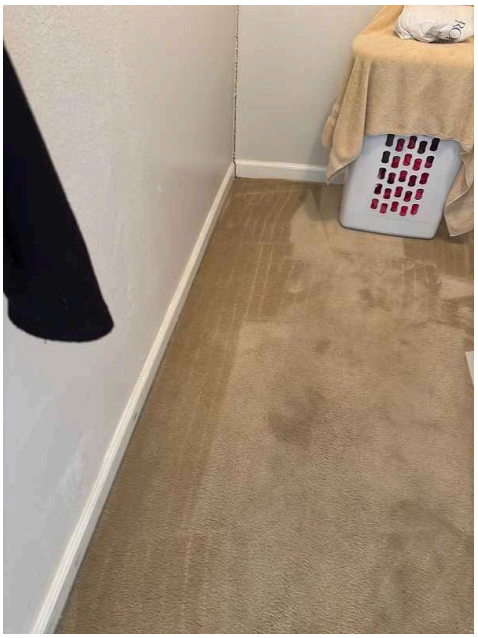
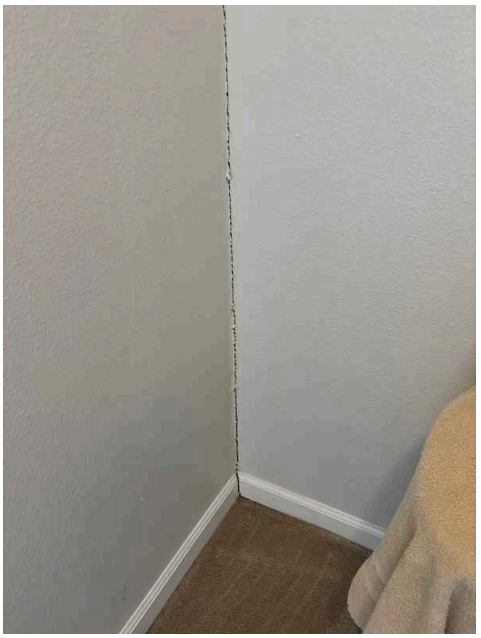
Contact a qualified structural engineer.



10.3.1 WALLS (Structural)

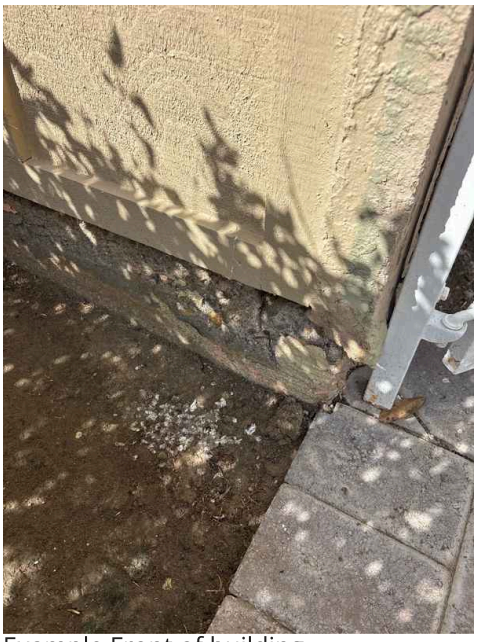
Attention Items

FOUNDATION WALL - VERTICAL CRACKS

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

Recommendation

Contact a foundation contractor.



Example Front of building

10.3.2 WALLS (Structural)

Attention Items

FOUNDATION WALL - HORIZONTAL CRACKS

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

Recommendation

Contact a foundation contractor.



