

# Inspection Report

Provided by:



## IB Property Inspection

Inspector: Paul Min

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### Property Address

910 W Valencia Mesa Dr, Fullerton, CA 92835



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**Page number:**

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# Report Information

## Agent Information

**Agent Name** Jordan Wang  
**Agent Phone** 949-550-8885

## Property Information

**Approximate Year Built** 1950  
**Approximate Square Footage** 2180  
**Number of Bedroom** 4  
**Number of Bath** 3  
**Direction House Faces** North  
**Type of Property** Single Family Residence  
**Vacancy** Vacant  
**Electric Availability** Yes  
**Water Availability** Yes

## Inspection Information

**Inspection Date** Oct 11, 2025  
**Inspection Time** 10AM  
**Presence of Buyer(s)** Yes  
**Weather Conditions** Dry  
**Outside Temperature** 75° Fahrenheit

### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report. This report is exclusively shared between the I&B Property Inspection and the client whose property was inspected in this report. Use or distribution by any unauthorized person is prohibited.

Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no major discrepancies noted.

**R = Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI = Not Inspected:** The item was not inspected during the inspection.

#### Detailed Overview I

Dear Buyer,

We sincerely congratulate you on purchasing your new home.

At your request, an inspection of the above property was performed on 910 W Valencia Mesa Dr, Fullerton, CA 92835. Property Inspection is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The Standards and Code of Ethics of the International Association of Certified Home Inspection (InterNACHI) and California Real Estate Inspection Association (REIA) prohibit us from making any repairs or referring any specialists. We are not associated with any party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for your use.

Thank you for trusting us.  
Sincerely,  
Inspector,  
ID # - NACHI18011101  
I&B Property Inspection

NACHI18011101 UAS 4457794  
International Association of Certified Home Inspector

## Reference for Report Recipients

Some deficiencies were observed that were cosmetic and therefore are not listed in this report.

All lights and switches were tested and concluded to be functional during the time of inspection unless specifically mentioned.

Circuit breakers were tested through manufacturer's trip button and AFCI circuit analyzer. Breakers concluded to be functional during the time of inspection unless specifically mentioned.

Property inspections are a thorough examination of the home's condition on the day of inspection only. No guarantee or warranty is provided.

**PHOTOGRAPHS:** This report may include photographs of noticed problem areas (if they exist) along with pictures of overall views to help identify the property's location and environment. The Inspector is prohibited from using photos provided by anyone else for the inspection report; photos included in the report must be taken by the Inspector and his tools at hand only. It is not a requirement for your Home Inspector to photograph every area or defect of the property; additional photos may be taken and included in your report as, and only as, a courtesy.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

"Need correction" is a common phrase used throughout the report, defining in the Inspector's opinion: maintenance, repair or upgrade needed, and the item should be further evaluated. Often the items discovered by the Inspector are only hints to a potentially larger issue; further evaluation may provide better insight in other items the inspector did not see or disclose during the inspection.

## Natural Aspects

Natural aspects include but are not limited to radon, fungi or mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. Our inspector(s) are not trained or certified to consult or prescribe any resolution for some of these materials, but we may refer to these materials under the condition that it falls under our expertise. If further study or analysis seems necessary, the advice and services of the adequate specialists may be advised with or without the consent of the customer.

Properties built between 1965 and 1974 have a possibility of aluminum wiring throughout the property. We recommend that a licensed electrician further evaluate houses built during this time for aluminum wiring. Houses or structures with galvanized or cast-iron plumbing present are highly recommended to be further evaluated by a plumbing specialist regardless of the age of the plumbing.

Properties built prior to 1978 may contain asbestos materials. We recommend that a licensed asbestos specialist or an inspector further evaluate houses or structures built during this time for asbestos materials. The Home Inspector will not determine if asbestos is present at any structure or in any materials of the structure.

Properties built prior to 1982 may contain lead paint. We recommend that a licensed lead inspector further evaluate properties built during this time for lead paint materials.

This is not a boundless inspection. It is deemed to be not possible to inspect every area of a property under inspection request within the given time. A home inspection is designed to indicate or identify, as accurately as possible, the visible condition of the home at the time of the inspection only and does not indicate or identify, anticipate or predict future conditions. Conditions at a home for sale may change drastically in a mere day or two, hence a home inspection is not meant to guarantee the condition of a home when the transaction closes. It is not rare for conditions to change and ultimately show discrepancies between the report and the actual property during the time of inspection and the closing date. During this inspection your inspector did not alter or disassemble any equipment, structure, or apply stress nor perform destructive tests. Areas that are veiled, painted over, disguised and/or not easily visible are not covered in this report. Our report is not a guarantee nor a warranty of the condition of your property or the contents

within. This Report provides a neutral visual inspection only. Inspections are performed with consideration in terms of the age of the structure. Defects will be indicated and marked, even though the condition may be typical for the age, and that it should be inspected by the adequately certified specialist. Opinions may vary by person and this report is the opinion of the certified inspector and to be only considered an opinion.

