



(909) 732-4824

Inspector: **Frank Bua**

Inspector's email: csi4inspect@gmail.com





Summary

Client(s): Jerry Periolat & Barbara Periolat

**Property address: 5142 Warner Ave Apt 112
Huntington Beach CA 92649-4044**

Inspection date: Saturday, February 7, 2026

This report published on Sunday, February 8, 2026 7:37:50 AM PST

Authorization and Use of This Report: Acceptance and Use of this report belongs to the Client and represents authorization for the Inspector to perform a "Home Inspection" at the stated address. Present or absent, the client understands that the written report is only a summation of observations and is aware that the inspection is limited to accessible areas and is primarily visual. Its purpose is to provide the Client(s) with a more complete evaluation of the physical aspects of the property at the time of the inspection. The Inspector agrees to use his best efforts and abilities, consistent with 'Home Inspection Standards of Practice', and to provide me with his good-faith opinions of the condition of the premises. The Inspection Report does not represent a GUARANTEE OR WARRANTY and should not be relied on as such. There are some aspects that make up a home that are NOT covered, such as lead paint, asbestos, toxic or harmful materials. See also Standard Exclusions and Limitations which are enclosed as part of this report. This is a General & Limited inspection. CSI stands behind the accuracy of all the statements and observations made in this report, however, NO GUARANTEE OR WARRANTY is expressed or represented. CSI Inspection Services is not responsible or liable for problems which cannot reasonably be discovered in a General & Limited inspection.

Concerns are shown and sorted according to these types:

Safety	Poses a risk of Fire, Injury, or Loss of Life
Needs Attention	Condition identified that should be addressed.
Repair	Repair needed to restore proper function. May lead to replacement.
Replace	Replacement Recommended or Required.
Install/Missing	Item or device missing and requires re-installation.
Maintain	Minor Repairs or Maintenance needed.
Serviceable	Operable and in acceptable condition at time of inspection with minimal defects or wear and tear
Comment	General information or observation only.
Evaluate	Further assessment needed to determine condition or cause. Professional may be Required or recommended.

Water Heater

9) **Needs Attention, Repair, Evaluate** - Water Shutoff Valve-Corrosion Noted

Concern: Corrosion was observed at the water shutoff valve connection. No active leakage was noted at the time of inspection; however, this condition may increase the potential for future leakage.

Recommendation: Repair as required or monitor for signs of future leakage and repair as needed.

Related Professional: Plumber

Exterior/General

12) **Needs Attention, Repair** - Patio Door Screen-Off Track

Concern: The patio door screen was observed to be off its track at the time of inspection.

Recommendation: Evaluate the screen for reinstallation, adjustment, or repair

13) **Needs Attention, Replace, Comment** - French Doors-Inoperable

Concern: The French doors serving the primary bedroom and the formal dining room were inoperable and could not be opened at the time of inspection.

Comment: The owner stated that the doors were known prior to be inoperable and damaged and are scheduled for replacement.

Fireplace & Chimney

15) **Safety, Needs Attention, Repair, Install/Missing** - Fireplace & Chimney

Concern:

1) The chimney damper was observed to be disconnected, which may have been done to prevent the damper from being closed due to the presence of a gas log system. Gas utility and manufacturer requirements typically call for an approved damper clamp to be installed to ensure the damper remains permanently open when a gas log set is in use. While the disconnected damper may currently keep the flue open, it does not provide the same positive locking method as a clamp.

2) The firebox and chimney were observed to require cleaning and servicing.

Recommendation:

1) Install an approved damper clamp to clearly and permanently prevent damper closure while the gas log system is installed.

2) Have the firebox and chimney cleaned and serviced prior to use.

Related Professional: Fireplace Specialist / Chimney Professional

Interior/General

17) Safety, Needs Attention, Install/Missing - Smoke Detectors-Missing

Concern: Smoke detectors were not installed inside Bedrooms 1 and 2 at the time of inspection.

Code Reference (California Residential Code): Smoke alarms are required inside sleeping rooms and in areas immediately outside sleeping rooms.

Recommendation: Install smoke detectors inside Bedrooms 1 and 2, typically on the ceiling or high on the wall above and near each room door for improved life safety.

Note: Smoke detectors were otherwise installed in the hallway areas adjacent to Bedrooms 1 and 2.

Note: Smoke detectors known to be more than 10 years old should be replaced. While replacement may not always be mandated, most manufacturers and safety organizations recommend replacement due to the typical service life of a smoke detector being approximately 10 years.

18) Safety, Needs Attention, Install/Missing - Carbon Monoxide Detectors-Additional Locations

Recommended

Concern: A carbon monoxide detector was installed in the family room, which may be considered a central location to the bedroom areas. However, no dedicated carbon monoxide detectors were observed in the hallway entry areas serving the bedrooms.

Recommendation: Install additional carbon monoxide detectors in each bedroom hallway entry area to improve coverage and occupant safety.

Laundry

19) Needs Attention, Repair - Laundry Closet Bifold Door-Not Installed

Concern: One of the two bifold doors at the laundry closet was observed set aside and not installed.

Recommendation: Reinstall the bifold door.

Kitchen

21) Safety, Needs Attention, Repair, Replace, Evaluate - Electrical-GFCI

Concern: The GFCI outlet did not trip when tested, indicating it may not provide proper ground-fault protection.

Recommendation: Have the GFCI outlet evaluated and repaired or replaced as needed to ensure proper protection.

Related Professional-Electrician

22) Needs Attention, Repair, Replace, Evaluate - Sink Faucet-Loose/Worn at Base

Concern: The sink faucet was observed to be worn and loose at the base where the spout connects to the faucet body.

Recommendation: Secure and repair the faucet as needed, or replace if proper tightening cannot be achieved.

23) Needs Attention, Maintain, Evaluate - Cooktop-Burner Ignition/Flame Irregularity

Concern: When the cooktop burners were turned on, a brief burst was noted at initial ignition. Minor flame movement, including slight dancing or jumping, was also observed during operation.