Example Front of building

10.3.3 WALLS (Structural)

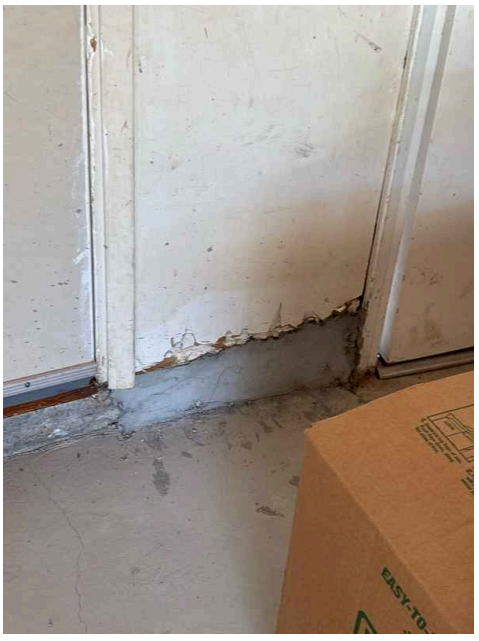
Attention Items

PREVIOUS REPAIRS - MODIFICATIONS

Evidence of previous repairs noted in areas of the foundation wall(s). Unable to determine if these repairs are adequate. Recommend inquiring with the seller for work completed receipts and further evaluation by a licensed foundation contractor to determine if additional repairs are necessary at this time.

Recommendation

Contact a foundation contractor.



11: HEATING/CENTRAL A/C

Information

Number of Heating Systems (Excluding Wood)
One

Heating Equipment Type
Forced Air

Heating Equipment Manufacturer
TRANE

Heating Equipment Energy Source
Natural gas

Filter Type
Disposable

Ductwork
Insulated, Partially Visible

Number of Air Conditioning Systems
One

Cooling Equipment Type
Air Conditioner Unit

Cooling Equipment Manufacturer
TRANE

Cooling Equipment Energy Source
Electricity

Types of Fireplaces
Gas / Wood Burning

HEATING - EACH ROOM: Type
In Wall

HVAC AUTOMATIC SAFETY CONTROLS: Type
Service Door

THERMOSTAT: Type
Thermostat



HVAC GENERAL: Heating and Cooling System General Information

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

HVAC GENERAL: Heating and Cooling System Limitations

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

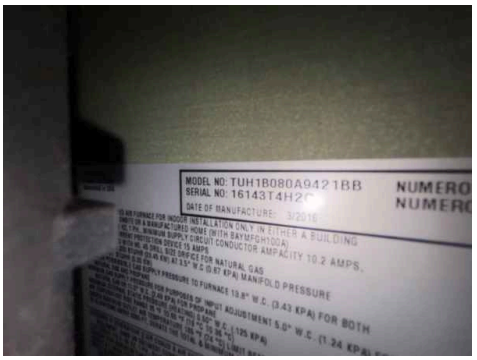
HVAC GENERAL: HVAC Distribution System Limitations

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.

HEATING - EQUIPMENT: Picture of Heater(s)

Photo of the heater

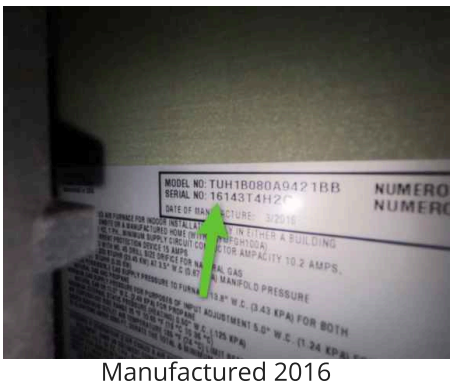


HEATING - EQUIPMENT: Heater Age and Maintenance

This is for your information

The average residential HVAC system has the life expectancy on 15- 25 years. Regular maintenance of heating equipment is essential for safe, efficient operation and longevity of the system. Routine maintenance typically includes filter changes, inspection of combustion components, lubrication of moving parts, and testing of safety controls to ensure the system operates reliably throughout the heating season.



Manufactured 2016

HEATING - FLUE : 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.