The inspector does not:

Determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered conspicuous and often will not be included in your report. This report does not include all items covered in the real estate transfer disclosure form. We suggest that you read the details in disclaimers page with scrutiny to proficiently understand the limitations of an inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### PUBLIC AND PRIVATE UTILITIES

#### 1.4 Gas (Not Inspected)

The gas service was not active at the time of inspection. The operation of gas-fired appliances could not be verified.

### GROUND

#### 2.2 Sprinkler Conditions -Front & Back

The sprinkler system was not operational at the time of inspection. Recommend further evaluation and repair as needed.

### AC Condenser- HEATER Furnace - Registers

#### 4.1 Unit Conditions (Not Inspected)

Gas supply was off at the time of inspection; unable to verify operation.

### PLUMBING - Main Water - Water Heater(s)

#### 5.6 Water Heater Conditions and FLIR (Not Inspected)

The gas service was not active at the time of inspection.

The operation of gas-fired appliances could not be verified. The single tank water heater was located in outside the west side of the house

Seismic straps were installed at the top and the bottom. These straps are necessary for safety purpose in case earthquake emergency.

### KITCHEN

#### 7.1 Stove - Condition (Not Inspected)

The gas service was not active at the time of inspection. The operation of gas-fired appliances could not be verified.

### BEDROOM

#### 9.2 Smoke Detector (Safety)

Smoke detector missing in the first bedroom from the hallway.

Functioning smoke detectors were present in all rooms.

### BATHROOM

#### 10.2 Bathroom Conditions - Issue 2 (Repair)

Hallway bathroom shower diverter is malfunctioning. The showerhead did not produce water when operated. Further evaluation and repair are recommended. Repair recommended.

# 1 PUBLIC AND PRIVATE UTILITIES

## Details

### 1.1) Public and Private Utilities

AS

#### Item and Comment

##### Water:

Water was available at the property during the time of inspection. Water clarity was clean and transparent. Water pressure and flow rate met typical standards. Water pressure was tested to be within the average range at 68 PSI.

##### Electric:

Electricity is provided to the structure via underground service conductors from local utility. Voltage was tested and well within guidelines. 120 Volts average at convenience outlets. Make note of the maximum limit of 200 amps of electric service provided for the unit. The amperage level was test to verify its maximum limit. FLIR Thermal Imager was used to inspect output temperature. Output temperature was within normal range.

##### Gas:

Gas not on — systems not tested.

##### Telephone:

The home was pre-wire for communication systems.

##### Cable:

The home was pre-wired.

##### Satellite:

The home was pre-wired.

##### Sewer:

City sewer connection was available for the property. All drains were tested for connection and drain quality. No slow drains were identified.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

### 1.2) Water

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.3) Electric

AS

Appears Serviceable.



1.4) Gas

NI

The gas service was not active at the time of inspection. The operation of gas-fired appliances could not be verified.



2 GROUND

Ground

Grounds

Item and Comment

Foundation type: Crawl space with concrete block perimeter walls and wood floor framing.

Driveway and Sidewalks:

The concrete driveway and sidewalks were in average overall condition.

Front:

Drainage at the front the home is in average condition.

The front yards consist of a combination of concrete hardscape and compacted soil surfaces.

Backyard:

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The backyard was in average condition.  
 The rear yards consist of a combination of concrete hardscape and compacted soil surfaces.

Fence Wall:  
 The fence wall was in average condition.

Grade:  
 Overall grade of the property is flat or nearly flat a 5% grade away from the homes foundation is considered ideal.

Trees and Shrubs:  
 A minimum of 12-inch airspace between plantings and the home structure is recommended. This will help prevent the buildup of moisture and likelihood of mold.



**Ground Notes**

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

**2.1) Ground Conditions**

AS

Appears Serviceable.

**Sprinklers**

**2.2) Sprinkler Conditions -Front & Back**

The sprinkler system was not operational at the time of inspection. Recommend further evaluation and repair as needed.

# 3 EXTERIOR

## Exterior

### Exterior

#### Item and Comment

Exterior was overall in average condition. No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure; this is normal for California construction and generally caused by settling or earthquake.

#### Entry Doors:

The entry doors were functional and operated at time of inspection. Normal wear for age - no major visible defects was found at the time of the inspection.

#### Windows:

Windows were in average condition. Windows lot and latch securely. Accessible windows were tested and operated at time of inspection. Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection.

