



3B PROPERTY INSPECTIONS

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RESIDENTIAL INSPECTION REPORT

14911 Caminito Ladera
Del Mar, CA 92014

Anni Lipper
FEBRUARY 9, 2026



Inspector

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Certified Home Inspector

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1: INSPECTION DETAILS

Information

General: In Attendance

Home Owner

General: Client Name

Anni Lipper

General: Occupancy

Furnished, Occupied

General: Style

Rambler

General: Type of Building

Single Family, Attached Garage

General: Temperature (approximate)

70 Fahrenheit (F)

General: Year Built

1985

General: Ground Cover

Dry

General: Main Entrance Faces

West

General: Type of Foundation

Slab, Covered with Flooring

General: Weather Conditions

Clear

General: Scope of Inspection

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

General: General Warnings: CO Detectors

This property has one or more fuel-burning appliances and should have at least one carbon monoxide alarm for each floor, install near each sleeping area, install at least 20 feet away from the furnace, or fuel-burning heat source. In mobile homes, CO detectors need to be installed on an interior wall only. If missing, recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <https://www.cpsc.gov/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center>

General: Recommendations & Safety Hazards

Inspection recommendations and safety hazards in this home inspection report should be further evaluated and/or repaired by qualified professionals during the home inspection contingency period and/or before closing.

General: Safety Detectors: Not Tested

Safety detectors (Smoke and Carbon Monoxide Detectors) should be replaced when buying and/or moving into a new home. Typically, an install date is not visible. Safety detectors are only suitable for ten years. Some safety detectors have dates that have been "written on" by the homeowner but cannot be verified or relied on. Safety detector manufacturer dates may be in the detector's serial numbers, but inspectors do not remove installed safety detectors to look at serial numbers. It is recommended to have a qualified professional evaluate and replace safety detectors with new detectors when buying and/or moving into a new home.

2: EXTERIOR

Information

General: Inspection Method

Visual

General: Driveway

Concrete

General: Walkways

Concrete, Brick

General: Patio

Brick

General: Deck/Balcony

N/A

General: Siding Material

Stucco

General: Trim Material

Stucco

General: Fascia Material

Wood

General: Flashing Material

Stucco

General: Footing Material

Not Visible

General: Foundation Material

Concrete Slab

General: Retaining Walls

N/A

General: Fence Material

Wood

General: Wall Structure

Wood Frame

General: Exterior Doors

Glass Sliding Doors, Wood

General: Windows

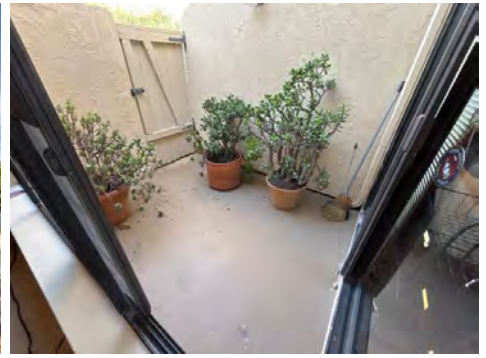
Vinyl, Metal

General: Exterior Limitations

The inspector is not required to:

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





Limitations

General

GARDEN SPRINKLER SYSTEM NOT TESTED

The garden sprinkler system was not tested. Recommend that the seller demonstrate the sprinkler system is operating properly and that the seller provides a zone map for the sprinkler system.



Recommendations

2.2.1 Siding / Flashing / Trim

SIDING: HOLES/DETERIORATION



In some areas around the exterior, holes and/or deterioration to the siding. Holes/deterioration could allow water and pests to intrude behind the siding. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Chimney



South



2.2.2 Siding / Flashing / Trim

TRIM: DETERIORATION/DAMAGE



One or more exterior trim areas are deteriorated and/or damaged. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Garage trim

2.2.3 Siding / Flashing / Trim

Recommendation

FOUNDATION: SURFACE DETERIORATION

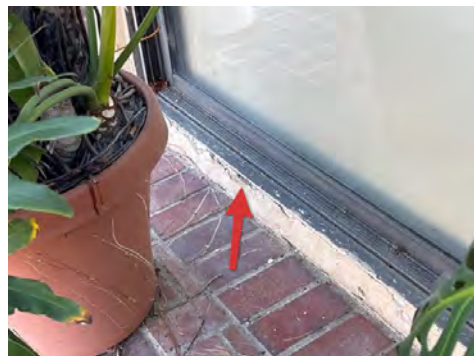
One or more areas of the foundation have surface deterioration. Deterioration can be caused by improper soil height and poor drainage, including missing gutters, downspout extensions, and/or garden sprinklers spraying the foundation. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Southeast



Primary bedroom sliding door area



North

2.3.1 Exterior Doors / Windows

Recommendation

DOOR JAMB: DETERIORATION

Deterioration was visible on one or more exterior door jambs. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



North Office, metal door jamb corroded

2.3.2 Exterior Doors / Windows

Recommendation

SCREEN DOOR: MISSING/NOT INSTALLED

One or more screen doors are not installed, are coming off the track, or are missing. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Primary bedroom

2.6.1 Vegetation / Grading / Drainage / Fence / Retaining Walls

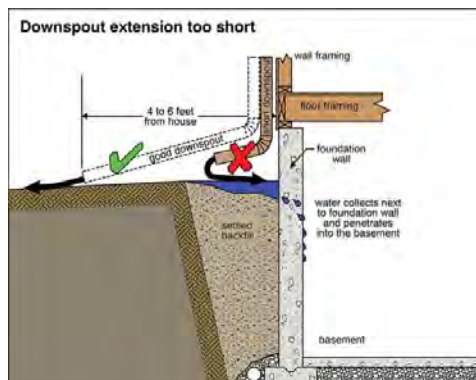
Recommendation

GUTTER DOWNSPOUTS: EXTENSIONS MISSING

Extensions are missing on the gutter downspouts in some areas around the building. Extensions flow water away from the building, preventing water from ponding near the foundation and siding. Recommend a qualified professional to repair.

Recommendation

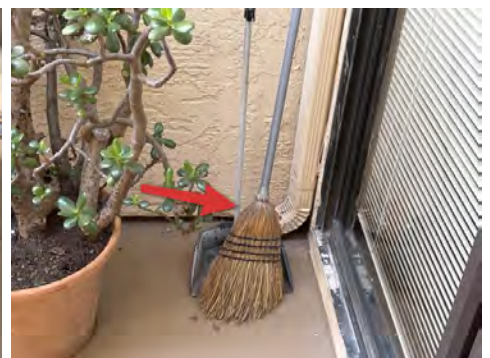
Contact a qualified professional.



Extensions Too Short Diagram



South



North

2.6.2 Vegetation / Grading / Drainage / Fence / Retaining Walls

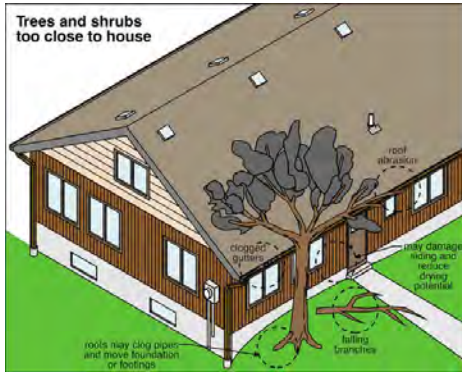
Recommendation

TREES: OVERHANG

Some trees were overhanging the roof. This can cause deterioration to the roof and prevent proper drainage in gutters. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Trees To Close To Home Diagram



South

2.6.3 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

TREES: TRIM VEGETATION AWAY

Some vegetation is in contact with the home. Vegetation can bring unwanted moisture to the home's siding/trim/fascia boards. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



North

2.6.4 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

TREES: ROOTS

Large tree roots are visible around the property. Large roots can uplift concrete areas (driveway, porch, patio, walkways). Large roots can cause damage to the foundation. Recommend monitoring tree roots and/or having a qualified professional evaluate and repair/remove.

Recommendation

Contact a qualified professional.



2.6.5 Vegetation / Grading / Drainage / Fence / Retaining Walls

Service /Maintenance

DRAIN SYSTEM: CLEAN/SERVICE

It is unknown when the in-ground drain system was last cleaned. Debris can build up in the system over time which can cause clogs to occur. Recommend a qualified professional to evaluate and clean.

Recommendation

Contact a qualified professional.



In-Ground Drainage system

2.6.6 Vegetation / Grading / Drainage / Fence / Retaining Walls

 Recommendation

FENCE: WALL DETERIORATION

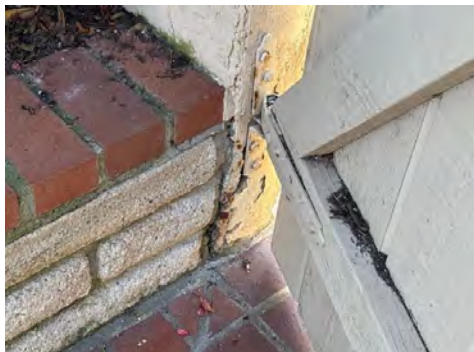
One or more areas of the concrete block wall have deterioration and/or cracks. Recommend a qualified professional to repair/patch.

Recommendation

Contact a qualified professional.