Recommendation: Have the cooktop evaluated and serviced as needed to ensure proper ignition and stable burner operation.

Related Professional: Appliance Technician (or Gas Service Technician)

24) Needs Attention, Evaluate - Under-Cabinet Light-Flickering

Concern: The under-counter fluorescent light fixture flickered during operation.

Recommendation: Replace the bulb and evaluate further if flickering continues.

Primary Bath 1

30) Needs Attention, Repair, Replace - Towel Bar-Damaged/Missing Parts

Concern: The towel bar was observed to be damaged and missing components.

Recommendation: Repair or replace the towel bar as needed

31) Needs Attention, Evaluate - Vanity Recessed Light-Inoperable

Concern: One of two recessed lights over the vanity sink was inoperable at the time of inspection.

Recommendation: Replace the bulb and evaluate further if the light remains inoperable.

Bath 2

38) Safety, Needs Attention, Repair, Evaluate - GFCI Receptacle/Box-Loose

Concern: The GFCI electrical receptacle and/or the electrical box was observed to be loose and not securely anchored.

Recommendation: Secure the receptacle and electrical box to prevent movement and potential wiring damage.

Related Professional: Electrician

39) Needs Attention, Repair, Evaluate - Bathtub Mixer Valve-Multiple Conditions

Concern:

- 1) The hot and cold water supplies at the bathtub mixer valve were reversed at the time of inspection, with cold water on the left and hot water on the right.
- 2) Water leakage was observed from the control valve when it was operated.
- 3) The tub spout and the backplate at the water control valve were not properly sealed to the wall.
- 4) Minor surface chipping was noted at the bathtub.

Recommendation:

- 1) Correct the plumbing connections so hot and cold water are in their conventional locations.
- 2) Repair the leaking control valve and properly seal the tub spout and valve backplate to the wall to prevent water intrusion.
- 3) Repair the minor tub surface chipping as needed.

Related Professional: Plumber

40) Needs Attention, Repair - Vanity Sink Stopper-Missing/Inoperable

Concern: The sink stopper mechanism was missing or inoperable at the time of inspection.

Recommendation: Install, reconnect, or adjust the stopper mechanism as needed to restore normal operation.

Comment: Plumbing fixtures and associated plumbing systems were otherwise operable.

Primary Bedroom 1

43) Safety, Needs Attention, Repair, Install/Missing - Missing Cover Plates

Concern: Multiple electrical cover plates were missing, leaving device wiring exposed.

Recommendation: Install proper cover plates at all uncovered locations.

44) Needs Attention, Repair - Window-Did Not Close or Lock

Concern: The window did not fully close at the bottom when operated and could not be locked or latched.

Recommendation: Adjust or repair the window so it closes fully and can be properly locked.

Related Professional: Window & Glass

45) Needs Attention, Replace - Cable TV Outlet-Cover Plate Damaged

Concern: The cable TV outlet cover plate was damaged/broken.

Recommendation: Replace the damaged cover plate.

46) Needs Attention, Replace - Closet Light Switch-Motion Sensor Damaged

Concern: The motion sensor cover on the light switch in the closet was missing/damaged.

Recommendation: Replace the motion sensor light switch

Bedroom 2

48) Needs Attention, Repair - Closet Shelf and Rod-Sagging

Concern: The bedroom closet shelf and hanging rod were observed to be sagging, likely due to long-term weight placed on the shelf.

Recommendation: Reinforce, adjust, or replace the shelf and rod supports as needed

Formal Dining Room or Den

52) Needs Attention, Repair, Evaluate - Windows-Did Not Close or Lock

Concern: The windows did not fully close at the bottom when operated and could not be locked or latched.

Recommendation: Adjust or repair the windows so it closes fully and can be properly locked.

Related Professional: Window & Glass

Kitchen Dining Room

54) Needs Attention, Repair - Ceiling Light Cover-Loose

Concern: The ceiling light cover was observed to be loose at the time of inspection.

Recommendation: Reset and re-secure the light cover.



(909) 732-4824

Inspector: **Frank Bua**

Inspector's email: csi4inspect@gmail.com





Property Inspection Report Pre-Listing

Client(s): **Jerry Periolat & Barbara Periolat**

Property address: **5142 Warner Ave Apt 112
Huntington Beach CA 92649-4044**

Inspection date: **Saturday, February 7, 2026**

This report published on Sunday, February 8, 2026 7:37:50 AM PST

Authorization and Use of This Report: Acceptance and Use of this report belongs to the Client and represents authorization for the Inspector to perform a "Home Inspection" at the stated address. Present or absent, the client understands that the written report is only a summation of observations and is aware that the inspection is limited to accessible areas and is primarily visual. Its purpose is to provide the Client(s) with a more complete evaluation of the physical aspects of the property at the time of the inspection. The Inspector agrees to use his best efforts and abilities, consistent with 'Home Inspection Standards of Practice', and to provide me with his good-faith opinions of the condition of the premises. The Inspection Report does not represent a GUARANTEE OR WARRANTY and should not be relied on as such. There are some aspects that make up a home that are NOT covered, such as lead paint, asbestos, toxic or harmful materials. See also Standard Exclusions and Limitations which are enclosed as part of this report. This is a General & Limited inspection. CSI stands behind the accuracy of all the statements and observations made in this report, however, NO GUARANTEE OR WARRANTY is expressed or represented. CSI Inspection Services is not responsible or liable for problems which cannot reasonably be discovered in a General & Limited inspection.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of Fire, Injury, or Loss of Life
Needs Attention	Condition identified that should be addressed.
Repair	Repair needed to restore proper function. May lead to replacement.
Replace	Replacement Recommended or Required.
Install/Missing	Item or device missing and requires re-installation.
Maintain	Minor Repairs or Maintenance needed.
Serviceable	Operable and in acceptable condition at time of inspection with minimal defects or wear and tear
Comment	General information or observation only.
Evaluate	Further assessment needed to determine condition or cause. Professional may be Required or recommended.