#### Fascia, Soffits, Trim, & Soffit Vents:

Fascia, Soffits, Trim, & Soffit Vents were in average condition.

Visible/accessible Fascia, Soffits, Trim, & Soffit Vents show signs of normal wear for age with no major visible defects at the time of the inspection.



### 3.1) Exterior Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**3.2) Steel Dual Swing Driveway Gate  
(Side to Rear Access)**

AS

Appears Serviceable.



**Exterior Notes**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead in wood trim surfaces. Lead testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to determine the general overall condition and habitability of the structure.

Every home or structure is different, therefore may be inspected in various formats. Inspections can take anywhere from 1 to 4hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and inspector's personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and

**Exterior Walls**

- Structure Type**                      Wood Frame with Stucco Exterior Finish
- Exterior Wall Covering**            The visible and accessible areas of the exterior siding material are stucco.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



3.3) Exterior Wall Conditions

AS

Exterior was overall in average condition. No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure; this is normal for California construction and generally caused by settling or earthquake.

Exterior Water Faucet(s)

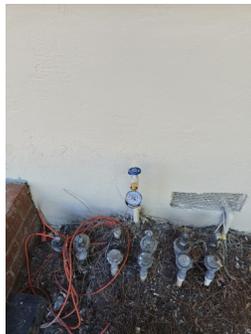
Faucet Location North side of home. West side of home.



3.4) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



Outdoor Storage Shed

3.5) Outside

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**3.6) Inside**

AS

Appears Serviceable.



**3.7) Outdoor Storage Shed Conditions**

AS

The outdoor storage shed is in average condition with typical wear for its age. The structure is stable, and no major issues affecting functionality were observed. The roof shows signs of weathering but remains intact with no leaks noted. Doors and windows open and close properly, though minor cosmetic wear is visible. The flooring has some wear, with small surface cracks or stains present. No issues with ventilation or moisture buildup were observed. Regular maintenance is recommended to keep the shed in good condition. Appears Serviceable.

**Chimney**

**3.8) Chimney Conditions**

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.



**4 AC Condenser- HEATER Furnace - Registers**

**Heating - Furnace**

**Location of Unit**

Furnace - Inside Hallway



**Heating Type**

Forced Air.

**Energy Source**

Natural Gas

**4.1) Unit Conditions**

NI

Gas supply was off at the time of inspection; unable to verify operation.

**Distribution Type and Distribution Conditions**

The visible areas of the heat distribution system is ductwork with registers.  
The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

**4.2) Ventilation Conditions**

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

**4.3) Thermostat Condition**

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



**AC Condenser - Cooling**

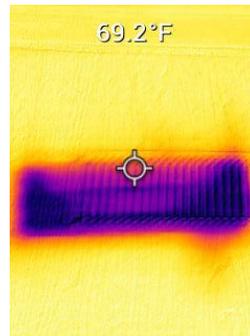
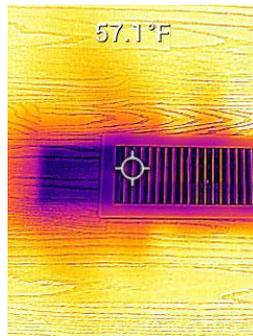
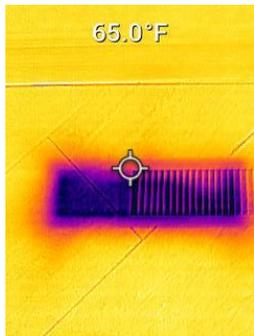
**Type of Cooling System**

Split system.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AC Unit Power and AC Unit Conditions 240V Appears Serviceable. Appears Serviceable.



**Heating and Cooling**

**4.4) Flue piping**

AS

The flue pipe was secured in place and directly vented through the roof. The visible areas of the vent have normal wear at the inspection - no major visible defects. Some areas not visible due to limited access and cannot be viewed for inspection.

**4.5) Gas Supply to FAU**

AS

The gas supply to the forced air unit was in average condition. There were no gas leaks detected.

**4.6) Heater and air conditioner FLIR**

AS

Heater and air conditioner were available in the unit. FLIR Thermal Imager was used to inspect the output temperatures.

**4.7) Filter**

AS

Appears Serviceable.



## Heating and Cooling

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room, can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Combustion air appears to be adequate at the time of the inspection • Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr. of the total input rating of all appliances installed in the space. "Need correction" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "need correction" is highly advised; repair and / or replacement by an appropriate licensed specialist may be required.

## Heating and Cooling 1

### Heating and Cooling

#### Item and Comment

#### Flue piping

The flue pipe was secured in place and directly vented through the roof. The visible areas of the vent have normal wear at the inspection - no major visible defects. Some areas not visible due to limited access and cannot be viewed for inspection.