Northeast



South Gate

2.7.1 Walkways / Patios / Driveways

 Recommendation

PORCH/PATIO/WALKWAY/DRIVEWAY: CRACKS

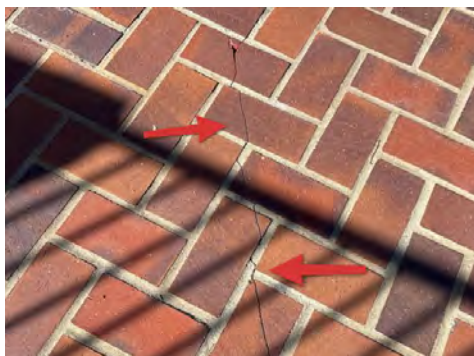
Settling, cracking, and deterioration was observed in one or more areas of the porch/patio/walkway/driveway areas. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



South



Southeast



Driveway

3: ROOFING

Information

General: Roof Type/Style

Hip

General: Pitch of Roof

Medium

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

General: Roof Material

Concrete Tile

General: Roof Layers

1+

General: Estimated Age

20+

General: Flashing

Metal

General: Roof Gutters

Aluminum, Gutters not installed in some areas

General: Roof Vents

Soffit Vents

General: Chimney Crown/Cap

Metal

General: Chimney Rain Cap

Yes

General: Chimney Chase

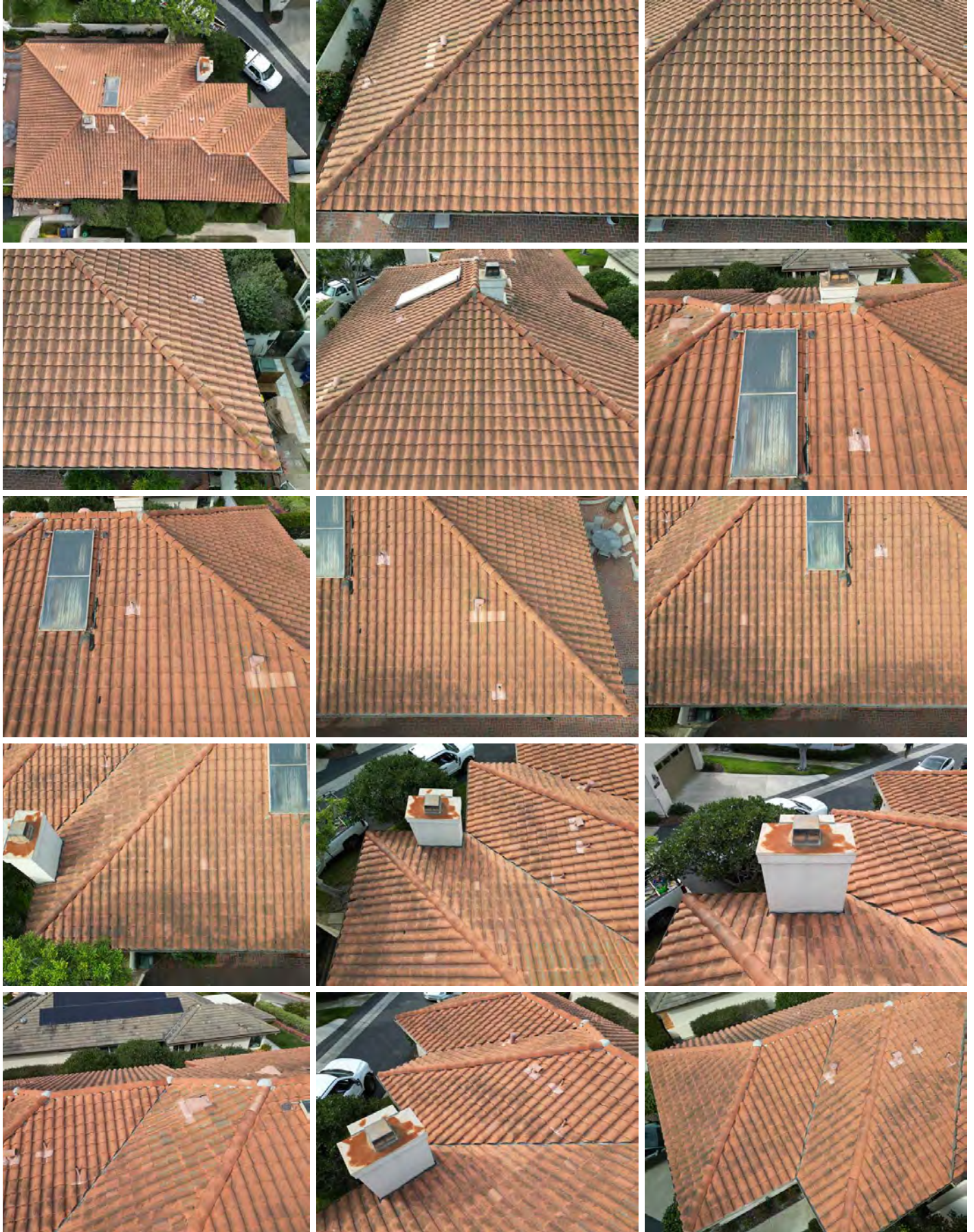
Stucco

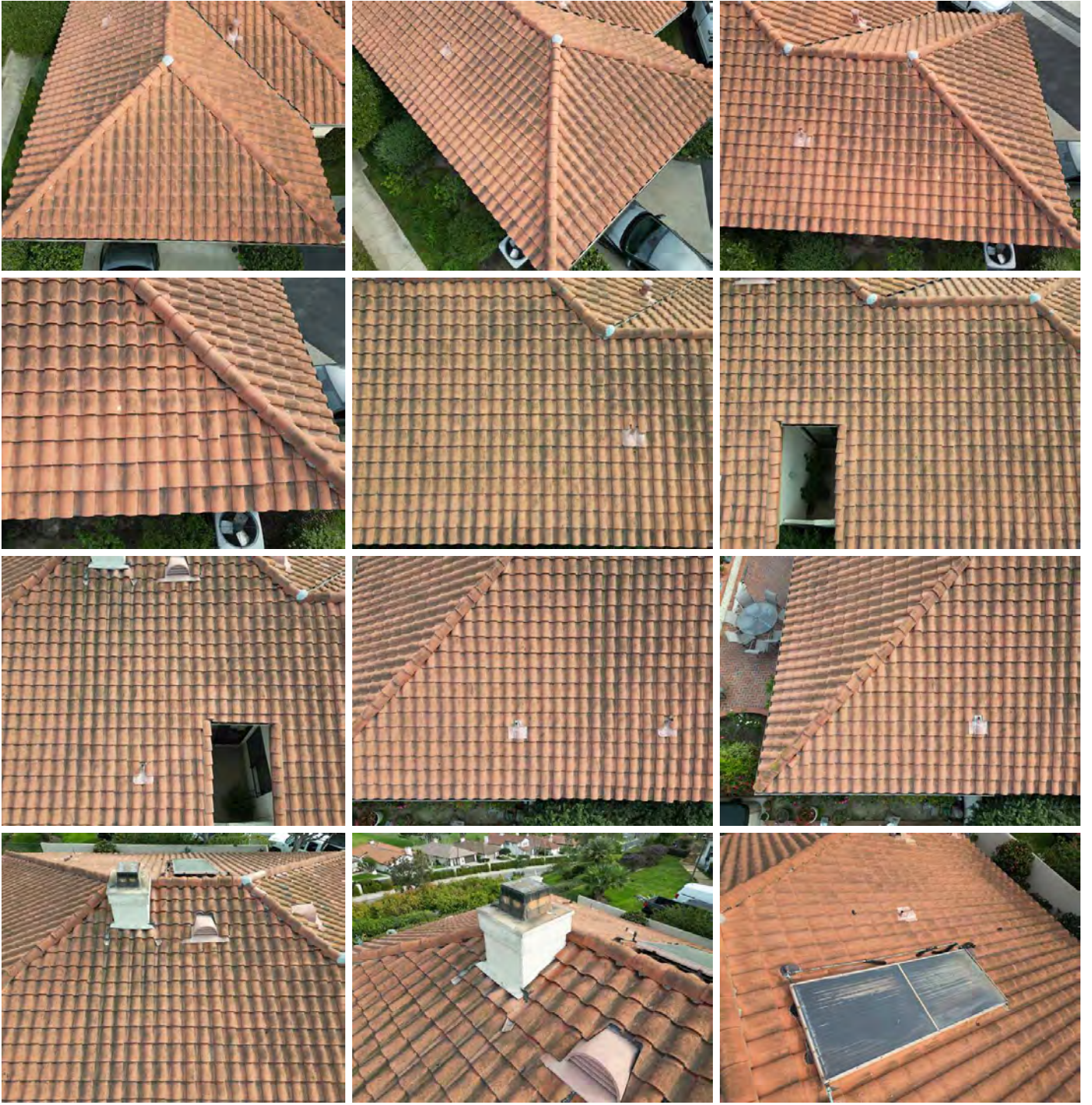
General: Skylights

No

General: Inspection Method

Ground, Drone





General: Roofing Limitations

The inspector is not required to:

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

Recommendations

3.2.1 Coverings



Service /Maintenance

ROOF: ANNUAL MAINTENANCE

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

Recommendation

Contact a qualified professional.