COOLING - EQUIPMENT: AC Condenser (Photo)

Photo of AC condenser



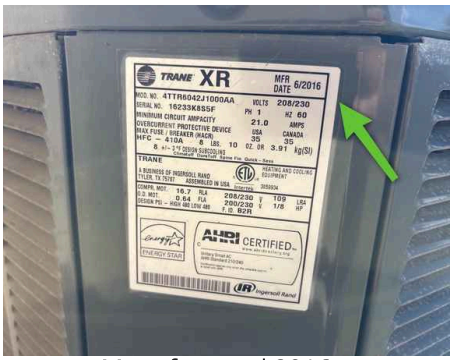


COOLING - EQUIPMENT: A/C Condensation - Limited

A/C condensation drain line and refrigerant line is often within the wall or behind insulation. If so we are unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

COOLING - EQUIPMENT: Air Conditioning Maintenance

Air conditioning condensers typically have an operational lifespan of 10-15 years with proper maintenance. Regular upkeep—including cleaning the condenser coils, checking refrigerant levels, and ensuring proper airflow around the unit—helps maximize efficiency and extends equipment life. Neglected maintenance can reduce lifespan and increase energy costs.



Manufactured 2016

Findings

11.2.1 HEATING - EQUIPMENT

Attention Items

FURNACE TURNED ON (THERMAL IMAGING PHOTO) - HEAT EXCHANGER NOT VISIBLE

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

Recommendation

Contact a qualified heating and cooling contractor



11.2.2 HEATING - EQUIPMENT

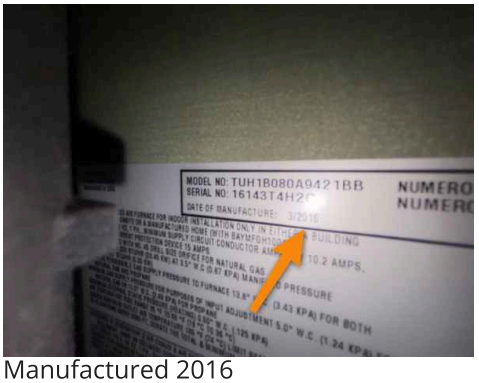
Attention Items

FURNACE 0-10 YEARS OLD

The furnace is 0-10 years old. Most furnaces have a typical lifespan of 15-20 years with proper maintenance. While the unit may still be functional, components begin to wear and efficiency typically declines over time. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Monitoring performance and scheduling regular maintenance can help extend the system's life and identify potential issues before they become major problems.

Recommendation

Contact a qualified HVAC professional.



Manufactured 2016

11.6.1 COOLING - EQUIPMENT

Attention Items

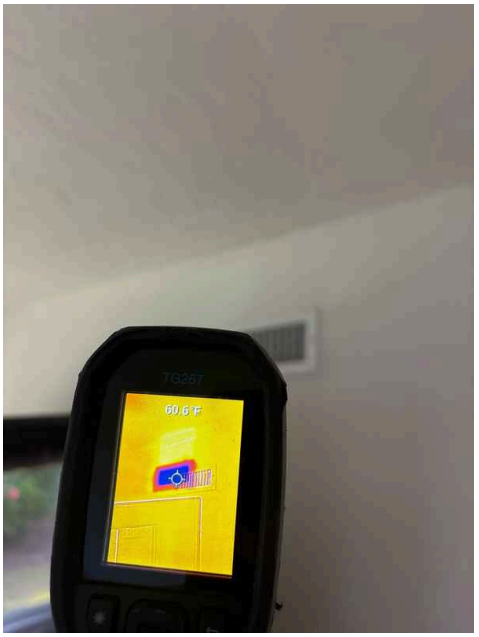
AIR CONDITIONER - PRODUCED COOL AIR

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional.

We are unable to verify the condition of the entire span of the air conditioner refrigerant line, and condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



11.6.2 COOLING - EQUIPMENT

Attention Items

CONDENSATION DRAIN - LIMITED REVIEW

We are unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor

11.6.3 COOLING - EQUIPMENT

Attention Items

A/C 0-10 YEARS OLD

The air conditioning equipment is 0-10 years old. This relatively young system suggests it is still within a typical service lifespan and should be functioning near design capacity. Regular maintenance and filter changes help ensure continued reliable operation and efficiency.