#### Gas Supply to FAU:

The gas supply to the forced air unit was in average condition.

#### Heater and air conditioner:

Heater and air conditioner were available in the unit. FLIR Thermal Imager was used to inspect the output temperatures.

#### Filter:

A seasonal HVAC service contract is recommended to ensure that all filters are changed or cleaned regularly or as needed. We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning system.

#### Electric panel:

Overall, in average condition.

#### Service entrance cable/conduit:

The service entrance conductors enter the home via underground feed.

### Heating and Cooling Notes

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room, can

result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Combustion air appears to be adequate at the time of the inspection • Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr. of the total input rating of all appliances installed in the space. "Need correction" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "need correction" is highly advised; repair and / or replacement by an appropriate licensed specialist may be required.

**5 PLUMBING - Main Water - Water Heater(s)**

Water Main Line

**Main Shutoff Location**      The main valve is located at the outside.



**5.1) Water - Water pressure**

AS

Water was available at the property during the time of inspection. Water clarity was clean and transparent. Water pressure and flow rate met typical standards. Water pressure was tested to be within the average range at 68 PSI.



**Main Line Material**

The visible material of the main line / pipe appears to be copper. Polybutylene piping was installed in homes from 1978 through 1995. It can be identified by its gray or white color. This piping material is prone to start leaking at any time without warning. Recommend further evaluation by a licensed plumber prior to close.

**5.2) Main Line & Valve Conditions**

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

5.3) Sewer

AS

City sewer connection was available for the property. All drains were tested for connection and drain quality. No slow drains were identified.

5.4) Drains Tested

AS

All drains were tested for connection and drain quality. No slow drains were identified.

Water Supply Lines

**Supply Line Material**

The visible material used for the supply lines is copper. The visible material used for the supply lines is galvanized. The visible material used for the supply lines is plastic.

5.5) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

**Water Heater Type**

Natural Gas.



**Water Heater Location**

Outside the west side of the house



**Water Heater Capacity**

50 Gallon.

5.6) Water Heater Conditions and FLIR

NI

The gas service was not active at the time of inspection.

The operation of gas-fired appliances could not be verified. The single tank water heater was located in outside the west side of the house

Seismic straps were installed at the top and the bottom. These straps are necessary for safety purpose in case earthquake emergency.

## Plumbing

### Plumbing Notes

Underground drains cannot be viewed by the inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies

### Plumbing

Item and Comment

Plumbing system:

Normal wear on the day of the inspection - no major visible defects were found.

Water Heater:

Temperature and pressure relief line:

Temperature and pressure relief valve and discharge lines have been installed. There were no apparent signs of rust corrosion or leaks. Normal wear on the day of the inspection - no major visible defects. The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection

## 6 GARAGE - LAUNDRY

## Garage

### Garage

Item and Comment

There was a two-car detached garage for the property.

Garage door:

The garage door was in average condition.

Garage door safety sensor:

The safety sensors of the garage were present for the automatic garage doors.

Garage ceiling and wall:

The ceiling and wall were in average condition. No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. An excessive noise was detected from the garage door when opened. Need correction.

Garage entry door to living space:

The garage entry door to the living space was tested and was found to be functional on the day of inspection.

Garage pedestrian door:

The side door frame located in the north side of the garage were damaged. Additional termite inspection by a specialist needed. Need correction.

Garage electrical:

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The electrical outlets in the garage was GFCI protected. A ground-fault circuit interrupter (GFCI) is the only device to protect people against electric shock from an electrical system. GFCI receptacles are a modern safety device that should be installed about the garage area.

Moisture Test:

Additional mold check-up was performed in courtesy of our customer. The moisture levels were around 10% (0-20% is normal condition) and



Garage Notes

Garage Notes

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door opening heights are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence, calcium or salt crystal formations on the concrete.

Post tension slabs should not be cut or cored as this will create a structural defect and may even cause personal injury or death. All cracks in the garage slab small or not should be monitored for growth and movement. Contact an engineer if changes appear. No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors were not visible. Personal items/furnishings prevent complete inspection in areas.

6.1) Garage Door Safety Sensor Condition

AS

Appears Serviceable.



6.2) Garage Conditions

AS

Appears Serviceable.

Laundry

Laundry

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Item and Comment

Location:

Washer and dryer connections are available in unit. Laundry area is located in next to Kitchen and ADU.

Walls, Floor, Ceiling:

The walls, floors and ceilings of the laundry area were in average condition.

Laundry connections:

The hose connections are located on the wall.