3.2.2 Coverings



Recommendation

ROOF: LOOSE TILES

Some tiles were loose and not properly secured. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



3.3.1 Roof Drainage Systems



Recommendation

GUTTER(S): MISSING

Roof gutters are missing in some areas around the home. Roof gutters collect water from the roof and flow the water to proper exit locations around the house. Missing gutters can cause water to pond around the home and its foundation and cause deterioration to siding, trim, and fascia boards. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



North

3.4.1 Underlayment / Flashing



Recommendation

ROOF UNDERLAYMENT: AGE UNKNOWN

The age of the roof underlayment is unknown. The roof underlayment may be nearing and/or past its life expectancy. A deteriorated underlayment could allow water to stain, saturate roof sheathing, and cause water leaks into the attic/home. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

3.4.2 Underlayment / Flashing



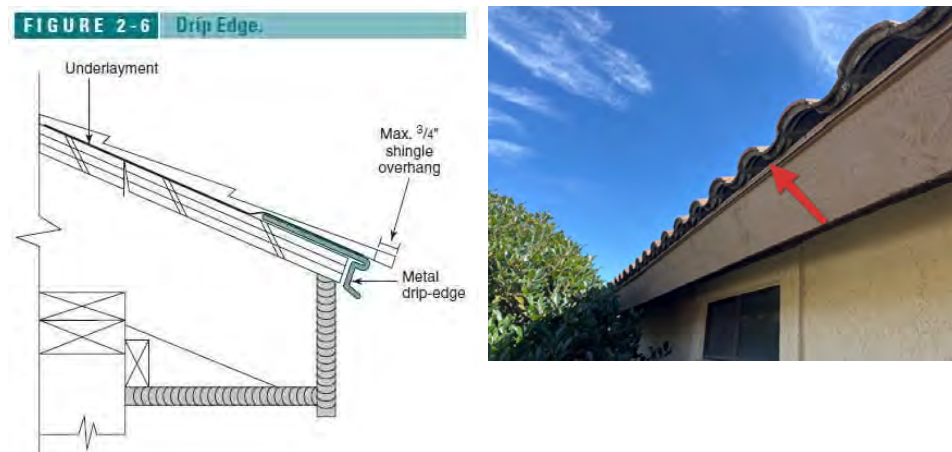
Recommendation

FLASHING: MISSING DRIP EDGE

Some areas around the roof are missing drip edge flashing. Drip edge flashing protects the fascia board from water flowing off the roof. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



3.4.3 Underlayment / Flashing



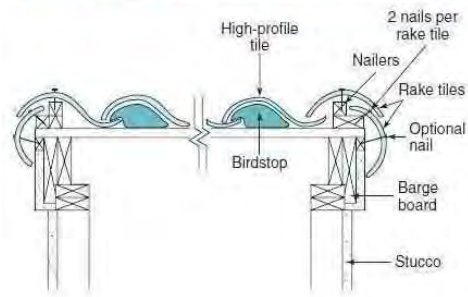
Recommendation

FLASHING: BIRD STOPS MISSING

Bird stops missing in some areas around the perimeter of the roof. Bird stop prevents birds and pests from getting under roof tiles. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

FIGURE 2-31 Tile Rake Trim.

3.4.4 Underlayment / Flashing

FLASHING: CORRODED

Roof flashing showed signs of corrosion around the roof and chimney. Corrosion can cause holes in flashing which can allow water to intrude. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4: GARAGE

Information

General: Type

Attached, 2-Car

General: Overhead Garage Door

Wood

General: Floor

Concrete

General: Burners 18" Above Floor

Yes

General: Walls

Covered with Drywall

General: Sill Plates

Not Visible

General: Automatic Opener

Operable

Garage doors and motors need service and maintenance annually or per manufacturer recommendations

General: Motion Reverse Sensors & Pressure Reverse

Operable

The garage door safety devices need to be tested after any adjustments to the safety system and/or monthly or per manufacturer recommendations.

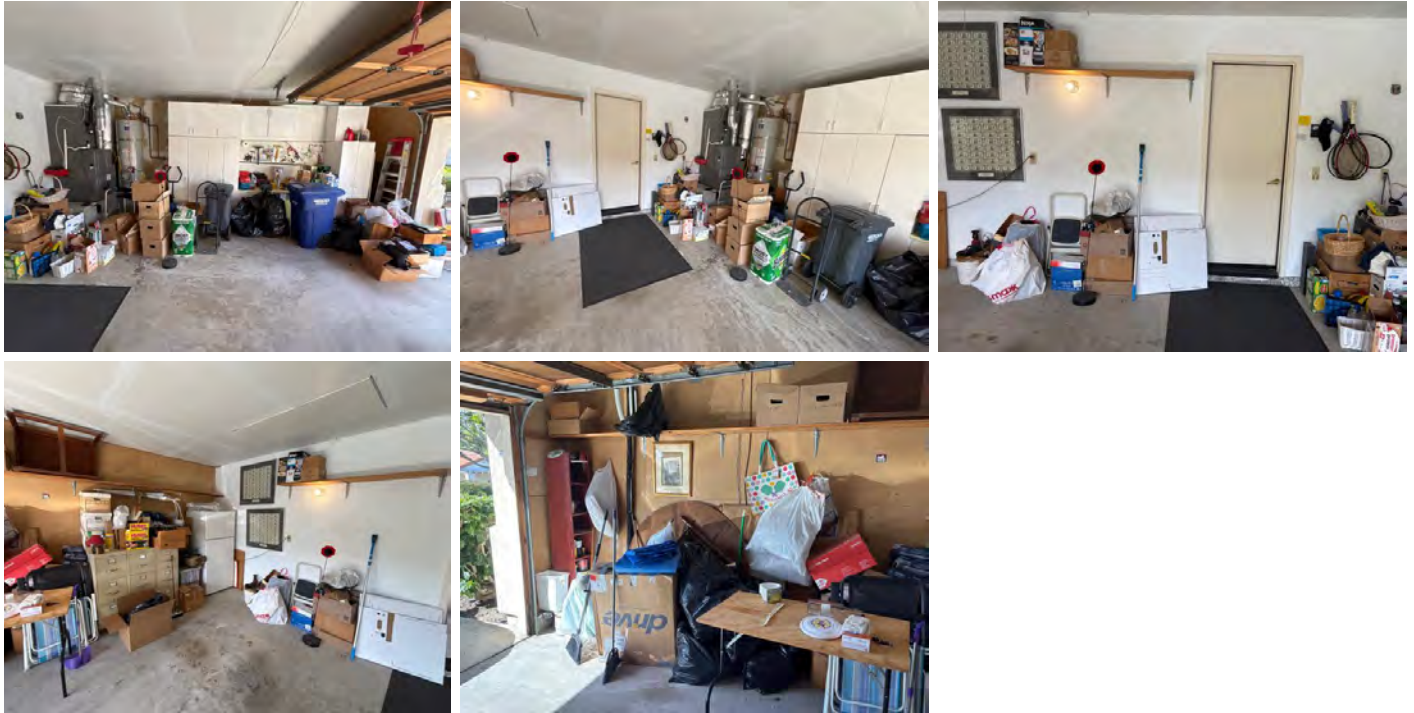


General: Garage Limitations

The inspector is not required to:

1. Verify or certify the proper operation of a garage door's pressure-activated auto-reverse or related safety feature.
2. Discover firewall compromises.

Garage areas are often not visible or inspected due to vehicles or personal items.



Recommendations

4.2.1 Garage Overhead Door



Service /Maintenance

GARAGE DOOR/MOTOR/COMPONENTS: SERVICE

No visible service dates for the overhead garage door, motor, and components. Garage door equipment needs service annually or according to manufacturer recommendations. Service typically includes cleaning, tightening/adjusting rollers, checking spring condition, checking the track for debris, checking bolts, hinges, and cables, testing door balance, lubricating, and checking motor gears. Recommend a qualified professional to service the garage door.

Recommendation

Contact a qualified professional.