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

Standards

:: Please Read:

Your Home Inspection is an Invaluable Snapshot in Time:

A home inspection is an objective and visual analysis of the property's condition, serving as a valuable tool to inform your decision when purchasing a home. It captures a "snapshot in time," providing insights into the property's state at the moment of inspection. Within this snapshot, we identify both major and minor repairs, highlight positive aspects of the property, and address maintenance needs to ensure its continued functionality. Cosmetic conditions are noted for informational purposes, as a courtesy, or when relevant to potential repairs.

Compliance with Home Inspection Standards and Practices:

B. The inspection report adheres to the Standards and Practices outlined by the California Real Estate Inspection Association and the Business and Professions Code. This definition of a real estate inspection encompasses a comprehensive survey and evaluation of a building's systems and components that are readily accessible, without requiring any actions that could potentially damage the property or pose a risk to the inspector's safety.

Visible vs Latent Material Defects:

C. The real estate inspection report serves as written documentation of 'visible' material defects discovered within the inspected building's systems and components. It's important to note that invisible or latent defects, which may not be readily apparent during a standard home inspection, are not within the scope of the inspection process. Latent defects, which might include hidden structural issues or problems concealed behind walls, are beyond the inspector's ability to detect. Therefore, buyers should be aware that while a home inspection is valuable for assessing visible conditions, it may not reveal all potential hidden concerns, and additional specialized inspections may be recommended for a more comprehensive evaluation. Defects, as assessed by the Inspector, encompass safety hazards, malfunctioning elements, or those nearing the end of their service life. Recommendations for correction or further evaluation may also be included in the report to guide you in making informed decisions.

Not Technically Exhaustive:

D. It is important to note that inspections conducted in accordance with these Standards of Practice are not technically exhaustive. The scope of the inspection applies primarily to the main building and its associated primary parking structure. While we strive to provide a comprehensive assessment, the inspection does not encompass every aspect of the property and is limited to what is safely accessible and observable during the inspection process.

AI Assistance:

E. This inspection report was prepared by CSI Inspection Services. Artificial intelligence tools may have been used to assist with drafting concern statements or providing background information. All findings, evaluations, and conclusions in this report were personally reviewed, verified, and approved by the inspector. The inspector remains solely responsible for the observations and professional judgments contained herein.

In Summary:

Your home inspection offers a valuable snapshot of the property's condition, complying with established standards and practices, documenting material defects, and providing essential guidance for maintaining or improving the property. However, it is not an exhaustive assessment, and some areas of the property may remain unexamined due to accessibility limitations.

We appreciate your trust in our services and are here to address any questions or concerns you may have regarding the inspection process or the report.

Sincerely, Frank Bua
CSI Inspection Services

General Property Information

Report number: 1-20260207

Time started: 10am

Time finished: 12pm

Inspector: Frank Bua

Inspection fee: \$400

Payment method: Check

Present during inspection: Listing Agent, Owner

Authorization Signed: Yes

Client present for discussion at end of inspection: Yes

Weather conditions: Clear

Temperature: Cool

Ground condition: Dry

Type of building: Condo

Occupied: Yes

Year Built: 1992

Square Footage: 1686

Source: Redfin

Front of building faces: West

Foundation Type: Slab, 1st Floor

Number of Stories: 1

Bedrooms: 2

Bathrooms: 2

Source: Property listing

Garage or Parking Type: Commons Area Garage

Room Addition: No

Modifications: General Remodeling

Type of Sale: Pre-Sale

1) Comment - Pre-Sale/Pre-Listing Home Inspection Terms and Conditions: The pre-sale/pre-listing home inspection is conducted solely for the benefit of the current property owner, hereinafter referred to as "Client," to provide a clear assessment of the property's condition prior to listing it for sale. This inspection report is intended to assist the Client in addressing any significant issues before presenting the property on the market, but it is not a guarantee of future conditions. The inspection and report are not transferable and are not intended to be used by any potential buyers as a substitute for their own inspection. The report reflects the condition of the property at the time of the inspection and is binding only to the Client who commissioned the service, not any subsequent buyers or third parties. Any future buyer should conduct their own inspection for an independent evaluation of the property, as the Client and the inspector are not liable for reliance on this report by any other party.

2) Comment - Note: HOA / Condominium Limitations

1. This property is located in a multi-unit condominium complex governed by a Homeowners' Association (HOA) or similar management entity. The inspection is generally limited to the interior systems and components of the individual unit.
2. "Common Elements" are typically excluded from the scope of this inspection. Common Elements may include, but are not limited to: exterior building surfaces, roofing, balconies, walkways, grounds, driveways, parking areas, and shared mechanical or utility systems.
3. Any comments in this report regarding Common Elements are provided only as a courtesy and should not be considered a full evaluation. For clarification regarding maintenance, condition, or responsibility of these components, consult the HOA or property management.

3) Comment - Occupied Home Limitations:

Please Note: The Home Inspection for this property was conducted in an occupied home environment. As such, there are certain limitations and considerations that may impact the scope and thoroughness of the inspection process.

A. Furnishings and Personal Items: The presence of furnishings, stored items, and personal belongings throughout the property may limit visibility and accessibility to certain areas. While the inspector will make every effort to access and inspect all readily accessible areas, items obstructing access or view may prevent a comprehensive evaluation.

B. Limited Accessibility: Certain areas of the property, such as closets, crawl spaces, or attic spaces, may be inaccessible or difficult to access due to furnishings, stored items, or personal belongings. In such instances, the inspector will note the limitations and may recommend further evaluation by a specialist if necessary.

C. Tenant Privacy: Respect for occupant privacy is paramount during the inspection process. While the inspector will endeavor to be thorough and diligent in their evaluation, they will also prioritize sensitivity and discretion when inspecting areas where personal belongings or confidential items may be present.