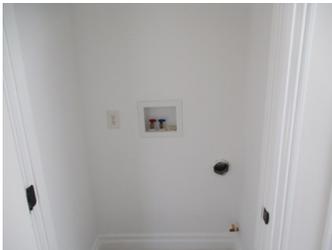
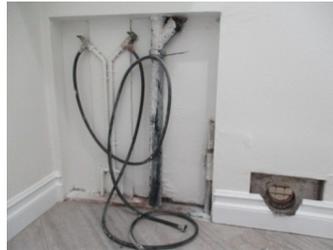
Electrical:

The power for the laundry area was inspected and tested.

Moistures test:

The Moistures was passed under 20%.

(0-20% is normal condition)



**Laundry Area Notes**

Dryer vent should be cleaned periodically to prevent lint fire hazards. Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer. Normal wear on day of the inspection – no major visible defects were found. The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected. Visible fixtures were worn/old - typical wear for age. Recommend upgrading all receptacles to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.

**6.3) Laundry Conditions**

AS

Appears Serviceable.



## 7 KITCHEN

### Kitchen

#### **Kitchen**

##### Item Condition and Comment

##### Floor:

Average.

Floor level was checked by the "Laser Level" and was in average condition. Normal wear for age - no major visible defects at the time of the inspection. Some areas of floors not visible. Personal items/furnishings prevent complete inspection in areas.

##### Electrical outlets:

Average

A ground-fault circuit interrupter (GFCI) is the only device designed to protect people against electric shock from an electrical system.

##### Plumbing:

Average

Water was turned on for 20-25 minutes and FLIR Thermal Imager is used to test for any present water leaks.

##### Counter tops:

Average.

The countertops were in average condition.

##### Cabinets:

Average

The kitchen cabinets were in average condition.

##### Ceilings:

Average.

The ceilings were in average overall condition. No major visible defects observed at the time of inspection. Some areas not fully visible due to height/angle/natural lighting/shadowing. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

##### Walls:

Average.

The walls were in average condition. No major visible defects observed at the time of inspection. Some areas not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

##### Lights & Switches:

Average, All lights and switches were functional when tested.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

## Appliances Inspected:

Gas Stove

Garbage Compactor

Oven

Dishwasher

Microwave

Refrigerator

## Moisture:

Average.

The moisture levels were under 20%. (0-20% is normal condition)

**Kitchen Notes**

The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles. Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls.

Dishwasher has normal wear for age with no major visible defects. Fixtures drained properly during inspection. No visible leaks found at the time of the inspection

The garbage disposal has a limited inspection. The Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection. Garbage disposal was tested and operational at time of inspection via normal control. Normal wear for age - no major visible defects were found. No visible leaks at the time of the inspection.

The range or cooktop has a limited inspection. The Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units – gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. Range or cooktop was tested and operational at time of inspection via normal controls. Worn/older unit - typical wear for age and use.

The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.

Normal wears for age no major visible defects.

**Appliances**

**Oven - Condition**      The oven is electric. Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**7.1) Stove - Condition**

NI

The gas service was not active at the time of inspection. The operation of gas-fired appliances could not be verified.



**7.2) Hood Fan Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.



**7.3) Dishwasher Conditions**

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.



**Kitchen Sink - Counter tops - Cabinets**

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**7.4) Counter and Cabinet Conditions**

AS

Cabinets and countertops appear functional and in average condition at the time of inspection.

**7.5) Sink Plumbing Conditions**

AS

Water was turned on for 20-25 minutes and FLIR Thermal Imager is used to test for any present water leaks. Additional moisture test is performed. No active leaks were identified.

**7.6) Garbage Disposal Condition**

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

**7.7) The kitchen had GFCI protection**

AS

Appears Serviceable. Appears Serviceable. A ground-fault circuit interrupter (GFCI) is the only device designed to protect people against electric shock from an electrical system.



**7.8) Kitchen Sink Drains - Pic**

AS

Appears Serviceable.



**Electrical Conditions**

**7.9) Electrical Outlets, Lighting and Switches Conditions**

AS

Appears Serviceable.

**Moisture**

**7.10) Kitchen Area Moisture Check**

AS

The moisture levels were under 20%. (0-20% is normal condition)

**8 LIVING ROOM**

**Living Room**

**Living Room**

Item and Comment

Floors:

Floor level was checked by the "Laser Level" and was in average condition.

Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors were not visible. Personal items/furnishings prevent complete inspection in areas.

Walls & Doors:

The doors were in average overall condition. No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and

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wind conditions.

#### Ceilings:

The ceilings were in average overall condition. No major visible defects observed at the time of inspection. Some areas were not fully visible due to height/angle/natural lighting/shadowing. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. Recommend further evaluation of minor cracks in interior ceiling in living room. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances is equipped with a UL listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector.

#### Plugs:

All outlets were functional.

#### Windows:

All windows were in average condition. Accessible windows were tested and operated at time of inspection. Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection.

