



Home Inspection Report

Prepared exclusively for
Jim Graser



PROPERTY INSPECTED:
11821 Raspberry Lane
Oak Glen, CA 92399

Date of Inspection: 01/12/2026

Inspection No. 26423-1-2003

COMPANY:

Troy Bostwick

A Pillar To Post Authorized Franchise

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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.2 GENERAL NOTE – FURTHER EVALUATION PRIOR TO LISTING

Corrections, repairs, or further-evaluation recommendations noted throughout this report should be reviewed by qualified professionals prior to listing. The full extent, severity, or scope of any issues may not be fully known until a specialist assesses the complete system and its components.

Recommendation:

Engage the appropriate qualified professionals to perform any recommended evaluations and repairs. Their findings will help clarify the full condition of the systems involved and support a market-ready presentation of the property.

3.0 EXTERIOR

3.2 Wall Surface

3.2.2 STUCCO – DAMAGE OBSERVED

Observation:

Stucco damage was observed at exterior surfaces. Conditions may include cracking, chipping, or missing material, which can reduce durability, compromise appearance, and allow moisture intrusion if not corrected.

Recommendation:

Have a qualified contractor evaluate the damaged areas and perform appropriate repairs to help restore the stucco's protective function and maintain exterior integrity.

- Exterior Left
- Garage exterior left





3.3 Eaves / Fascia / Soffit

3.3.1 STUCCO STAINING – EAVE AREA

Observation:

Visible staining was noted on the stucco surface at the eave area. This may be related to roof runoff, moisture exposure, or typical weathering. The exact source was not confirmed during the inspection.

Recommendation:

A qualified exterior or stucco contractor should evaluate the stained area and address any underlying moisture or drainage issues as needed. Cleaning or refinishing may be recommended to restore appearance and support a market-ready presentation. **(Exterior Back)**