D. Household Conditions: In some cases, the property may exhibit conditions that could affect the inspection process. While cleanliness is not within the scope of a standard home inspection, the condition of certain areas may hinder the inspector's ability to fully assess the property. The inspector will do their best to work around any such conditions while respecting tenant privacy and confidentiality.

E. Final Walk-through Considerations: Please note that conditions within the property may change between the time of the inspection and the final walk-through, particularly if tenants vacate before the close of escrow. The discovery of new conditions during the final walk-through, whether tenants remain or vacate, should be taken into account.

Note: Despite these limitations, the inspector will make every effort to deliver a thorough and reasonable assessment of the property's visible and accessible components, highlighting any observed deficiencies, safety concerns, or maintenance needs where possible.

Plumbing

Water Service: On

Gas Service: On

Fire Sprinklers: Yes

Type of Waste System: Public Sewer

Water pressure (psi): 60

Water Pressure: Serviceable

Location of main water shut-off valve: HOA-Commons

Location of main water meter: HOA-Commons

Location of main fuel shut-off: HOA-Commons

Water Service Type: Public

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Not visible

Excluded Items: The following items are excluded and are not included in this inspection: Private wells; Private Septic and Sewage disposal systems, main, side and lateral sewer lines; gray water systems; Pressure boosting systems; Fire suppression sprinkler systems; Plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; overflow drains for tubs and sinks; Backflow prevention devices; Water softeners, conditioners or filtering system. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not operate shutoff valves, does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

4) Serviceable - Water Pressure=55



Photo 4-1

5) Serviceable - Gas Meter. Commons location. Gas meters were not numbered dedicated meter for this unit was not identified.



Photo 5-1

Electric Service-Main & Sub-Panels

Condition of Main Panel: Serviceable

Primary Service Types: Underground

Primary service overload protection type: Circuit breakers

Breaker Labeling: Yes

Service voltage (volts): 120/240

Location of Main Meter Panel: HOA-Commons

Location or Sub-Panel(s): Bedroom 2

Condition of Sub Panel(s): Serviceable

Branch circuit wiring type: Copper

Solid strand aluminum branch circuit wiring present: No

Excluded Items: The following items are excluded and are not included in this inspection: Solar panel systems, Generator or backup energy systems, surge suppressors, inaccessible or concealed wiring; Underground utilities and systems; Low voltage lighting or lighting on timers or sensors. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The Inspector does not remove inside cover panels unless deemed necessary or on older panels where safe removal is a concern. The inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every outlet or wall switch. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

6) **Serviceable** - Sub-Panel



Photo 6-1

HVAC-Heat Pump

Heat Pump Mfg.: Lennox

Year of Mfg: 2017

Aprox. Tons: 4

Primary Energy Source: Electric

Condition of Heat Pump Unit: Serviceable

Condition of The Air Handler: Serviceable

Condition of the Evaporative Coil: Serviceable

Condition of Freon Lines: Serviceable

Disconnect Box: Serviceable

Condition of the Condensate Drain System: Serviceable

Distribution system: Not visible

Condition of HVAC Ducting: Serviceable

Filter Condition: Maintain

Filter location: At the base of the furnace

Thermostat: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Thermostat or temperature control accuracy and timed functions; Heating components concealed within the building structure, such as ducting or freon lines, in inaccessible areas. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not provide an estimate of remaining life on heating or cooling system components, and does not determine if systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace burner efficiency or that heat exchanger's are intact and free of leaks. Determination of whether older ducting systems contain asbestos is not included, and must be determined by a specialist. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

7) Serviceable, Comment - Heat Pump Unit. Heating & Cooling systems were operable at the time of the Inspection.

***Have All Systems serviced annually or as required.

***Maintain freon-line insulation as required.

***Air handler filter(s) should be checked monthly in the future and replaced as necessary.

***Inspectors do not predict life expectancy of HVAC Equipment. Operable condition is based on testing on the day of the Inspection. Upgrading of older functional Equipment is at the discretion of the Buyer unless otherwise required.



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5



Photo 7-6



Photo 7-7



Photo 7-8



Photo 7-9



Photo 7-10



Photo 7-11



Photo 7-12

8) Comment - Laundry Closet Bifold Door-Not Installed

Concern: One of the two bifold doors at the laundry closet was observed set aside and not installed at the time of inspection.

Recommendation: Reinstall the bifold door



Photo 8-1

Water Heater

Manufacturer: Bradford White

Condition: Serviceable

Type: Tank

Energy Source: Natural gas

Capacity (Gal.): 50

Year of Mfg: 2020

Location of the WH: Exterior Closet

Water Temp.: Normal

Condition of Water Supply Lines: Needs Attention, Repair, Evaluate

Earthquake Straps: Serviceable

Pressure Relief Valve and Drain Line: Serviceable

Condition of Burner Chamber: Serviceable

Condition of Vent System: Replace

Condition of Combustion Air: Serviceable

Circ Pump: No

Condition of the Enclosure: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Solar water heating systems or circulation systems. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or light pilots that are not already lit. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

9) Needs Attention, Repair, Evaluate - Water Shutoff Valve-Corrosion Noted

Concern: Corrosion was observed at the water shutoff valve connection. No active leakage was noted at the time of inspection; however, this condition may increase the potential for future leakage.

Recommendation: Repair as required or monitor for signs of future leakage and repair as needed.

Related Professional: Plumber



Photo 9-1

10) Serviceable, Comment - Water Heater – Location as Observed

Comment: The Water Heater was operable at the time of the inspection.

Note: Inspectors do not predict the life expectancy of water heaters. Operable condition is based on function on the day of the inspection. Upgrading of older but functional equipment is at the discretion of the Buyer.