#### Lights:

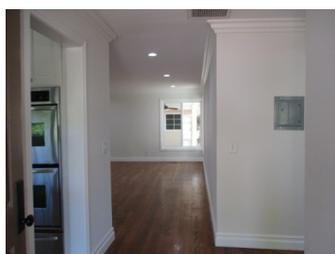
All lights were functional when tested.

#### Switches:

All switches were functional. A representative number of receptacles and switches were tested and found to be operational at time of inspection. Outlets/switches had normal wear for age - no major visible defects. Only the visible and accessible switches/outlets are testing during this inspection; personal items/furnishings are not moved to access any outlets/switches behind them.

#### Moisture Test:

Additional mold check-up was performed in courtesy of our customer. The moisture levels were around 10% (0-20% is normal condition) and mold was not present.



### Living Space Notes

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, or comment on cosmetic deficiencies.

We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

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Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors were not visible. Personal items/furnishings prevent complete inspection in areas.

Normal wear for age - no major visible defects found. Some closet areas not visible for inspection due to personal storage.

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. Operational at time of inspection via factory installed test button.

For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. Operational at time of inspection via factory installed test button.

**8.1) Living Room Conditions**

AS

Appears Serviceable.

**8.2) Smoke Detector**

AS

Appears Serviceable.



**8.3) Carbon- Monoxide**

AS

Appears Serviceable.

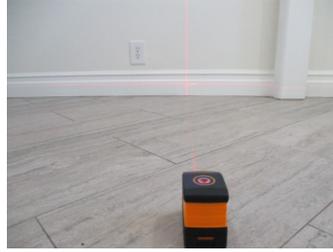


**8.4) Floor Level**

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**8.5) Living Room Moisture Check**

AS

Appears Serviceable.



**Fireplace**

**Fireplace Location**

A fireplace is located at the family room.



**Fireplace materials**

The fireplace is mason built.  
The fireplace damper opens and closes smoothly and functions as intended.”



**8.6) Fireplace Conditions**

AS

Appears Serviceable.

## Bedroom

### Bedroom

#### Item and Comment

##### Floors:

The floors were in average overall condition. Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors not visible. Personal items/furnishings prevent complete inspection in areas.

##### Walls & Doors:

The walls and doors were in average overall condition. No major visible defects observed at the time of inspection. Some areas not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

##### Ceilings:

The ceilings were in average overall condition. No major visible defects observed at the time of inspection. Some areas not fully visible due to height/angle/natural lighting/shadowing. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. Recommend further evaluation of minor cracks in interior ceiling in bedroom. Smoke detectors were present in all bedrooms. Smoke detectors in all bedrooms were tested to be dysfunctional. Need correction.

##### Closets:

The closets were in average overall condition. Normal wear for age with no major visible defects were found. Some closet areas not visible for inspection due to personal storage.

##### Windows:

All windows were in average condition. Accessible windows were tested and operated at time of inspection. Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection.

##### Plugs:

All outlets were functional.

##### Lights:

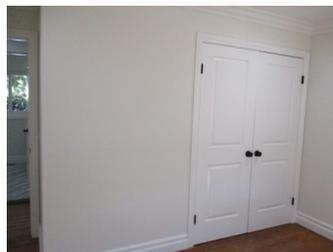
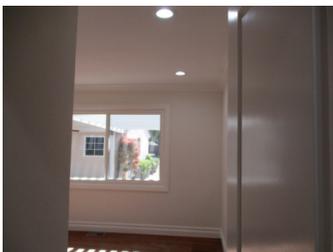
All lights were functional when tested.

##### Switches:

All switches were functional.

##### Moistures test:

The Moistures was passed under 10%.  
(0-20% is normal condition)



### Bedroom Notes

This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from

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inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. Normal wear for age with no major visible defects were found. Some closet areas not visible for inspection due to personal storage.

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. Operational at time of inspection via factory installed test button

**9.1) Bedroom Conditions**

AS

Appears Serviceable.

**Electrical Conditions**

**9.2) Smoke Detector**

S

Smoke detector missing in the first bedroom from the hallway.  
 Functioning smoke detectors were present in all rooms.



**10 BATHROOM**

**Bathroom**

**Bathroom**

Item and Comment

Electrical Outlets:

The electrical cords have GFCI. A ground-fault interrupter (GFCI) is the only device designed to protect people against electric shock from an electrical system. GFCI receptacles are a modern safety device that should be installed about the bathroom area. The electrical cords have GFCI.

Floor:

Floor is in average overall condition. Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors not visible. Personal items/furnishings prevent complete inspection in areas.

Toilet:

The toilets were functional and in average condition.

Plumbing:

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Water was turned on for 20-25 minutes and FLIR Thermal Imager is used to test for any present water leaks. Additional moisture test is performed. No active leaks were identified.