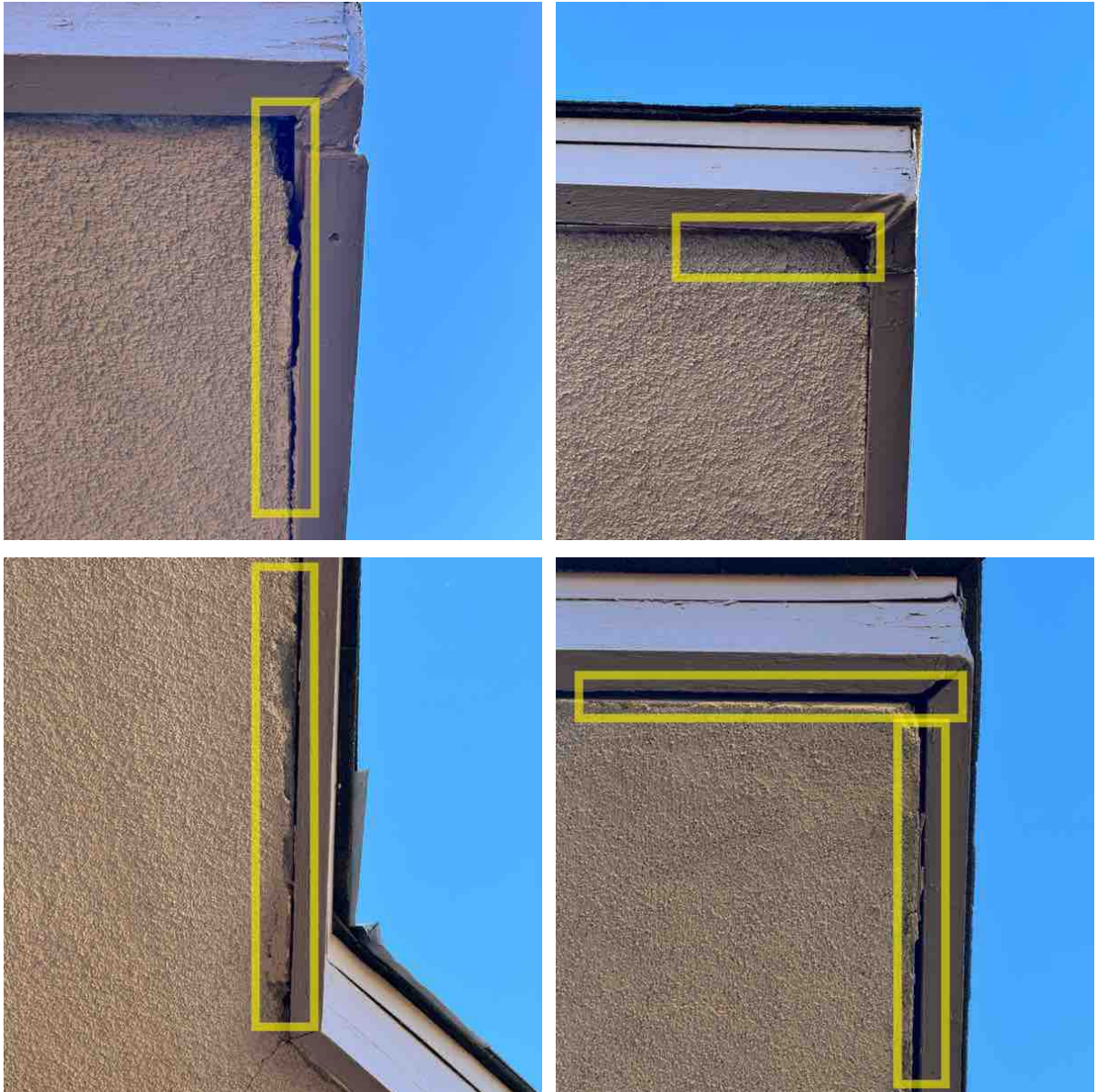
3.3.2 EAVES & FASCIA TRANSITIONS – SEPARATIONS AND MATERIAL LOSS

Observation:

Separations and areas of material loss were observed at the eaves and fascia transitions throughout the exterior. These conditions may allow pest entry, contribute to further deterioration if not addressed, and can affect overall market-readiness.

Recommendation:

A qualified contractor should evaluate the eaves and fascia transitions, repair or replace damaged materials, and address any contributing conditions to help prevent continued deterioration and support a market-ready presentation.



4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

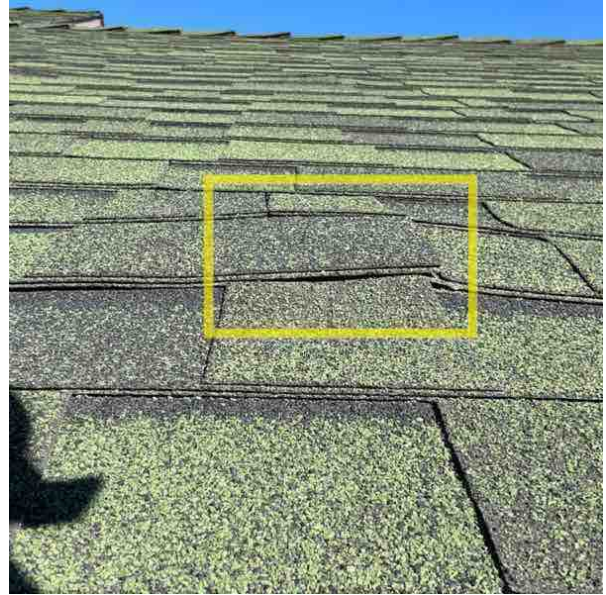
4.3.1 ROOF COVERING / RAISED FASTENERS

Observation:

Several roofing fasteners are pushed up, creating raised points along the roof surface. This condition can compromise the shingle or tile seal, reduce wind resistance, and increase the potential for moisture intrusion.

Recommendation:

A qualified roofing professional should secure or replace the affected fasteners and restore proper sealing of the roof covering. Further evaluation of the surrounding materials is advised to confirm no additional damage has occurred. **(Roof)**



5.0 ATTIC

5.3 Attic Conditions

5.3.2 DEAD RODENTS OBSERVED

Observation:

Dead rodents were observed in the attic. This condition indicates past or possibly ongoing rodent activity and may contribute to sanitation concerns, insulation disturbance, or potential entry-point issues.

Recommendation:

A qualified pest control contractor should evaluate the attic, remove the rodents, and determine whether active activity or entry points remain. Any affected insulation or materials should be repaired or replaced as needed.