Photo 10-1



Photo 10-2

Exterior/Foundation

- Wall Surfaces condition:** Serviceable
- Apparent wall structure:** Wood frame
- Wall covering:** Stucco
- Eaves, Siding, & Trim Condition:** Serviceable
- Condition of foundation and footings:** Serviceable
- Foundation type:** Slab
- Foundation material:** Concrete
- Footing material:** Concrete

Excluded Items: The following items are excluded and are not included in this inspection: Items excluded from this inspection: Below-grade foundation walls and footings; foundations, exterior surfaces or components

obscured by vegetation, stored items or debris; Wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: Some amount of cracking is normal in, stucco walls and concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

11) *Serviceable* - Exterior Views



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

Exterior/General

Condition of Exterior Doors: Needs Attention, Replace, Comment

Exterior door material: Wood, French Door

Condition of Patio Doors: Serviceable

PAtio Door Type: Vinyl

Type(s) of windows: Vinyl, Multi-pane, Sliding, Single-hung

Condition of Windows: See Interior Sections

Condition of Screens: Serviceable

Receptacles Condition: Serviceable

GFI Installed or Protected: Yes

Condition of Switches: Serviceable

Lighting Condition: Serviceable

Condition of Electrical Cover Plates: Serviceable

Condition of Doorbell: Serviceable

12) Needs Attention, Repair - Patio Door Screen-Off Track

Concern: The patio door screen was observed to be off its track at the time of inspection.

Recommendation: Evaluate the screen for reinstallation, adjustment, or repair

**Photo 12-1****13) Needs Attention, Replace, Comment -** French Doors-Inoperable

Concern: The French doors serving the primary bedroom and the formal dining room were inoperable and could not be opened at the time of inspection.

Comment: The owner stated that the doors were known prior to be inoperable and damaged and are scheduled for replacement.

**Photo 13-1****Photo 13-2**



Photo 13-3



Photo 13-4

Attic & Roof Structure

Excluded Items: The following items are excluded and are not included in this inspection: Areas that could not be safely traversed or viewed clearly due to lack of access or risk of damage, areas and components obscured by insulation. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not determine the adequacy of the attic ventilation system. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

14) Comment - No accessible attic spaces were found or inspected at this property.

Fireplace & Chimney

Condition of the Fireplace: Serviceable

Condition of the Chimney: Serviceable

Fireplace type: Metal Prefab

Chimney type: Metal

Fuel type: Natural Gas or Wood

Spark Arrestor: Yes

Condition of Fireplace Spark Arrestor Screen or Hood: Not Visible

Condition of Fireplace Chimney Damper: Serviceable

Damper Clamp: No

Condition of Log Grate: Serviceable

Condition of Hearth Screen: Serviceable

Condition of the Glass Doors: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Interior of chimney flues (except where visible). Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit,

and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association recommends an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

15) **Safety, Needs Attention, Repair, Install/Missing** - Fireplace & Chimney

Concern:

1) The chimney damper was observed to be disconnected, which may have been done to prevent the damper from being closed due to the presence of a gas log system. Gas utility and manufacturer requirements typically call for an approved damper clamp to be installed to ensure the damper remains permanently open when a gas log set is in use. While the disconnected damper may currently keep the flue open, it does not provide the same positive locking method as a clamp.

2) The firebox and chimney were observed to require cleaning and servicing.

Recommendation:

1) Install an approved damper clamp to clearly and permanently prevent damper closure while the gas log system is installed.

2) Have the firebox and chimney cleaned and serviced prior to use.

Related Professional: Fireplace Specialist / Chimney Professional



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6

Grounds/Yard Areas

Condition of fences and gates: Serviceable

Fence and gate material: Stucco

General Condition of Yard & Grade: Maintain

Site profile: Minor slope

Excluded Items: The following items are excluded and are not included in this inspection: Irrigation, landscaping, trees, underground drainage. BBQs & islands; Outbuildings, sheds or free-standing structures; Above ground spas, hot tubs or saunas; Ponds, water features, sport courts, playground, recreation or leisure equipment; Invisible fencing, gates or retaining walls; Above ground yard or underground drainage systems, catch basins or concealed sump pumps; Properties of soil, soil stability, erosion and erosion control; Areas below the exterior structures with less than 3 feet of vertical clearance; Any comments or inclusions made or added to the report regarding these items are as a courtesy only.

Limitations: Some amount of cracking is normal/natural in concrete slabs, masonry walls due to shrinkage and drying. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

16) *Maintain* - Yard Views – General

Comment: Normal, ongoing yard maintenance is needed as part of regular home care.



Photo 16-1



Photo 16-2



Photo 16-3

Interior/General

Condition of Interior Doors: Serviceable

Type of Windows: Vinyl, Multi-Pane, Sliding, Single Hung

Condition of Windows: Varies per Section

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Tile, Vinyl Plank

Condition of flooring: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Varies per Section

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Serviceable

Condition of Doorbell: Serviceable

Condition of Smoke Detectors: Safety, Needs Attention, Install/Missing

Condition of Carbon Monoxide Detectors: Safety, Needs Attention, Repair

Excluded Items: The following items are excluded and are not included in this inspection: Decorator items, such as drapes, blinds, wall coverings flooring (limited); Security, intercom and sound systems; Communications wiring; central vacuum systems; Elevators and stair lifts; sources of obnoxious odors; Cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; Low voltage and gas lighting systems. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. Window coverings may limit evaluation. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

17) Safety, Needs Attention, Install/Missing - Smoke Detectors-Missing

Concern: Smoke detectors were not installed inside Bedrooms 1 and 2 at the time of inspection.

Code Reference (California Residential Code): Smoke alarms are required inside sleeping rooms and in areas

immediately outside sleeping rooms.

Recommendation: Install smoke detectors inside Bedrooms 1 and 2, typically on the ceiling or high on the wall above and near each room door for improved life safety.

Note: Smoke detectors were otherwise installed in the hallway areas adjacent to Bedrooms 1 and 2.

Note: Smoke detectors known to be more than 10 years old should be replaced. While replacement may not always be mandated, most manufacturers and safety organizations recommend replacement due to the typical service life of a smoke detector being approximately 10 years.