4.2.2 Garage Overhead Door

GARAGE DOOR: REVERSE SENSORS HEIGHT
 Recommendation

Garage door reverse sensors are installed too high off the floor. Garage door reverse sensors should be installed 4-6" above the garage floor. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



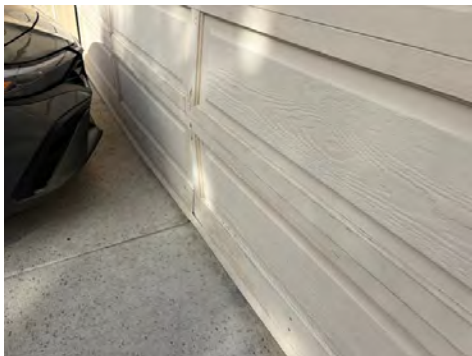
4.2.3 Garage Overhead Door

GARAGE DOOR: WEATHERED
 Recommendation

One or more garage doors were weathered. Cracked, peeling paint and stain were visible. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



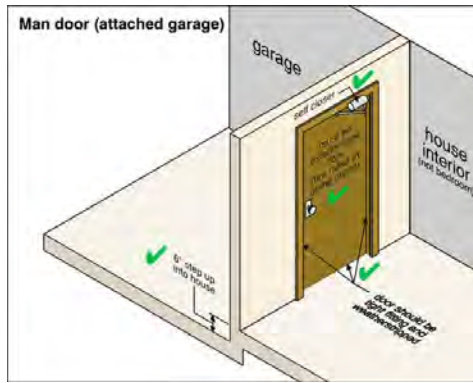
4.4.1 Walls / Ceiling / Doors

GARAGE: AUTO-CLOSURE HINGES
 Safety Hazard

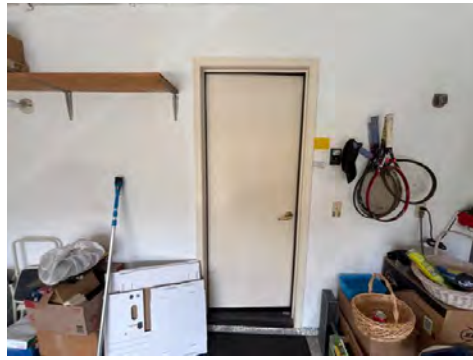
The door between the garage and interior is missing or has auto-closure hinges that aren't operating correctly. The door between the garage and interior acts as a fire separation, and the auto-closure hinges keep the door closed when not in use. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Self-Closing Garage Door



4.4.2 Walls / Ceiling / Doors



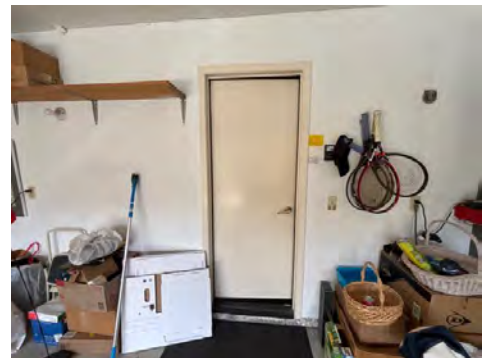
Safety Hazard

GARAGE: FIRE-RATED DOOR UNKNOWN

Unable to determine if the door between the garage and the home's interior is fire-rated. No visible fire-rated data plate. Fire doors can help reduce the time it takes for a fire to spread from the garage to the interior. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4.4.3 Walls / Ceiling / Doors



Recommendation

GARAGE: ATTIC PULL-DOWN/NOT FIRE RATED

The garage pull-down was not fire-rated. This could allow a fire to spread into the garage's attic and the home's interior. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4.4.4 Walls / Ceiling / Doors



Recommendation

GARAGE WALLS: AIR GAPS

Holes/Air gaps were observed around pipes leading into walls/ceiling in the garage. Recommend a qualified professional to evaluate and repair/patch.

Recommendation

Contact a qualified professional.



Airs gaps between flue pipe, water pipes and ceilings/walls.

5: PLUMBING & LAUNDRY

Information

General: Water Meter (Location)

Driveway

General: Main Water Shut-Off Device (Location)

Pressure Regulator or Water Meter

General: Main Fuel Shut-Off (Location)

Gas Meter, No Seismic Gas Shut-Off Valve

General: Water Pressure Regulator

Yes

General: Water Pressure

55-65 PSI

General: Supply Pipe

Not Visible



Garage



General: Distribution Pipe

Copper

General: Drain Pipe

ABS

General: Fuel Line

Black Iron

General: Filters

None

General: Dryer Power Source

Electric, Capped Gas

General: Exhaust Fans

Not Visible

General: Bathtub Jets

No

General: Sump Pump

No

General: Dryer Vent

Metal

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

General: Visible Fire Suppression System

No

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

General: Plumbing and Laundry Limitations

The inspector is not required to:

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



Laundry Sink



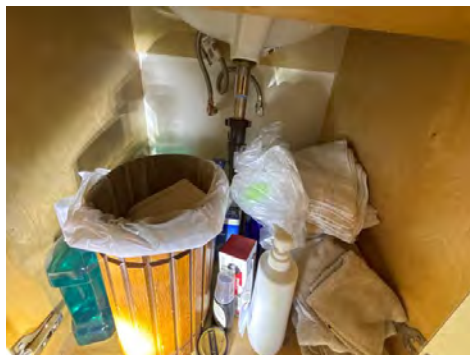
Hallway Bathroom



Entry bathroom



Kitchen



Primary Bathroom



Primary Bathroom

Limitations

General

SEWER LATERAL NOT INSPECTED

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



Driveway

General

AREA BEHIND WASHER/DRYER: NOT VISIBLE

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

General

LAUNDRY: WASHER/DRYER NOT TESTED

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

General

PLUMBING: RE-PIPE

The house appears to have been re-piped in some areas. Recommend inquiring with the seller for information about when the repipe was installed, who did the work, and is there a warranty.

Recommendations

5.2.1 Water Supply Pipes

WATER PIPE VALVE(S): CORROSION



Visible corrosion around some water supply valves. Corrosion can cause water leaks to form in valve connections. No visible water was leaking from supply valves during the inspection. Recommend a qualified professional to evaluate and repair.

Recommendation

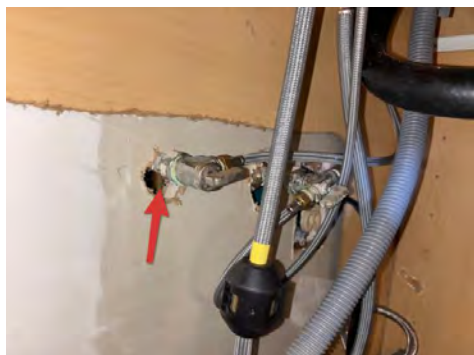
Contact a qualified professional.



Hallway Bathroom



Entry Bathroom



Kitchen Sink



Primary Bathroom Toilet



Primary Bathroom



Primary Bathroom



Primary Bathroom

5.3.1 Drain / Sewer Pipes

DRAIN PIPE: CORROSION

One or more drain pipes had visible corrosion and moisture stains. This may indicate that water is backing up in the drain pipe, a seal is missing or corroded, the pipe is past life expectancy, or the pipe was clogged at one time. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

 Recommendation



Entry bathroom

5.4.1 Fixtures / Faucets

SHOWER/BATHTUB: CAULK CRACKED/MISSING

In some shower/bathtub areas, caulk showed signs of deterioration. Caulk had stains and/or cracks in areas. Recommend a qualified professional to repair.

 Recommendation

Recommendation

Contact a qualified professional.



Hallway Bathroom



Hallway Bathroom

5.4.2 Fixtures / Faucets

BATHTUB FAUCET: DIVERTER STUCK

Recommendation

The bathtub faucet diverter is stuck. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Primary Bathroom

5.4.3 Fixtures / Faucets

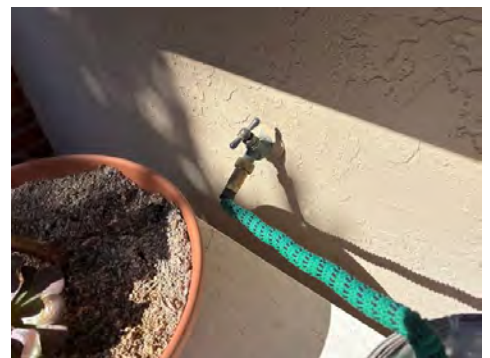
HOSE BIB(S): MISSING ANTI-SIPHON VALVE

Recommendation

Anti-siphon valves are missing on some hose bibs. Anti-siphon valves allow water to only flow in one direction and prevent water from the irrigation system from being siphoned back into the water supply line. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Exterior hose bibs

5.4.4 Fixtures / Faucets

SINK: DETERIORATION

Recommendation

One or more sinks had visible deterioration and/or dings, scratches, and corrosion. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Kitchen Sink

5.4.5 Fixtures / Faucets

 Recommendation
BATH/SHOWER TILES: CRACK/HOLE

One or more bath/shower walls and/or floor tiles have a crack or hole. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Hallway Bathroom



Hallway Bathroom

5.5.1 Laundry / Dryer Vent

 Service /Maintenance
DRYER VENT/DUCT: ANNUAL CLEANING

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

Recommendation

Contact a qualified professional.

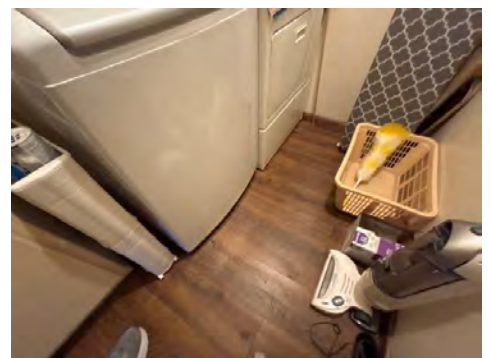
5.5.2 Laundry / Dryer Vent

 Recommendation
WASHING MACHINE: CATCH PAN

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

Recommendation

Contact a qualified professional.