(Garage Attic)



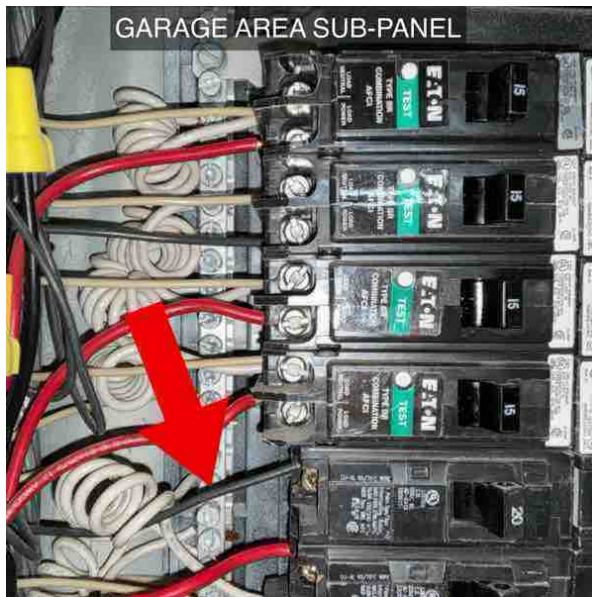
7.0 ELECTRICAL SYSTEM

7.6 Sub-Panel(s)**7.6.1 BREAKER / UNDERSIZED CONDUCTOR****Observation:**

A 20-amp breaker appears to be serving an undersized conductor. This mismatch occurs when the wire gauge is not appropriately rated for the breaker's overcurrent protection, which may create a safety concern and does not align with common installation standards. This condition can also affect overall market-readiness.

Recommendation:

A qualified electrician should evaluate the affected circuits, correct any conductor-to-breaker mismatches, and verify proper sizing and installation to help ensure safe operation and support a market-ready presentation.

(Garage)

7.6.2 SUB-PANEL FEEDER – UNDERSIZED CONDUCTORS OBSERVED

Observation:

The sub-panel feeder was found to have 6-gauge conductors connected to a 100-amp breaker. This wire size is typically not rated for a 100-amp overcurrent device, creating an undersized-conductor condition that may pose a safety concern and does not align with common installation standards. Proper feeder sizing, conductor type, and breaker compatibility are critical for safe operation and reliable panel performance.

Recommendation:

A qualified electrician should evaluate the sub-panel feeder, correct the conductor-to-breaker mismatch, and verify proper sizing and installation to help ensure safe operation and support a market-ready presentation.

(Guest house east exterior)



8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.2 Thermostat(s)

8.2.2 AIR CONDITIONER – NON-RESPONSE FROM PRIMARY BEDROOM THERMOSTAT

Observation:

The air conditioner did not respond to cooling commands from the thermostat located in the primary bedroom. The system did respond appropriately to other thermostats, indicating a localized control or communication issue at this specific thermostat.

Recommendation:

A qualified HVAC technician should evaluate the primary bedroom thermostat, associated wiring, and system communication to restore proper operation. Correcting the issue will support reliable cooling performance and overall market-readiness. **(Primary Bedroom)**