#### Shower, Tub, and Sink:

Shower, tub, and sink were observed to be functional at the time of inspection.

#### Cabinets:

The cabinets were in average condition. Normal wear for age of material - no major visible defects were found. Some interior cabinet areas not visible for inspection due to personal storage.

#### Walls and Windows:

The walls were in average condition. No major visible defects observed at the time of inspection. Some areas not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. All windows were in average condition. Accessible windows were tested and operated at time of inspection. Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection.

#### Ceilings:

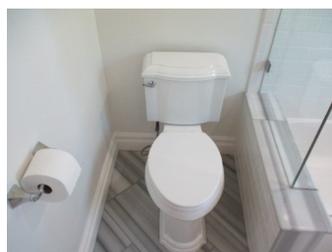
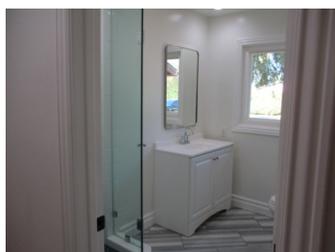
The ceilings were in average condition. No major visible defects observed at the time of inspection. Some areas not fully visible due to height/angle/natural lighting/shadowing. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

#### Lights:

All lights were functional.

#### Moisture test:

The moisture levels were under 20%. (0-20% is normal condition)



### Bathroom Notes

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible At the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.

No major visible defects observed at the time of inspection. Some areas were not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

Normal wear for age - no major visible defects were found at the time of the inspection. Some areas of floors were not visible. Personal items/furnishings prevent complete inspection in areas

Normal wear for age of material - no major visible defects were found. Some interior cabinet areas were not visible for inspection due to personal storage.

Mirror was functional at time of inspection. Normal wear for age of material with no major visible defects.

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The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries. Shower walls have normal wear for age at the time of the inspection - no major visible defects - recommend routine grout and sealer maintenance. Shower pan has normal wear for age at the time of the inspection - no major visible defects - recommend routine grout and sealer maintenance. Recommend grout and sealer maintenance.

**10.1) Bathroom Conditions**

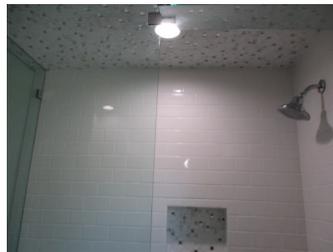
AS

Appears Serviceable.

**10.2) Bathroom Conditions - Issue 2**

R

Hallway bathroom shower diverter is malfunctioning. The showerhead did not produce water when operated. Further evaluation and repair are recommended. Repair recommended.

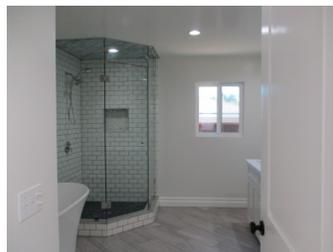


**Bathroom Sinks - Counters - Cabinets**

**10.3) Sinks, Counter - Cabinet Conditions**

AS

The sinks, counters and cabinets were in average condition. Normal wear for age of material - no major visible defects were found. Some interior cabinet areas not visible for inspection due to personal storage



**10.4) Under Cabinet - Drain Pic**

AS

No slow drain was observed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**Walls - Windows - Doors**

**10.5) Bathroom wall, window and door** AS  
**Conditions**

The walls and Windows were in average condition. No major visible defects observed at the time of inspection. Some areas not accessible or visible due to access limitations or personal items/furnishings. Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. All windows were in average condition. Accessible windows were tested and operated at time of inspection. Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection.  
 The interior doors appeared to be in serviceable condition at the time of the inspection.

**Electrical Conditions**

**10.6) GFCI and Electrical Outlets** AS  
**Conditions**

The bathrooms were GFCI protected. A ground-fault circuit interrupter (GFCI) is the only device designed to protect people against electric shock from an electrical system. GFCI receptacles are a modern safety device that should be installed about the bathroom area.



**10.7) Lighting Conditions** AS

All lights were functional.

**10.8) Vent Fan Conditions** AS

Appears Serviceable.

**Moisture Test**

10.9) Moisture Test and Conditions

AS

Average overall condition. Additional mold check-up was performed in courtesy of our customer. The moisture were around 10% (0-20% is normal condition) and mold was not present.



11 ATTIC

Attic Area

Access

The attic area access hatch was of sufficient size for access. The attic area access hatch was located in the hallways.



Attic Conditions

Attic area was in average overall condition. Conventional framing was present, normal wear at time of inspection - no major visible defects. Small cracking were notes at wood members but was typical for age. Recommend consulting termite report for all wood areas in the attic. No major visible staining found at the time of the inspection. Inspection method: Inspected from access hole only - access limitations prevented complete entry into the attic limited inspection.