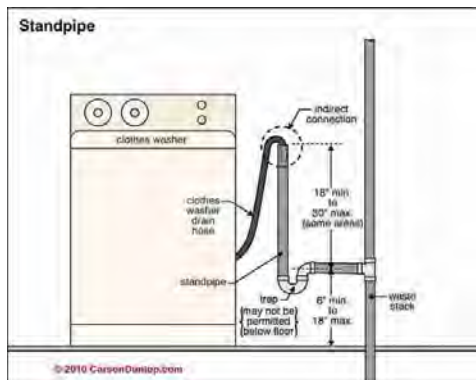
5.5.3 Laundry / Dryer Vent

 Safety Hazard
WASHING MACHINE: DRAIN HOSE

The washing machine's drain hose extends too far into the drain pipe. This could allow for a direct connection to the pipes trap, enabling backflow water to flow back into the washing machine. Recommend a qualified professional to repair. (See "Indirect Connection" in the picture below)

Recommendation

Contact a qualified professional.



5.6.1 Exhaust Fans

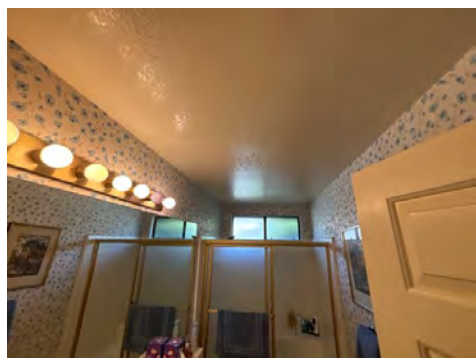
 Recommendation

EXHAUST FAN: MISSING IN BATHROOM

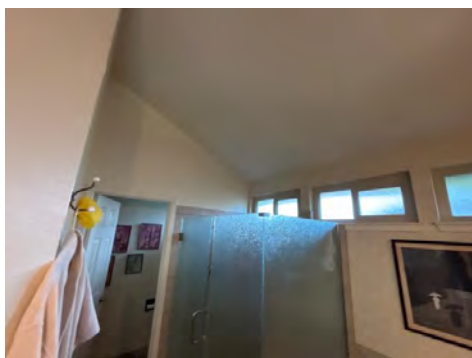
Exhaust fans are missing in one or more bathrooms. Exhaust fans help assist open bathroom windows by removing hot, humid air from the bathroom that can cause condensation. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Hallway Bathroom



Primary Bathroom

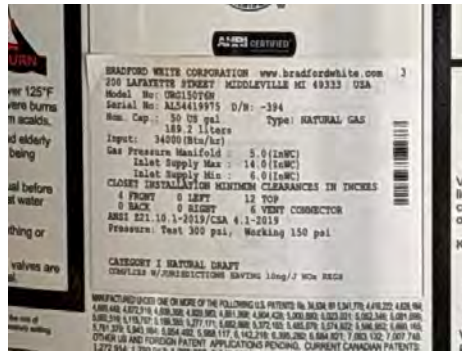
6: WATER HEATER

Information

General: Manufacturer
Bradford White

General: Model / Serial #
Visible

General: Estimated Age
2



General: Type
Tank

General: Energy Source
Gas

General: Catch Drain Pan
Yes

General: Expansion Tank
No

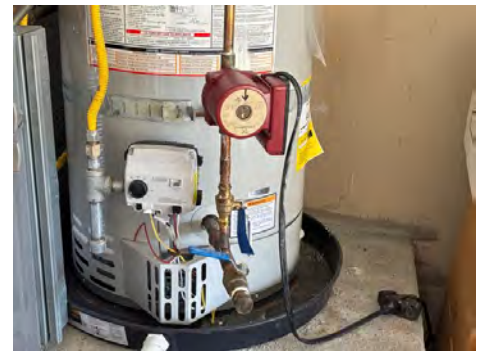
General: Proper Seismic Straps
Yes

General: Proper TPRV Extension
Yes

General: Proper Vent Flue Pipe
No

General: Location
Garage

General: Circulator Pump
Yes



General: Capacity
50

The inspector does not calculate water heater size for home. For info on sizing water heaters, visit energy.gov

General: Heat Operable

Yes



General: Water Heater Limitations

The inspector is not required to:

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

Recommendations

6.2.1 Water Heater

WATER HEATER: SERVICE / MAINTENANCE



No visible service/maintenance records or dates on or around the water heater tank. Proper maintenance of a water heater improves efficiency and longevity. Tank and tankless water heaters should be serviced annually or per manufacturer recommendations. Recommend inquiring with sellers about service records. Recommend a qualified professional to service the water heater.

Recommendation

Contact a qualified professional.



6.3.1 Supply Pipes

WATER HEATER: CORROSION AT WATER SUPPLY LINE

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

Recommendation

Contact a qualified professional.

 Recommendation



Circulator pump

6.3.2 Supply Pipes

WATER SUPPLY PIPES: NOT INSULATED

The water supply pipes above the water heater were not adequately insulated. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.

 Recommendation



6.4.1 Tank/Straps/Catch Pan

WATER HEATER: MISSING BOLLARDS

GARAGE

In the garage, protective bollards are missing in front of gas appliances (water heater and/or furnace). Bollards protect gas appliances from vehicle damage into them. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.

 Recommendation



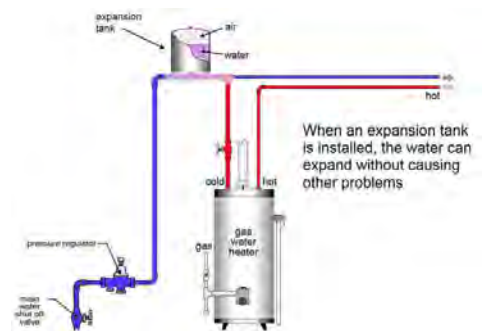
6.4.2 Tank/Straps/Catch Pan

WATER HEATER: EXPANSION TANK MISSING

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

Recommendation

Contact a qualified professional.



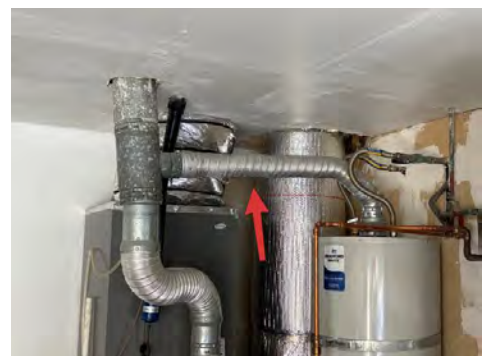
6.6.1 Flue Pipe

WATER HEATER: IMPROPERLY SLOPED

The furnace flue pipe is improperly sloped. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



7: KITCHEN

Information

General: Disposal
Operable



General: Dishwasher Air Gap
Yes



General: BBQ
Yes, Not Tested

General: Dishwasher
Operable

Dishwashers need maintenance and cleaning according to manufacturer recommendations

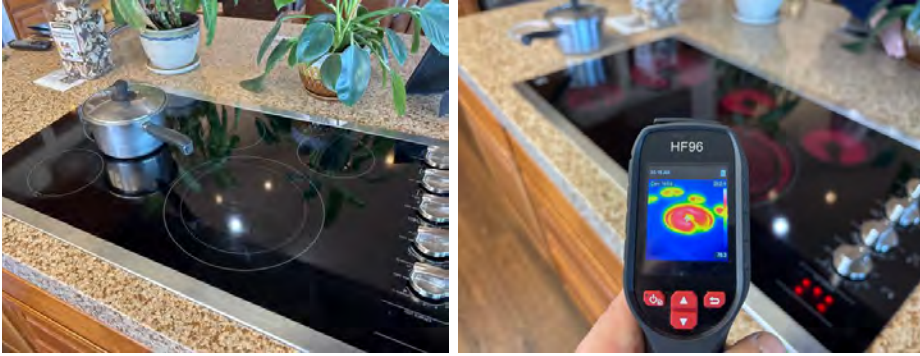


General: Oven
Operable



General: Range

Operable



General: Exhaust Fan

Operable

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



General: Microwave

Not Tested



General: Refrigerator

Operable

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



General: Kitchen Limitations

The inspector is not required to inspect or move any household appliances.

Any comments made regarding these items are as a courtesy only.

Areas obscured or inaccessible behind and/or under appliances are excluded from this inspection.



Trash Compactor Operable

Limitations

General

AREA BEHIND REFRIGERATOR NOT VISIBLE

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

Recommendations

7.2.1 Kitchen Appliances

**KITCHEN APPLIANCES: SERVICE / MAINTENANCE**

No visible service or maintenance records for the kitchen appliances. Most kitchen appliances need service and maintenance annually or per manufacturer recommendations. Refrigerators will need filters cleaned, coils cleaned, door seals and gaskets monitored, etc. Oven/Ranges need periodic cleaning, and door seals and gaskets monitored. Dishwasher sprayer arms and filters must be cleaned periodically, and racks must be monitored for rust. Range hood fans, vents, and ducts need cleaning periodically. Recommend inquiring with the seller about service records. Recommend a qualified professional to evaluate and service kitchen appliances.

Recommendation

Contact a qualified appliance repair professional.

7.3.1 Disposal/Dishwasher/Air Gap

**DISHWASHER: NOT SECURED PROPERLY**

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

Recommendation

Contact a qualified professional.