Recommendation

Contact a qualified heating and cooling contractor



Manufactured 2016

11.9.1 DUCTS / FILTERS (Distribution System)

Attention Items

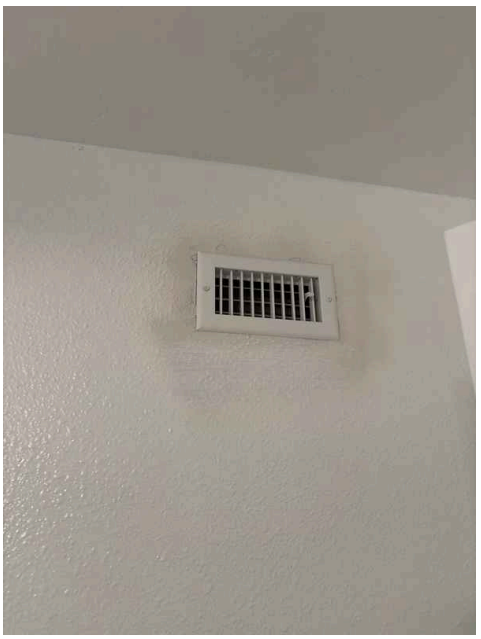
REGISTER DIRTY

The HVAC register cover appears to be dirty. Recommend a qualified professional to clean register cover as needed.

Recommendation

Contact a qualified professional.





11.9.2 DUCTS / FILTERS (Distribution System)

Attention Items

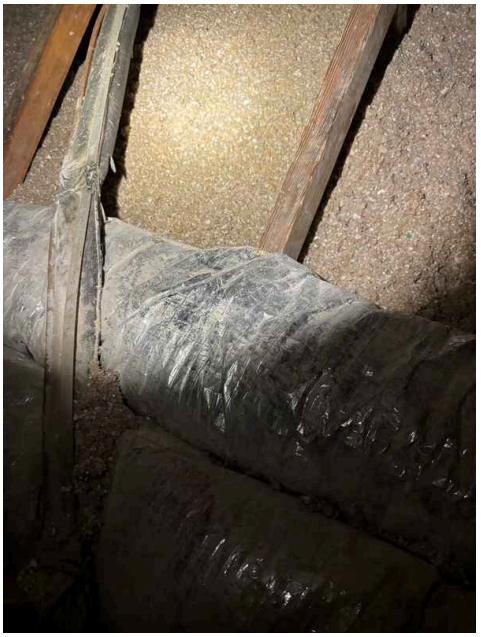
DUCT - CRIMPED NOT PROPERTLY SUPPORTED

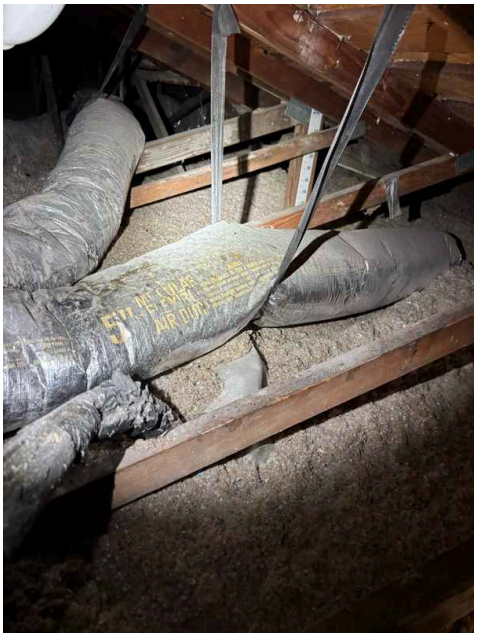
The HVAC ducting was not properly supported and crimping was noted at the ducting. This may restrict airflow and effect efficiency. Recommend a licensed HVAC contractor to further evaluate and repair as needed.