Photo 17-1



Photo 17-2



Photo 17-3



Photo 17-4

18) Safety, Needs Attention, Install/Missing - Carbon Monoxide Detectors-Additional Locations

Recommended

Concern: A carbon monoxide detector was installed in the family room, which may be considered a central location to the bedroom areas. However, no dedicated carbon monoxide detectors were observed in the hallway entry areas serving the bedrooms.

Recommendation: Install additional carbon monoxide detectors in each bedroom hallway entry area to improve coverage and occupant safety.



Photo 18-1



Photo 18-2

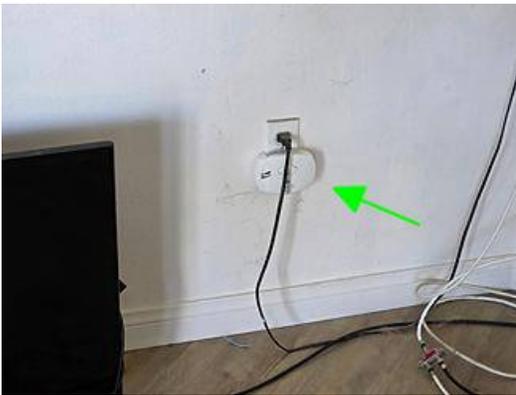


Photo 18-3

Laundry

Location of the Laundry Area: Interior Closet

Condition of laundry facilities: Serviceable

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Not determined

Dryer Duct & Hood: Serviceable

Condition of Water Supply Valves: Serviceable

Receptacles Condition: Serviceable

Condition of Electrical Cover Plates: Serviceable

Condition of Interior Door(s): Needs Attention, Repair

Flooring type or covering: Tile

Condition of flooring: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Clothes Washers, Clothes Dryer operation. Areas inaccessible or not visible behind appliances. Any comments, references, or

inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine the completeness or operability of any gas piping to laundry appliances.

19) Needs Attention, Repair - Laundry Closet Bifold Door-Not Installed

Concern: One of the two bifold doors at the laundry closet was observed set aside and not installed.

Recommendation: Reinstall the bifold door.



Photo 19-1



Photo 19-2

20) Comment - Laundry Area View ***See above Concern***

Note: Washer and Dryers, if present, are not operated during a Home Inspection, however a visual examination of the units, connections, and surrounding areas for signs of damage, leaks, or improper installation is performed.



Photo 20-1



Photo 20-2

Kitchen

Condition of Sinks and related Plumbing: Needs Attention, Repair, Replace, Evaluate

Condition of Counters: Serviceable

Condition of Cabinets: Serviceable

Condition of Garbage Disposal: Serviceable

Condition of the Dishwasher: Serviceable, Comment

Condition of Cooktop: Needs Attention, Maintain, Evaluate

Type: Natural gas

Condition of Oven: Serviceable, Comment

Type: Electric

Condition of Microwave: Serviceable, Comment

Condition of Switches: Serviceable

Receptacles Condition: Safety, Needs Attention, Repair, Replace, Evaluate

GFI Installed or Protected: Yes

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Needs Attention, Evaluate

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Tile

Condition of flooring: Serviceable

Excluded Items: The following items are not included in this inspection: Free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; Specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

21) Safety, Needs Attention, Repair, Replace, Evaluate - Electrical-GFCI

Concern: The GFCI outlet did not trip when tested, indicating it may not provide proper ground-fault protection.
Recommendation: Have the GFCI outlet evaluated and repaired or replaced as needed to ensure proper protection.

Related Professional-Electrician



Photo 21-1



Photo 21-2

22) Needs Attention, Repair, Replace, Evaluate - Sink Faucet-Loose/Worn at Base

Concern: The sink faucet was observed to be worn and loose at the base where the spout connects to the faucet body.

Recommendation: Secure and repair the faucet as needed, or replace if proper tightening cannot be achieved.



Photo 22-1



Photo 22-2



Photo 22-3

23) Needs Attention, Maintain, Evaluate - Cooktop-Burner Ignition/Flame Irregularity

Concern: When the cooktop burners were turned on, a brief burst was noted at initial ignition. Minor flame movement, including slight dancing or jumping, was also observed during operation.

Recommendation: Have the cooktop evaluated and serviced as needed to ensure proper ignition and stable burner operation.

Related Professional: Appliance Technician (or Gas Service Technician)



Photo 23-1

24) Needs Attention, Evaluate - Under-Cabinet Light-Flickering

Concern: The under-counter fluorescent light fixture flickered during operation.
Recommendation: Replace the bulb and evaluate further if flickering continues.



Photo 24-1

25) Serviceable, Comment - Microwave – The microwave was operable at the time of the inspection
Note: Microwaves are operated briefly using a water container or paper towel test to confirm heating. The unit responded to controls and heated as expected, but this limited test does not necessarily represent full functionality of all settings, features, or power levels.



Photo 25-1

26) Serviceable, Comment - Dishwasher-Age/Wear Noted
Comment: The dishwasher appeared to be original to the home and was operable at the time of inspection. Age-related deterioration was noted. The control panel legend for the system selection buttons was worn, which limited identification of settings.



Photo 26-1



Photo 26-2

27) Serviceable - Oven – The oven was operable at the time of the inspection
 Note: Ovens are operated for a short period of time to test basic heating function. The unit responded to controls and produced heat, but this limited operation does not necessarily represent full functionality of all settings, features, or temperature calibration.



Photo 27-1



Photo 27-2

28) Serviceable - Rangehood



Photo 28-1

29) **Comment** - Kitchen View(s). See above Items or Concerns



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4



Photo 29-5



Photo 29-6

Primary Bath 1

Condition of Sinks and related Plumbing: Serviceable

Condition of Counters: Serviceable

Condition of Cabinets: Serviceable

Condition of the Toilet: Serviceable

Condition of the Bathtub and Related Plumbing: Serviceable

Condition of the Shower and Related Plumbing: Serviceable

Condition of Ventilation Systems: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Serviceable

GFI Installed or Protected: Yes

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Tile

Condition of flooring: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

30) Needs Attention, Repair, Replace - Towel Bar-Damaged/Missing Parts

Concern: The towel bar was observed to be damaged and missing components.