Not screwed in

8: ELECTRICAL

Information

General: Service Type

Underground

General: Service Wire Type

Not Visible

General: Voltage

120/240

General: Appears Grounded

Not Visible

General: Branch Circuit Wiring

Copper

General: Solid Aluminum Wiring Present

Not Visible

General: Wiring Method

Romex

General: Protection

Breakers

General: GFCI Outlets

Yes, Missing In Some Areas

General: AFCI Outlets

No

General: Sub-Panel

N/A

General: Location Of Sub-Panel

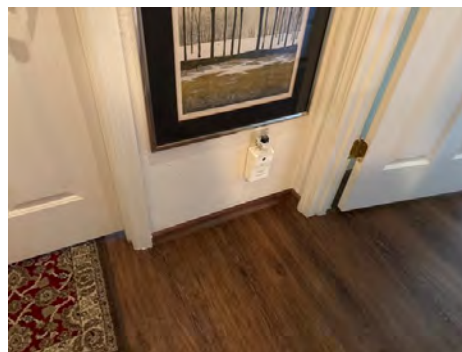
N/A

General: Smoke Detectors

Yes, Need Additional, 10+ years old

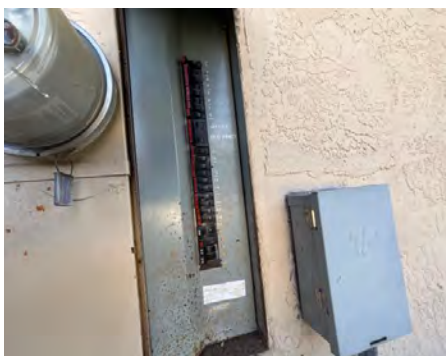
General: Carbon Monoxide Detectors

Yes, Need Additional



General: Location of Main Panel

Outside



General: Estimated Amperage

125

Inspector does not calculate load, and/or measure amperage, voltage, and impedance.

**General: Solar System Installed**

N/A

Always inquire with the seller about the permits obtained to install the solar and if a licensed solar company was used. Some solar panels systems require a new electrical panel and/or a higher amperage panel.

General: Electrical Limitations

The inspector is not required to:

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

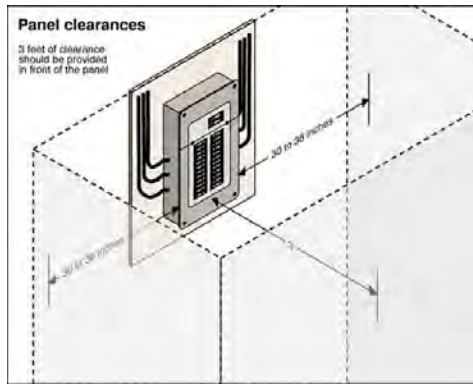
Recommendations**8.3.1 Main Electrical Service Panel / Sub-Panel / Service and Grounding Equipment****MAIN PANEL: CLEARANCES**

Inadequate clearances around the main electrical service panel. Recommend providing proper clearances around main electrical service panels.

Recommendation

Contact a qualified electrical contractor.





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

 Recommendation

ELECTRICAL PANEL: NOT LABELED PROPERLY

Circuit breakers in an electrical panel are not correctly labeled. Labels indicate which circuit breaker control which area of the home. Recommend a qualified professional to repair.

Recommendation

Contact a qualified electrical contractor.



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

 Safety Hazard

ELECTRICAL PANEL: FEDERAL PACIFIC ELECTRICAL

Federal Pacific Electrical Company (FPE) style circuit breaker panels are a known style of electrical panels that have failed to protect homes adequately. FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards. Recommend a licensed electrician with experience with FDE-style circuit breaker panels to evaluate electrical panels immediately.

For more information on this type of electrical panel and circuit breaker:

<http://www.ismypanelsafe.com/fpe.php>

Recommendation

Contact a qualified electrical contractor.



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

 Recommendation

ELECTRICAL PANEL: PAST LIFE EXPECTANCY

The electrical panel appears to be original. The components in the electrical panel are past their life expectancy. Recommend a qualified professional to evaluate the electrical panel.

Recommendation

Contact a qualified professional.



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

 Recommendation

ELECTRICAL PANEL: COVER LOOSE

The electrical panel cover is missing securement screws. Recommend a qualified professional to repair.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Branch Wiring

 Safety Hazard

BRANCH WIRES: OPEN JUNCTION BOX

One or more open electrical junction boxes. Recommend a qualified professional to install cover plates to conceal wires in junction boxes.

Recommendation

Contact a qualified professional.



Garage Attic



Attic



Attic

8.4.2 Branch Wiring

 Recommendation

BRANCH WIRES: BOX CONNECTOR/WIRE CLAMP

One or more electrical wires entering an electrical junction box are missing a box connector/wire clamp or plastic bushing. These protect the wire as it enters the junction box. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



8.5.1 Connected Devices and Fixtures

LIGHT BULB(S): NOT OPERATING

One or more light bulbs are not operating in the home. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Recommendation



Hallway Bathroom

8.5.2 Connected Devices and Fixtures

ELECTRICAL OUTLET(S): COVER PLATES MISSING/DAMAGED

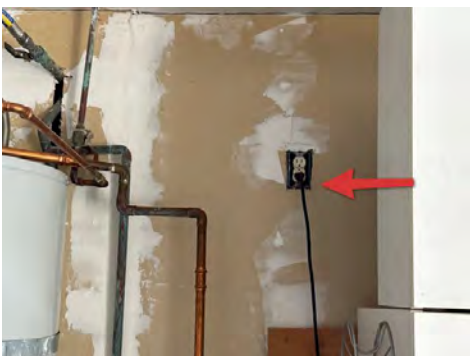
One or more electrical outlets are missing and/or have a damaged cover plate. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Recommendation



Garage



Kitchen Sink

8.5.3 Connected Devices and Fixtures

EXTERIOR OUTLET COVERS: DAMAGED/MISSING

The electrical covers on one or more exterior outlets are damaged and/or missing. Recommend a qualified professional to repair.



Recommendation

Recommendation

Contact a qualified professional.



Northeast

8.7.1 GFCI & AFCI Outlets

 Safety Hazard

GFCI OUTLET(S): MISSING

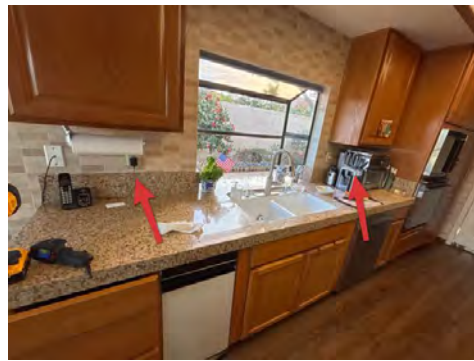
One or more electrical outlets in specific areas (Exterior, Bathrooms, Garages, Kitchens, Laundry) had no visible GFCI (ground fault circuit interrupter) protection, and/or the inspector could not determine if GFCI protection was present. GFCI outlets help protect against shock hazards posed in these potential wet areas. In some older homes, GFCIs may not have been required during the construction of the house, but these types of safety outlets are recommended. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Laundry



Kitchen

8.7.2 GFCI & AFCI Outlets

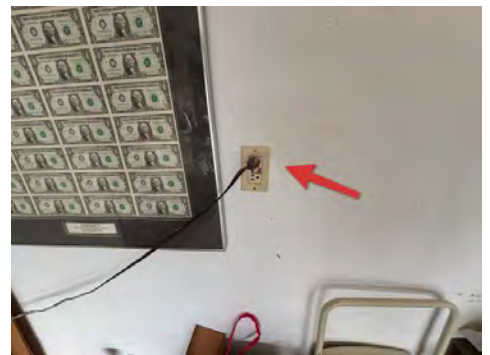
 Recommendation

GFCI OUTLET(S): MULTIPLE OUTLETS ON ONE CIRCUIT

In one or more bathrooms, one or more GFCI outlets are installed for an individual bathroom circuit. Typically only one GFCI outlet should be installed for each bathroom circuit. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Garage

8.8.1 Smoke Detectors

 Safety Hazard

SMOKE DETECTOR(S): PAST LIFE EXPECTANCY

Some smoke detectors in the home appear to be past their life expectancy or there is no visible date on the detector. Smoke detectors should be replaced every 10 years. Recommend replacing with new smoke detectors in proper locations if the date of the detector cannot be determined.

Recommendation

Contact a qualified professional.



8.8.2 Smoke Detectors

SMOKE DETECTOR(S): ADDING ADDITIONAL BEDROOMS

 Safety Hazard

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

Recommendation

Contact a qualified professional.

8.9.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR: ADDING ADDITIONAL FAMILY ROOM

 Safety Hazard

Some areas of the home are missing carbon monoxide detectors. Recommend a qualified professional to install carbon monoxide detectors in proper locations around the house.

Recommendation

Contact a qualified professional.