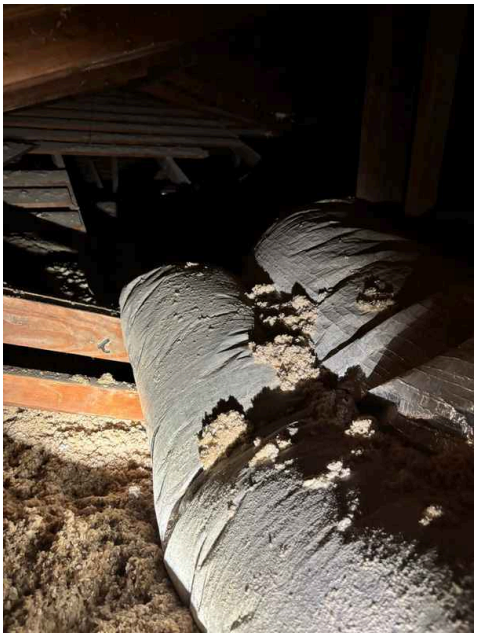
Recommendation

Contact a qualified professional.









11.9.3 DUCTS / FILTERS (Distribution System)

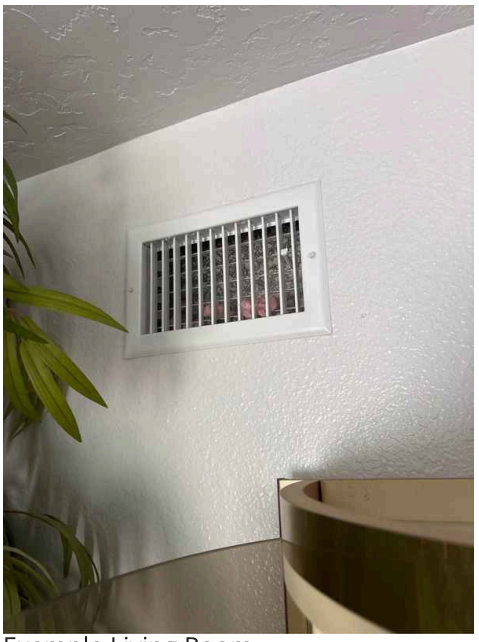
Attention Items

DEBRIS AND INSULATION IN REGISTER

Debris and insulation material were observed within the air distribution register during inspection. This accumulation can restrict airflow, reduce system efficiency, and potentially circulate particles throughout the home. The register should be cleaned and inspected to ensure proper airflow. Consider having the ductwork professionally cleaned and the system inspected to determine if debris is present elsewhere in the distribution system.

Recommendation

Contact a qualified professional.



Example Living Room

11.10.1 FIREPLACES - FIRE BOX

Attention Items

CLEAN FIREPLACE

The fireplace and/or chimney appeared to require professional cleaning before use. Recommend further evaluation by a licensed fireplace contractor to clean and repair as necessary at this time.

Recommendation

Contact a qualified chimney contractor.



11.10.2 FIREPLACES - FIRE BOX

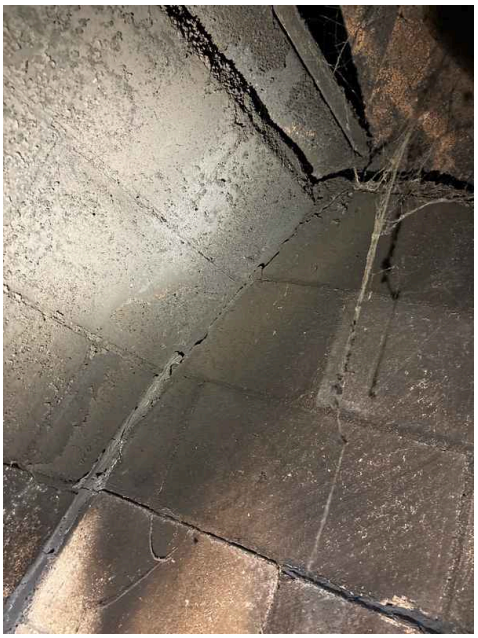
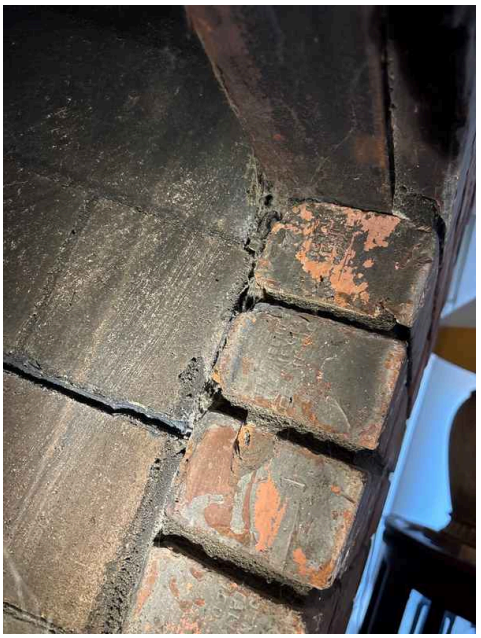
Safety Concerns