Recommendation: Repair or replace the towel bar as needed



Photo 30-1

31) Needs Attention, Evaluate - Vanity Recessed Light-Inoperable

Concern: One of two recessed lights over the vanity sink was inoperable at the time of inspection.

Recommendation: Replace the bulb and evaluate further if the light remains inoperable.



Photo 31-1

32) Maintain - Recessed Light-Debris Present

Concern: Debris was observed under the recessed light cover.

Recommendation: Remove the debris



Photo 32-1

33) Serviceable, Comment - Vanity

Comment: Plumbing fixtures were operated and flowed normally at the time of inspection. Drains, supply valves, and accessible components functioned as expected, and no adverse conditions were observed during testing.



Photo 33-1



Photo 33-2



Photo 33-3



Photo 33-4



Photo 33-5

34) Serviceable, Comment - Shower

Comment: Plumbing fixtures were operated and flowed normally at the time of inspection. Drains, supply valves, and accessible components functioned as expected, and no adverse conditions were observed during testing.



Photo 34-2

Photo 34-1

35) Serviceable, Comment - Bathtub

Comment: Plumbing fixtures were operated and flowed normally at the time of inspection. Drains, supply valves, and accessible components functioned as expected, and no adverse conditions were observed during testing.



Photo 35-1

36) Serviceable, Comment - Toilet

Comment: The toilet was operated and functioned normally at the time of inspection. Flushing performance, refill operation, and bowl stability appeared serviceable, and no adverse conditions were observed during testing.



Photo 36-1

37) Comment - Room View(s) See above Items or Concerns.



Photo 37-1



Photo 37-2

Bath 2

Condition of Sinks and related Plumbing: Needs Attention, Repair

Condition of Counters: Serviceable

Condition of Cabinets: Serviceable

Condition of the Toilet: Serviceable

Condition of the Bathtub and Related Plumbing: Needs Attention, Repair, Evaluate

Condition of Ventilation Systems: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Safety, Needs Attention, Repair, Evaluate

GFI Installed or Protected: Yes

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Serviceable

Condition of Interior Doors: Serviceable

Type of Windows: Vinyl, Multi-Pane, Sliding

Condition of Windows: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Condition of flooring: Serviceable

Excluded Items: The following items are excluded and are not included in this inspection: Overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

Limitations: The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. Any comments, references, or inclusions made regarding these items are provided as a courtesy only.

38) Safety, Needs Attention, Repair, Evaluate - GFCI Receptacle/Box-Loose

Concern: The GFCI electrical receptacle and/or the electrical box was observed to be loose and not securely anchored.

Recommendation: Secure the receptacle and electrical box to prevent movement and potential wiring damage.

Related Professional: Electrician



Photo 38-1

39) Needs Attention, Repair, Evaluate - Bathtub Mixer Valve-Multiple Conditions

Concern:

- 1) The hot and cold water supplies at the bathtub mixer valve were reversed at the time of inspection, with cold water on the left and hot water on the right.
- 2) Water leakage was observed from the control valve when it was operated.
- 3) The tub spout and the backplate at the water control valve were not properly sealed to the wall.
- 4) Minor surface chipping was noted at the bathtub.

Recommendation:

- 1) Correct the plumbing connections so hot and cold water are in their conventional locations.
- 2) Repair the leaking control valve and properly seal the tub spout and valve backplate to the wall to prevent water intrusion.
- 3) Repair the minor tub surface chipping as needed.

Related Professional: Plumber



Photo 39-1



Photo 39-2



Photo 39-3



Photo 39-4

40) Needs Attention, Repair - Vanity Sink Stopper-Missing/Inoperable

Concern: The sink stopper mechanism was missing or inoperable at the time of inspection.

Recommendation: Install, reconnect, or adjust the stopper mechanism as needed to restore normal operation.

Comment: Plumbing fixtures and associated plumbing systems were otherwise operable.



Photo 40-1



Photo 40-2

**Photo 40-3****Photo 40-4**

41) Serviceable, Comment - Toilet

Comment: The toilet was operated and functioned normally at the time of inspection. Flushing performance, refill operation, and bowl stability appeared serviceable, and no adverse conditions were observed during testing.

**Photo 41-1**

42) Comment - Room View(s) See above Items or Concerns.



Photo 42-1

Primary Bedroom 1

Condition of Interior Doors: Serviceable

Condition of Closet Doors: Serviceable

Type of Windows: Vinyl, Multi-Pane, Single Hung

Condition of Windows: Needs Attention, Repair

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Vinyl Plank

Condition of flooring: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Serviceable

Condition of Electrical Cover Plates: Safety, Needs Attention, Replace Install/Missing

Condition of Smoke Detectors: Serviceable

43) Safety, Needs Attention, Repair, Install/Missing - Missing Cover Plates

Concern: Multiple electrical cover plates were missing, leaving device wiring exposed.

Recommendation: Install proper cover plates at all uncovered locations.



Photo 43-1



Photo 43-2

44) Needs Attention, Repair - Window-Did Not Close or Lock

Concern: The window did not fully close at the bottom when operated and could not be locked or latched.

Recommendation: Adjust or repair the window so it closes fully and can be properly locked.

Related Professional: Window & Glass



Photo 44-1

45) Needs Attention, Replace - Cable TV Outlet-Cover Plate Damaged

Concern: The cable TV outlet cover plate was damaged/broken.

Recommendation: Replace the damaged cover plate.



Photo 45-1

46) Needs Attention, Replace - Closet Light Switch-Motion Sensor Damaged
Concern: The motion sensor cover on the light switch in the closet was missing/damaged.
Recommendation: Replace the motion sensor light switch



Photo 46-1

47) Serviceable, Comment - Room View(s)
Comment: No adverse functional issues were observed at interior walls, ceilings, floors, doors, windows or accessible electrical fixtures at the time of inspection.