9: HEATING

Information

General: Manufacturer

Rheem

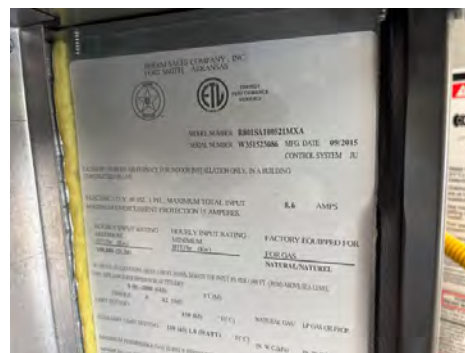


General: Type of Heater

Gas Furnace

General: Model / Serial #

Visible



General: Estimated Age

11

General: Energy Source

Gas

General: Furnace Location

Garage

General: Last Service Date

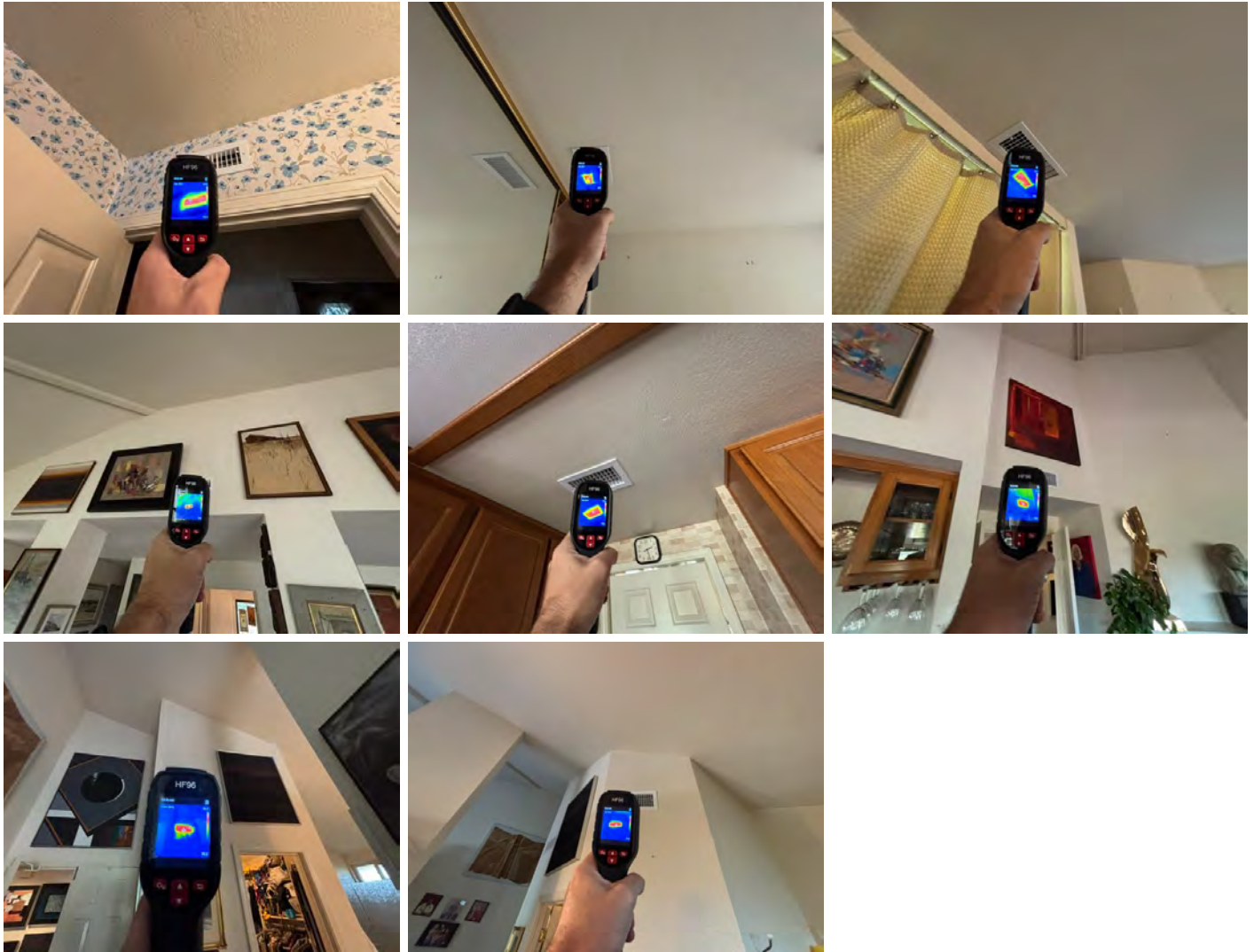
No Service Date Visible

General: Distribution

Flex Duct

General: Heat Operating

Yes

**General: Filter Location**

Furnace

Recommend having the air filters cleaned or replaced every six months and or after three months of continuous usage.

General: Heating Limitations

The inspector is not required to:

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

Recommendations

9.2.1 Gas Furnace

FURNACE: ANNUAL SERVICE



Service /Maintenance

Unable to determine the last service date for the gas furnace. A gas furnace is recommended to be serviced yearly or per manufacturer recommendations. Recommend a qualified professional to evaluate and service.

Recommendation

Contact a qualified professional.



General: Temperature Differential

14-16+



General: Air Conditioning Limitations

The inspector is not required to:

1. Determine the cooling system's uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy.
2. Inspect portable window units, through-wall units, or electronic air filters.
3. Operate equipment or systems if the exterior temperature is below 65° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
4. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. Examine electrical current, coolant fluids or gases, or coolant leakage.

Recommendations

10.2.1 Cooling Equipment

AC UNIT: AGE



Service /Maintenance

The age of the air conditioner appears to be 10-15+ years. Most manufacturers state the average lifespan of an air conditioner is 10-15 years, however, the lifespan can be increased with proper service and maintenance. The air conditioner may need to be upgraded within the next 5 years. Recommend a qualified professional to perform service in accordance with manufacturer recommendations, and routine maintenance to increase the lifespan of the unit.

Air Conditioner service/maintenance tips, link: [AC Tips](#)

Recommendation

Contact a qualified professional.



11: INTERIORS

Information

General: Ceiling Fans

N/A

General: Flooring

Tile, Carpet, Luxury Vinyl Plank

General: Windows

Vinyl, Metal

General: Ceilings

Drywall

General: Steps, Stairways & Railings

N/A

General: Doors

Wood, Glass Sliders

General: Walls

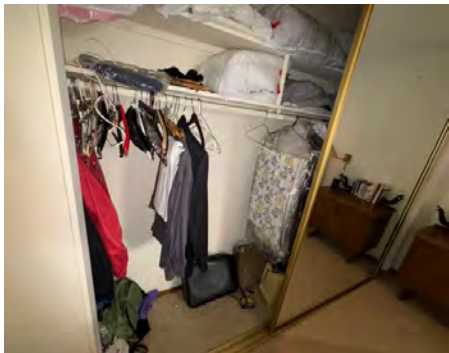
Drywall

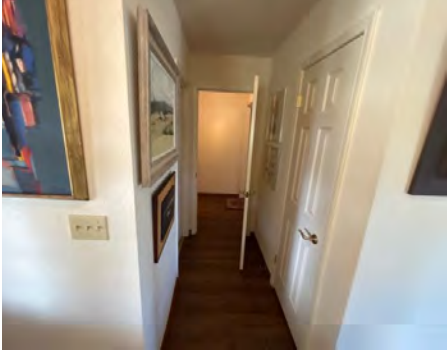
General: Interior Limitations

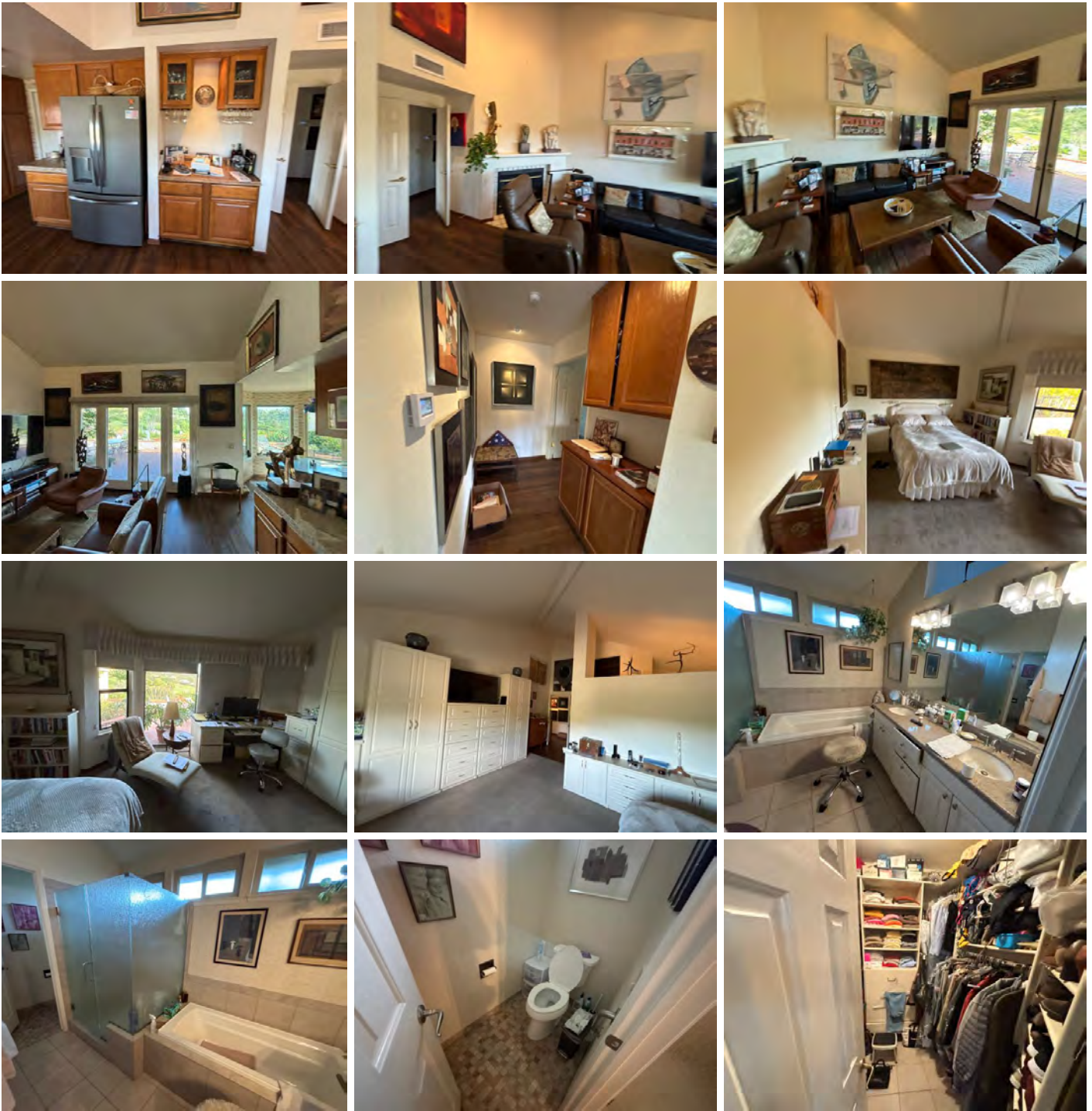
The inspector is not required to:

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

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







Recommendations

11.2.1 Walls

WALLS: WALL PAPER PEEL

One or more areas of the wallpaper are peeling or deteriorated. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Recommendation



Primary Bathroom

11.3.1 Ceilings

CEILING: STAINS

One or more stains on the ceiling. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Family Room



Primary Bathroom

11.3.2 Ceilings

CEILING: CRACK(S)

Cracks were observed in one or more areas on the interior ceilings. This appears to be the result of long-term settling. Improper drainage around the home can also affect the foundation and settling. Improper installation of drywall tape on joints can also cause cracks. Some settling is not unusual in a house of this age but should be monitored. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Front entry

11.6.1 Countertops & Cabinets

CABINET DOOR(S): HARDWARE LOOSE / DAMAGED / MISSING

One or more cabinet hardware was loose, damaged, and/or missing. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Primary Bathroom, right hand sink cabinet



Primary Bathroom, left hand sink cabinet, loose hinge

11.6.2 Countertops & Cabinets

CABINET(S): WEAR & TEAR

One or more cabinets have wear and tear. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Recommendation



Base of kitchen sink cabinet

11.8.1 Windows

WINDOW(S): NOT SLIDING LEFT/RIGHT PROPERLY

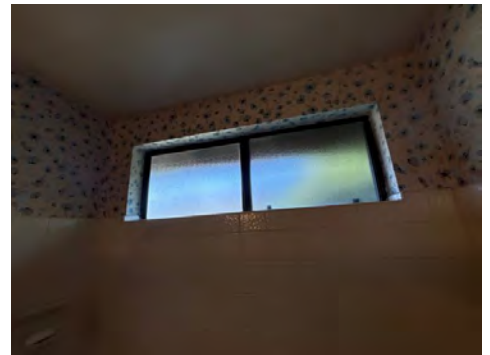
One or more windows are not properly sliding left or right on the window sill track. This could be due to debris in track, improper installation or expansion and contraction of structural material around the window. Recommend a qualified window contractor to repair.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



Hallway Bathroom

12: ATTIC

Information

General: Location

Garage

General: Inspected From

In the Attic

General: Flooring

Partial Flooring

General: Roof Structure

Wood Rafters

General: Ceiling Joists

Wood

General: Sheathing

OSB

General: Ventilation

Soffit Vents

General: Depth of Insulation

4-6"

General: Installed In

Between Ceiling Joists

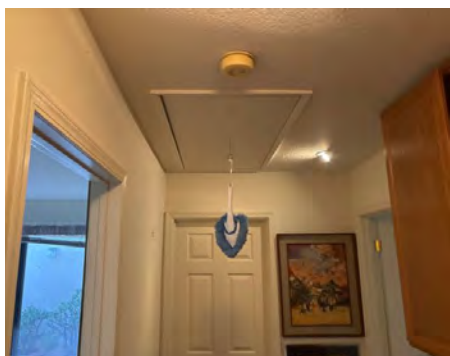
Determining the depth of attic insulation is only estimated

General: Insulation

Loose Cellulose

General: Access

Scuttlehole/Hatch, Pulldown



General: Attic Limitations

The inspector is not required to:

1. Enter the attic or any unfinished spaces that are not readily accessible or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. Move, touch, or disturb insulation.
3. Move, touch, or disturb vapor retarders.
4. Break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. Identify the composition or R-value of insulation material.
6. Activate thermostatically operated fans.
7. Determine the types of materials used in the insulation or wrapping of pipes, ducts, jackets, boilers, or wiring.
8. Determine the adequacy of ventilation.



Limitations

General

LIMITED ATTIC VISIBILITY

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

Recommendations

12.2.1 Attic Area

ATTIC: STAINS ON ROOF SHEATHING

Recommendation

ATTIC

Stains in roof sheathing and joists. No significant moisture was detected in these areas using a pin-style moisture meter. Recommend a professional roof contractor to evaluate and repair any water leaks in the roof.

Recommendation

Contact a qualified roofing professional.



Under roof valley

12.2.2 Attic Area

ATTIC: RODENT TRAPS

Recommendation

Rodent traps were visible in the attic area. Recommend a qualified professional to monitor traps periodically for activity.

Recommendation

Recommend monitoring.



13: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

General: Chimney Flue Type

Metal

General: Fireplace Doors

Yes, Spark Arrestor

General: Fireplace Locations

Living Room

General: Operating

Not tested, Have Seller
Demonstrate

General: Fireplace Type

Gas



General: Damper Operable

Yes, No



Living Room



Family Room

General: Fireplace, Wood Stove & Chimney Limitations

The inspector is not required to:

1. Inspect the flue or vent system.
2. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. Determine the need for a chimney sweep.
4. Operate gas fireplace inserts.
5. Light pilot flames.
6. Determine the appropriateness of any installation.
7. Inspect automatic fuel-fed devices.
8. Inspect combustion and/or make-up air devices.
9. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. Ignite or extinguish fires.
11. Determine the adequacy of drafts or draft characteristics.
12. Move fireplace inserts, stoves, or firebox contents.
13. Perform a smoke test.
14. Dismantle or remove any component.
15. Perform a National Fire Protection Association (NFPA)-style inspection.
16. Perform a Phase I fireplace and chimney inspection.

Recommendations

13.2.1 Fireplaces, Stoves, Inserts, & Chimneys

 Safety Hazard

FIREPLACE: DAMPER CLAMP MISSING

A damper clamp is either missing and/or improperly installed for the gas fireplace. The damper clamp keeps the fireplace flue damper locked in the open position. Gas appliances should have damper clamps that keep the flue damper in the open position to allow any carbon monoxide or gas to flow out of the house. Recommend a qualified professional to install a proper fireplace damper clamp.

More information:

[Damper Clamp Info](#)

Recommendation

Contact a qualified fireplace contractor.



Example of a damper clamp



Family Room

13.2.2 Fireplaces, Stoves, Inserts, & Chimneys

 Service /Maintenance

FIREPLACE: RECOMMEND ANNUAL FIREBOX/CHIMNEY CLEANING

Fuel-burning appliances and chimneys should be inspected, serviced, and cleaned annually by a qualified fireplace and chimney professional. Recommend inquiring with the seller about service schedules and the last time the system was serviced/cleaned.

Recommendation

Contact a qualified fireplace contractor.



13.2.3 Fireplaces, Stoves, Inserts, & Chimneys

FIREPLACE GAS LINE: NOT SEALED AROUND GAS PIPES



Visible gaps around the perimeter of the gas line inside the fireplace. This small gap should be sealed with high-temperature caulking or sealant. Recommend having a qualified service professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Family Room

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect:

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

II. The inspector shall describe:

The type of exterior wall-covering materials.

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

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

Roofing

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

II. The inspector shall describe

A. the type of roof-covering materials.

III. The inspector shall report as needing correction:

A. observed indications of active roof leaks.

Plumbing & Laundry

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Electrical

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Heating

I. The inspector shall inspect:

The heating system, using normal operating controls.

II. The inspector shall describe:

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

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

Air Conditioning

I. The inspector shall inspect:

The cooling system, using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the cooling system; and the cooling method.

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

Any cooling system that did not operate; and if the cooling system was deemed inaccessible.

Interiors

I. The inspector shall inspect:

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

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

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

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

Attic

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

The general absence of insulation or ventilation in unfinished spaces.

Fireplaces and Fuel-Burning Appliances

I. The inspector shall inspect:

Readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe:

The type of fireplace.

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

Evidence of joint separation, damage, or deterioration of the hearth, hearth extension, or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.