9.0 PLUMBING SYSTEM

9.1 Distribution Piping

9.1.3 UNDER-SINK SHUT-OFF VALVE – EVIDENCE OF LEAKAGE

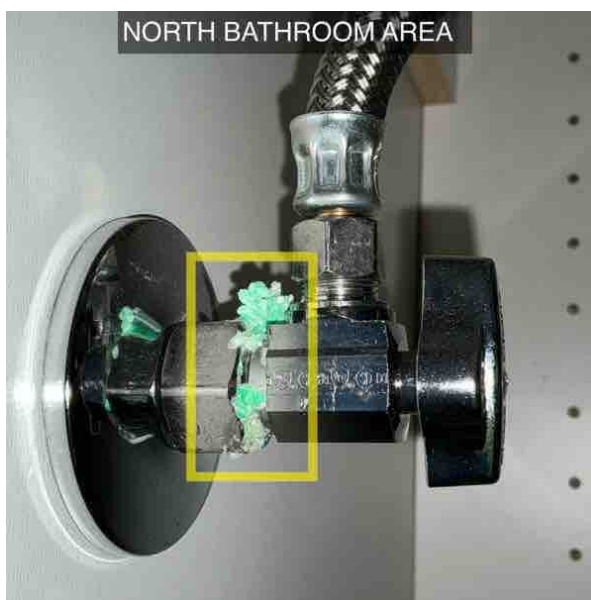
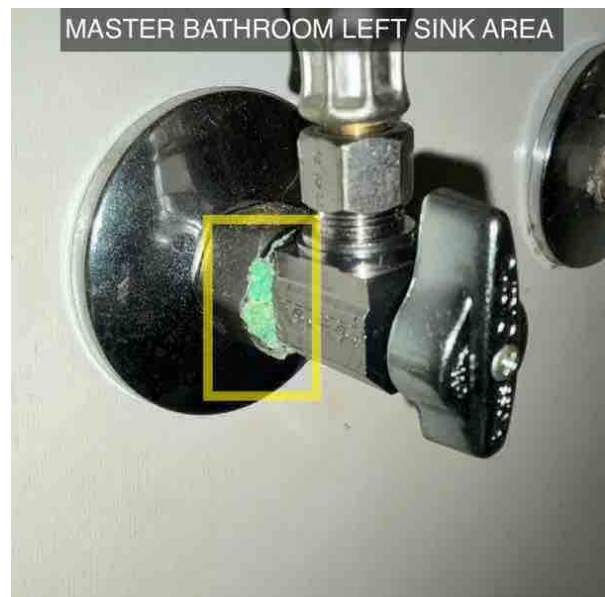
Observation:

Mineral encrustation was noted on the water shut-off valve under the sink. This condition may indicate a slow past or present leak or mineral buildup from prolonged moisture exposure. The condition warrants further evaluation to confirm whether active leakage is occurring and may affect overall market-readiness.

Recommendation:

A qualified plumber should evaluate the shut-off valve, clean the affected area, and repair or replace the valve if leakage or deterioration is confirmed. Correction will help ensure proper function and support a market-ready presentation.

- Laundry Room
- North Bathroom
- Primary Bathroom



9.2 Drain, Waste, and Vent Piping**9.2.2 DRAIN LINE PLUMBING LEAK****Observation:**

A leak was observed underneath the left sink area, which may indicate a faulty connection, deteriorated seal, or other plumbing-related issue.

Recommendation:

Further evaluation by a qualified plumber is recommended to determine the source of the leak and assess necessary repairs. Prompt attention will help prevent potential water damage and maintain proper plumbing functionality. **(Primary Bathroom)**



9.3 Water Heating Equipment

9.3.1 ELECTRIC WATER HEATER – MULTIPLE INSTALLATION DEFICIENCIES

Observation:

Multiple installation deficiencies were observed at the electric water heater.

- The temperature-and-pressure (T&P) relief valve termination was not visible, preventing confirmation that it discharges to an approved location.
- The drip pan drains directly into the crawlspace, which is not a standard or approved discharge method and may contribute to moisture-related issues.
- Seismic bracing was installed improperly and does not meet typical installation expectations.

These conditions may impact safety, performance, and overall market-readiness.

Recommendation:

A qualified plumbing contractor should evaluate the electric water heater installation, provide a visible and properly terminated T&P discharge line, reroute the drip pan drain to an approved location, and reinstall seismic bracing to meet typical standards. Corrections will help ensure safe operation and support a market-ready presentation. **(Guest house east exterior)**



9.11 Fuel Gas Piping

9.11.2 GAS FITTINGS – TEFLON TAPE COLOR AND THICKNESS SHOULD BE VERIFIED

Observation:

Teflon tape was observed on one or more gas fittings at the water heater and furnace. While the tape may appear white due to fading or wear, proper gas-rated tape is typically yellow and of specific thickness. Use of incorrect tape may compromise seal integrity and safety.

Recommendation:

Verification of tape type, color, and thickness by a licensed plumber or gas technician is advised. If not confirmed as gas-rated, removal and reapplication with approved material is advised to ensure safe and compliant sealing.

(Attic)



INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 PRE-LISTING - MARKET READY HOME INSPECTION – SUPPORTING A CONFIDENT SALE

Thank you for the opportunity to assess your property prior to listing.