Photo 47-1



Photo 47-2

Bedroom 2

Condition of Interior Doors: Serviceable

Condition of Closet Doors: Serviceable

Type of Windows: Vinyl, Multi-Pane, Single Hung

Condition of Windows: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Vinyl Plank

Condition of flooring: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Serviceable

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Serviceable

Condition of Smoke Detectors: Safety, Needs Attention, Install/Missing

48) Needs Attention, Repair - Closet Shelf and Rod-Sagging

Concern: The bedroom closet shelf and hanging rod were observed to be sagging, likely due to long-term weight placed on the shelf.

Recommendation: Reinforce, adjust, or replace the shelf and rod supports as needed



Photo 48-1

49) Comment - Room View(s) ***See above Concerns***



Photo 49-1



Photo 49-2

Living Room

Type of Windows: Vinyl, Multi-Pane, Single Hung

Condition of Windows: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Vinyl Plank

Condition of flooring: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Serviceable

Condition of Electrical Cover Plates: Serviceable

50) Serviceable, Comment - Room View(s)

Comment: No adverse functional issues were observed at interior walls, ceilings, floors, doors, windows or accessible electrical fixtures at the time of inspection.



Photo 50-1



Photo 50-2

Family Room

Condition of Exterior Doors: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall
Condition of ceilings: Serviceable
Flooring type or covering: Vinyl Plank
Condition of flooring: Serviceable
Condition of Switches: Serviceable
Receptacles Condition: Serviceable
Condition of Electrical Cover Plates: Serviceable

51) Serviceable, Comment - Room View(s)

Comment: No adverse functional issues were observed at interior walls, ceilings, floors, doors, windows or accessible electrical fixtures at the time of inspection.



Photo 51-1



Photo 51-2

Formal Dining Room or Den

Type of Windows: Vinyl, Multi-Pane, Single Hung
Condition of Windows: Needs Attention, Repair
Wall type or covering: Drywall
Condition of walls: Serviceable
Ceiling type or covering: Drywall
Condition of ceilings: Serviceable
Flooring type or covering: Vinyl Plank
Condition of flooring: Serviceable
Condition of Switches: Serviceable
Receptacles Condition: Serviceable
Lighting Condition: Serviceable

52) Needs Attention, Repair, Evaluate - Windows-Did Not Close or Lock

Concern: The windows did not fully close at the bottom when operated and could not be locked or latched.

Recommendation: Adjust or repair the windows so it closes fully and can be properly locked.

Related Professional: Window & Glass



Photo 52-1

53) Serviceable, Comment - Room View(s)

Comment: No adverse functional issues were observed at interior walls, ceilings, floors, doors, windows or accessible electrical fixtures at the time of inspection.



Photo 53-1



Photo 53-2

Kitchen Dining Room

Exterior door material: Vinyl, Patio Door

Condition of Exterior Doors: Serviceable

Wall type or covering: Drywall

Condition of walls: Serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Serviceable

Flooring type or covering: Vinyl Plank

Condition of flooring: Serviceable

Condition of Switches: Serviceable

Receptacles Condition: Serviceable

Condition of Electrical Cover Plates: Serviceable

Lighting Condition: Needs Attention, Repair

54) Needs Attention, Repair - Ceiling Light Cover-Loose

Concern: The ceiling light cover was observed to be loose at the time of inspection.

Recommendation: Reset and re-secure the light cover.



Photo 54-1

55) Serviceable, Comment - Room View(s)

Comment: No adverse functional issues were observed at interior walls, ceilings, floors, doors, windows or accessible electrical fixtures at the time of inspection.



Photo 55-1



Photo 55-2

Inspection Limitations & Exclusions

56) - Thank You:

Thank you for choosing CSI Inspection Services for your home inspection needs. It's essential to provide you with an understanding of the inspection process, including the roles of generalists and specialists, the concept of representative sampling, and the limitations of our inspection.

Generalist vs. Specialist:

- Property inspectors are generalists. Their primary responsibility is to identify material defects within the property as outlined in our inspection guidelines.
- When a problem is discovered in a specific system that affects its performance, we may refer that system to a specialist with expertise in that field.
- Specialists bring in-depth knowledge and experience that may exceed that of a generalist.

Representative Sampling:

- In properties with identical components like windows or electrical outlets, we may only inspect a representative sample.
- We do not move furniture or personal belongings, which may result in some deficiencies going unnoticed.
- We recommend planning for unforeseen repairs, as this is a common aspect of property ownership.

Use of the Report:

- The inspection report is confidential and is provided solely for your benefit.
- It does not constitute a warranty, insurance policy, or guarantee, and should not be relied upon by any third party.

Mold, Mildew, and Fungi:

- Our inspection does not include mold, mildew, or fungi assessment.
- If you have concerns about these issues, we recommend a separate mold inspection during the contingency period.

Wood Destroying Organisms:

- Termites, dry-rot, wood rot, and wood-destroying organisms are not part of our inspection.
- A licensed structural pest control operator's report covers these areas.

Building Codes:

- Our inspection does not assess compliance with building codes.
- You should obtain all available documentation, such as building permits and certificates of occupancy, during the inspection contingency period.

Hazardous Substances:

- Identifying hazardous substances is beyond the scope of our inspection.
- We do not test for items like formaldehyde, lead-based paint, asbestos, or toxic chemicals.

Inspection Limitations:

- Our inspection is limited to what we can directly observe.
- Items not directly visible, such as chimney interiors or underground piping, require specialty inspections.
- We do not determine if components are installed properly, as this requires specialized training and manufacturer/building code expertise.

In Summary:

In summary, our inspection is designed to provide a visual assessment within our expertise as generalists. We have outlined areas where specialist consultations or additional inspections may be necessary. If you have any questions or concerns about the inspection process or the report, please feel free to reach out.

Thank you for entrusting me with your Home Inspection.

Sincerely,
Frank Bua
CSI Inspection Services

undefined