FIRE BOX - CRACKS/GAPS

Cracks and/or gaps noted at one or more areas of the fireplace. This can be a fire safety concern. Recommend further evaluation by a licensed fireplace contractor before the removal of contingencies to determine any repairs necessary at this time for safety.

Recommendation

Contact a qualified fireplace contractor.

11.10.3 FIREPLACES - FIRE BOX

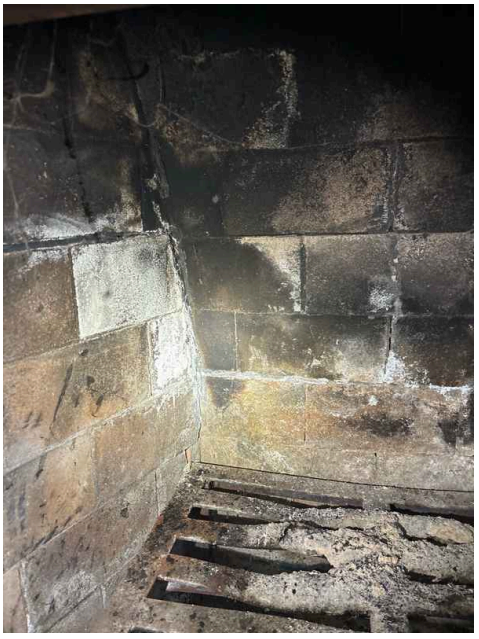
Attention Items

EFFLORESCENCE

Efflorescence was noted at the fire box in one or more locations. This condition can be indicative of past or ongoing moisture intrusion issues. Moisture intrusion can cause masonry damage, be conducive to the attraction of wood destroying organisms, encourage organic growths, and attract pests like rodents and insects. We recommend further evaluation by a licensed chimney sweep to determine the cause and any corrections necessary at this time.

Recommendation

Contact a qualified chimney contractor.



11.11.1 FIREPLACE - CHIMNEY

Attention Items

CHIMNEY LINER/FLU - NOT INSPECTED

We do not inspect the chimney liner or flu because often it would require disassembly of vent pipes either at the fireplace or at the vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of the liner in order to properly inspect for cracks or loose sections. We recommend a licensed chimney contractor or licensed chimney sweep to clean and inspect for safety.

Recommendation

Contact a qualified chimney contractor.

11.11.2 FIREPLACE - CHIMNEY

Attention Items

CLEAN CHIMNEY

Recommend having the chimney/fireplace professionally cleaned and inspected by a licensed chimney sweep before attempting to use this fireplace.

Recommendation

Contact a qualified chimney sweep.