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### Moisture

This is a limited visual assessment. Test equipment is not carried into the attic as it poses a safety hazard for the inspector.

### Roof trusses

The roof trusses were in average overall condition with no signs of damage to the wood frame members.

### Insulation

All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection.

### Ventilation

Existing ventilation appeared to be adequate on the day of the inspection. Some areas not visible due to access hindrances or limitations. Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction.

### Exhaust Vents

All visible vents appear to be in normal condition where visible - no major visible defects. Some areas not visible due to access hindrances or limitations.

### Electrical

Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection. Most electrical not accessible and not inspected.

## Attic

### Attic Area Notes

Item and Comment

#### Access

The attic area access hatch was of sufficient size for access.

#### Attic:

Attic area was in average overall condition. Conventional framing was present, normal wear at time of inspection - no major visible defects. Small cracking were notes at wood members but was typical for age. Recommend consulting termite report for all wood areas in the attic. No major visible staining found at the time of the inspection.

#### Moisture

This is a limited visual assessment. Test equipment is not carried into the attic as it poses a safety hazard for the inspector.

#### Roof trusses:

The roof trusses were in average overall condition with no signs of damage to the wood frame members.

#### Insulation

All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**Ventilation:**

Existing ventilation appeared to be adequate on the day of the inspection. Some areas not visible due to access hindrances or limitations. Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction.

**Vent Screens:**

Visible ventilation screens appeared to be functional at time of inspection. Some areas not visible due to access hindrances or limitations.

**Exhaust Vents:**

All visible vents appear to be in normal condition where visible - no major visible defects. Some areas not visible due to access hindrances or limitations.

**Electrical:**

Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection. Most electrical not accessible and not inspected.

## 12 ROOFING

**Roof Covering**

**Method of Inspection**

The roof was inspected by direct access and with the use of a drone for additional observation.



**Roof Covering Material**

Asphalt composition shingles.

**Roof**

**Roof**

**Item and Comment**

**Asphalt Shingle Roof:**

The asphalt shingle roof was not mounted to protect it from physical damage. The primary roofing area appears to be in average overall condition. There were no apparent signs of leaks.

**Ventilation:**

The roof was properly ventilated for the type and style of roof system installed.

**Valleys and Flashings:**

Based on the current age of the roof and normal maintenance cycles, the valleys and flashings were in average condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**Roof Notes**

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

**12.1) Roof Covering Conditions**

AS

Appears Serviceable.

**13 FOUNDATION - CRAWL SPACE**

**Foundation**

**Foundation Type** Foundation type: Crawl space

**Foundation Material** Crawl space foundation constructed of concrete block and wood framing.

**13.1) Foundation Conditions**

AS

Appears Serviceable.

**CRAWL SPACE**

**CRAWL SPACE LOCATION** Crawl space access located in the closet of the 3rd bedroom.

**CRAWL SPACE CONDITON** Crawl space was in average overall condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## 14 PROPERTY INSPECTION REPORTING

### PROPERTY INSPECTION REPORTING

PLEASE READ CAREFULLY

The PROPERTY INSPECTION Reporting System lists the structures, systems and components inspected our inspector. Structures, systems and components not found in this report are to be considered beyond the scope of this inspection and hence, not inspected. Please read the entire Standard Residential Inspection Agreement and inspection report.

When "Visually inspected" is noted, it means that we inspected only the readily accessible portions of the structure, system or component per the Standard Residential Inspection Agreement. Any structure, system or component that is hidden from view is to be considered not inspected. If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

Material defects as defined in the Standard Residential Inspection Agreement, will be identified in the report as: Safety concerns, Damage, Defects, Outdated by today's standards.

This inspection is not technically exhaustive. The report is a summary of the inspection and is not a repair list. The inspector is a generalist and may make recommendations for corrections and / or further evaluation of reportable material defects. Any recommendation for correction and / or further evaluation should be performed by appropriate specialists who are competent and qualified as further evaluation may identify additional defects. Refer to your purchase agreement regarding any inspection contingencies.

The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials.

Re-inspections of repairs are beyond the scope of this inspection. Should repairs be necessary, we suggest they be performed by appropriate persons who are competent and qualified, and that work complies with applicable law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Refer to your purchase agreement for information regarding repairs.

Any photographs included in this report are for visual aide only and do not depict each and every instance of a noted condition, nor are they meant to increase or diminish the severity of a noted condition.

This report contains technical information. If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector.

Important notice to third parties: The inspection report is for the sole benefit and reliance of Client named in the original inspection report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein.

Inspector assumes no liability for third party interpretation or use of this report.

THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

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