11.12.1 FIREPLACE - STRUCTURE

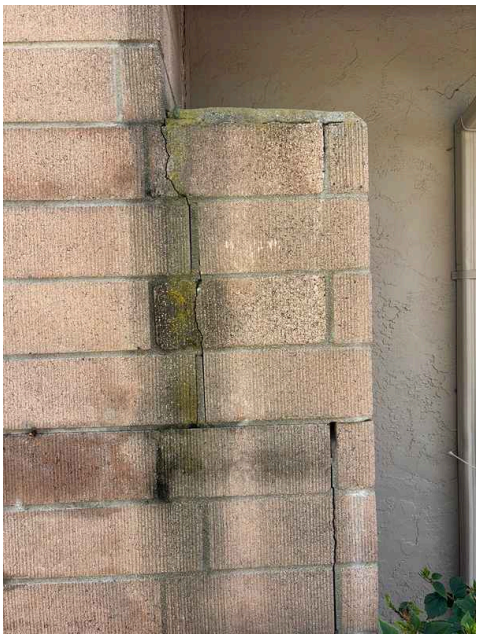
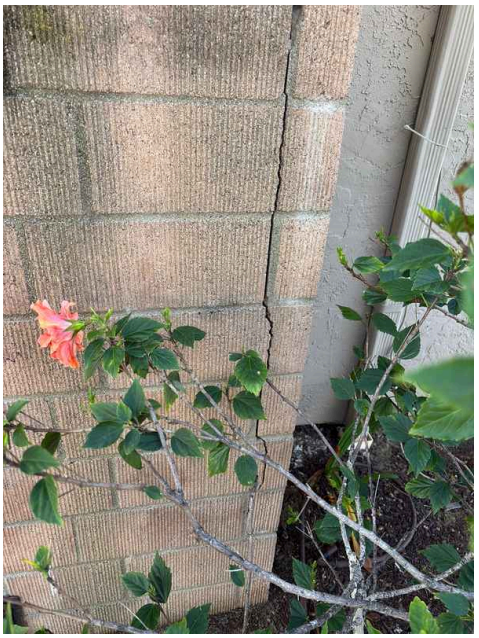
Attention Items

STRUCTURE - CRACKING

Cracking and/or deterioration noted at the masonry chimney. If left uncorrected, this condition can lead to additional damage. Recommend further evaluation by a licensed chimney contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified chimney contractor.

12: REPAIR QUOTES

Information

Get a Quote For Repairs

Upload your reports into THE QWIKFIX® and get real repair cost for these defects in 24 hours.

1. **Upload** this or any inspection report (Home, Sewer, Pool, Roof or any Specialty Report)
2. Receive an accurate, itemized **quote** that you can use. Backed by licensed contractors.
3. Then use it to negotiate **credits**, plan your **budget**, or get work scheduled **before you close**.

West Ivy Home Inspections client's save $20.

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13: COMPLEMENTARY PICTURES

Information

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.

Findings

13.1.1 Interior

KITCHEN

Observation Items

Recommendation

Contact a qualified professional.



13.1.2 Interior

BREAKFAST NOOK

Observation Items

Recommendation

Contact a qualified professional.



13.1.3 Interior

LIVING ROOM

Observation Items

Recommendation

Contact a qualified professional.



13.1.4 Interior

GARAGE / CARPORT

Observation Items

Recommendation

Contact a qualified professional.



13.1.5 Interior

HALL BATH

Observation Items

Recommendation

Contact a qualified professional.



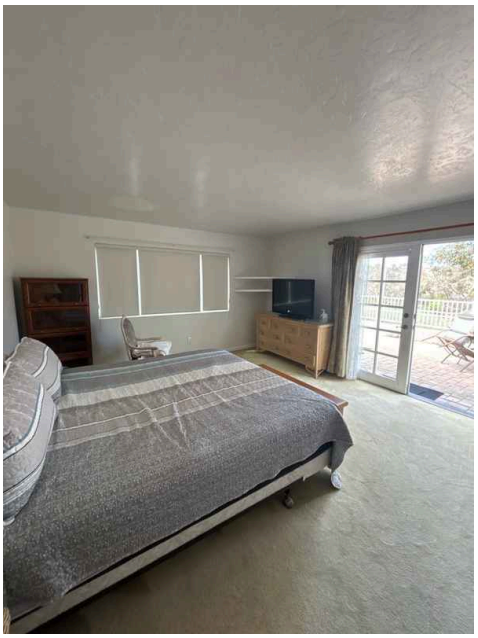
13.1.6 Interior

PRIMARY BEDROOM

Observation Items

Recommendation

Contact a qualified professional.



13.1.7 Interior

PRIMARY BATHROOM

Observation Items

Recommendation

Contact a qualified professional.



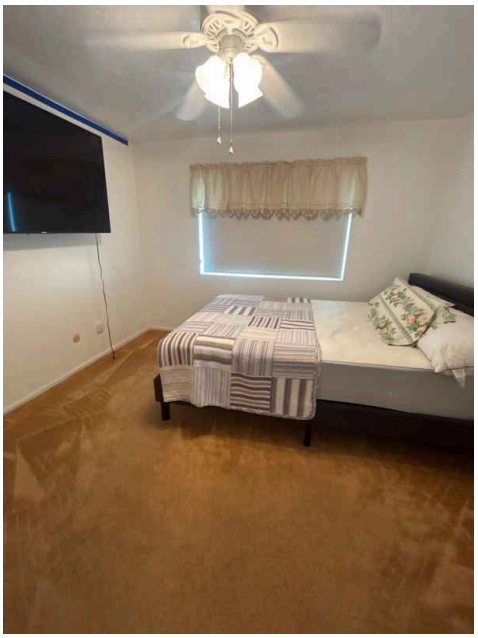
13.1.8 Interior

BEDROOM #2

Observation Items

Recommendation

Contact a qualified professional.



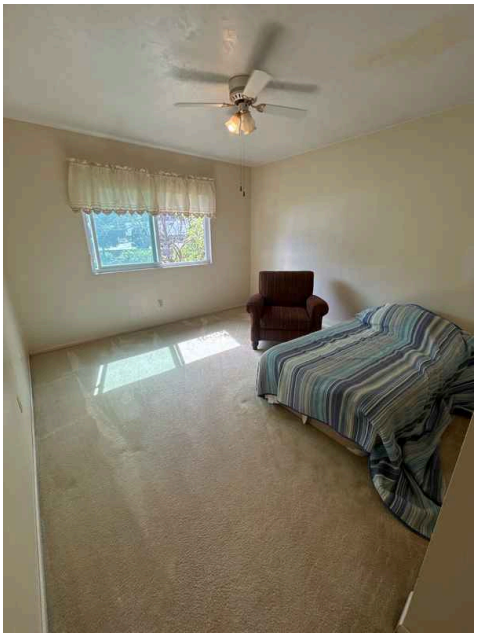
13.1.9 Interior

BEDROOM #3

Observation Items

Recommendation

Contact a qualified professional.



13.1.10 Interior

BEDROOM #4

Observation Items

Recommendation

Contact a qualified professional.



13.2.1 Exterior

FRONT OF HOME

Observation Items

Recommendation

Contact a qualified professional.



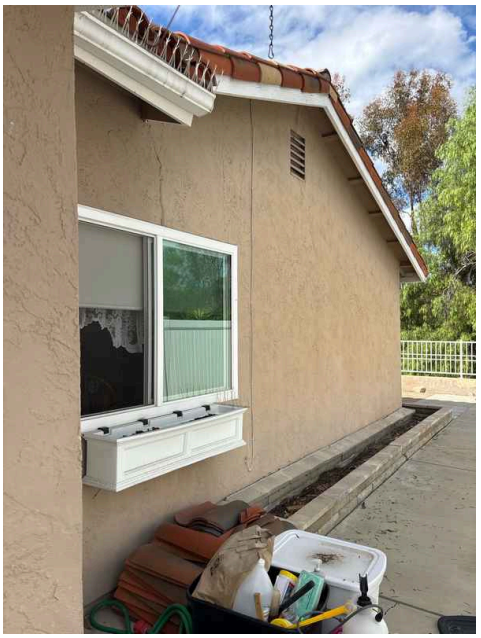
13.2.2 Exterior

RIGHT SIDE OF HOME

Observation Items

Recommendation

Contact a qualified professional.

13.2.3 Exterior

LEFT SIDE OF HOME

Observation Items

Recommendation

Contact a qualified professional.



13.2.4 Exterior

REAR OF HOME

Observation Items

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Repair Quotes
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