Selling a home is a major milestone, and presenting it accurately and transparently is key to a successful transaction. This report has been prepared to help you understand the current condition of your home, identify potential concerns, and support informed decision-making before going to market.

Our goal is to deliver a clear, actionable overview that enhances buyer confidence and minimizes surprises during escrow. If you have any questions while reviewing this document, please reach out—we're here to support your next steps.

Purpose and Scope of the Inspection

This inspection provides a visual evaluation of the readily accessible systems and components of the home. It does not involve moving personal items or materials that obstruct access. Observations are based solely on the conditions present at the time of inspection.

The report includes material defects, as well as maintenance items and upgrade suggestions. It is not a prediction of future performance, nor a guarantee that all issues have been identified. Not all items listed require repair prior to sale, but they may influence buyer perception or negotiation.

Please review the full report—not just the summary—to understand the complete findings.

Standards and Recommendations

This inspection follows ASHI Standards of Practice. It is not a code compliance review and does not verify permit history. However, current safety and performance standards guide our recommendations. Any noted deficiencies should be evaluated or addressed by qualified professionals prior to listing or as part of your disclosure process.

1.1.2 GENERAL NOTE – FURTHER EVALUATION PRIOR TO LISTING

Corrections, repairs, or further-evaluation recommendations noted throughout this report should be reviewed by qualified professionals prior to listing. The full extent, severity, or scope of any issues may not be fully known until a specialist assesses the complete system and its components.

Recommendation:

Engage the appropriate qualified professionals to perform any recommended evaluations and repairs. Their findings will help clarify the full condition of the systems involved and support a market-ready presentation of the property.

1.1.3 Bolded paragraphs throughout the report indicate deficiencies outlined in the summary section.

1.2 Approximate Year Built

1.2.1 2013

1.3 Inspection / Site Conditions

1.3.1 Weather conditions at the time of inspection:

**2.0 PROPERTY AND SITE****2.1 Driveway(s)**

☒ Concrete

2.1.1 CONCRETE SURFACE CONDITION**Observation:**

Minor cracks and surface wear were observed in the concrete. These conditions are typical and did not indicate immediate structural concerns at the time of inspection, though they may affect overall market-readiness if deterioration progresses.

Recommendation:

Monitor for widening, deepening, or signs of moisture intrusion over time. If deterioration advances, targeted repairs may be needed to maintain surface integrity and support a market-ready presentation.

**3.0 EXTERIOR**

3.1 Exterior General Comments**3.1.1 SEALING NEEDED AT CONDUIT AND EXTERIOR WALL TRANSITION****Observation:**

General sealing improvements are needed at transitions between an electrical conduit and the exterior wall surface. Gaps may allow moisture intrusion and reduce overall weather resistance.

Recommendation:

Have a qualified contractor apply appropriate exterior-rated sealant at the affected transitions to help ensure proper weather protection and limit the potential for moisture-related damage. **(Garage exterior left)**



3.1.2 SEALING NEEDED AT WINDOW, TRIM, AND SIDING TRANSITIONS

Observation:

General sealing improvements are needed at transitions between the window assemblies, adjacent trim, and surrounding siding. Gaps or deteriorated sealant at these locations may allow moisture intrusion and reduce overall weather resistance, and can affect overall market-readiness.

Recommendation:

A qualified contractor should apply appropriate exterior-rated sealant at the affected transitions to help ensure proper weather protection, limit the potential for moisture-related damage, and support a market-ready presentation.

- Exterior Right
- Garage exterior front



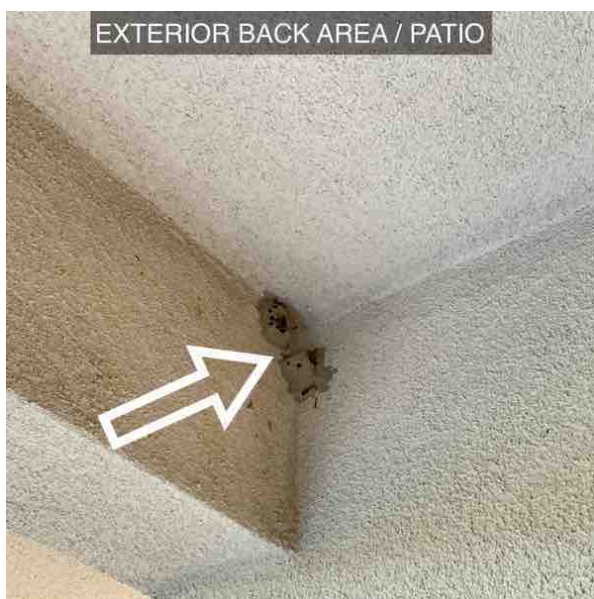
3.1.3 INSECT NEST

Observation:

Insect nests resembling those of mud daubers were noted. Mud dauber wasps construct their nests from mud and are generally not aggressive. However, abandoned mud dauber nests are often repurposed by more aggressive wasp species.

Recommendation:

Recommend removal by a licensed pest control professional to mitigate potential risks and prevent further insect activity.



3.1.4 LOW-VOLTAGE COVER PLATE – MISSING

Observation:

A low-voltage cover plate is missing, leaving an opening that could allow moisture and pest intrusion into the attic. This condition does not align with typical installation standards and may affect overall market-readiness.

Recommendation:

A qualified contractor should install an appropriate cover plate to seal the opening and help prevent moisture and pest intrusion, supporting safe conditions and a market-ready presentation. **(Exterior Left)**



3.2 Wall Surface

- ☑ Hardcoat stucco
- ☑ Stone Veneer

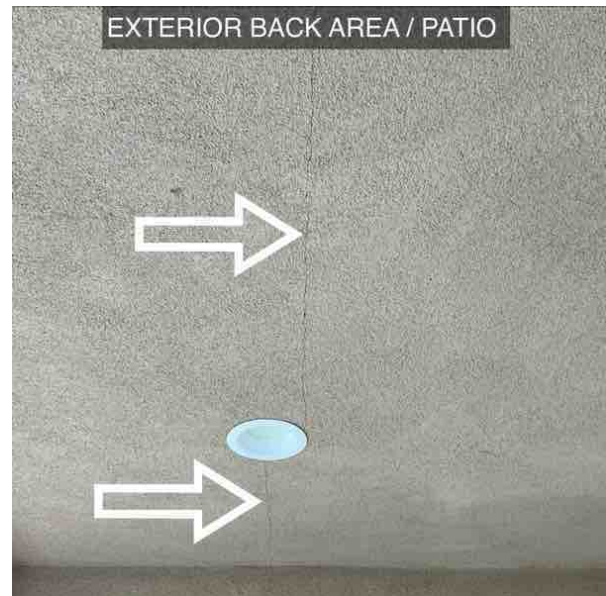
3.2.1 STUCCO CEMENTITIOUS HAIRLINE TO MODERATE CRACKS

Observation:

Hairline to moderate cracks were observed in the cementitious exterior finish. These conditions are commonly associated with thermal expansion, minor settling, or age-related wear. No signs of active moisture intrusion were noted at the time of inspection, and such surface cracking is typically not indicative of structural concerns. The condition may affect overall appearance and market-readiness.

Recommendation:

A qualified exterior or stucco contractor should evaluate the cracked areas and perform sealing or cosmetic repairs as needed to maintain the finish, reduce the potential for future moisture intrusion, and support market-ready presentation.



3.2.2 STUCCO – DAMAGE OBSERVED

Observation:

Stucco damage was observed at exterior surfaces. Conditions may include cracking, chipping, or missing material, which can reduce durability, compromise appearance, and allow moisture intrusion if not corrected.

Recommendation:

Have a qualified contractor evaluate the damaged areas and perform appropriate repairs to help restore the stucco's protective function and maintain exterior integrity.

- Exterior Left
- Garage exterior left



3.3 Eaves / Fascia / Soffit**3.3.1 STUCCO STAINING – EAVE AREA****Observation:**

Visible staining was noted on the stucco surface at the eave area. This may be related to roof runoff, moisture exposure, or typical weathering. The exact source was not confirmed during the inspection.

Recommendation:

A qualified exterior or stucco contractor should evaluate the stained area and address any underlying moisture or drainage issues as needed. Cleaning or refinishing may be recommended to restore appearance and support a market-ready presentation. (Exterior Back)



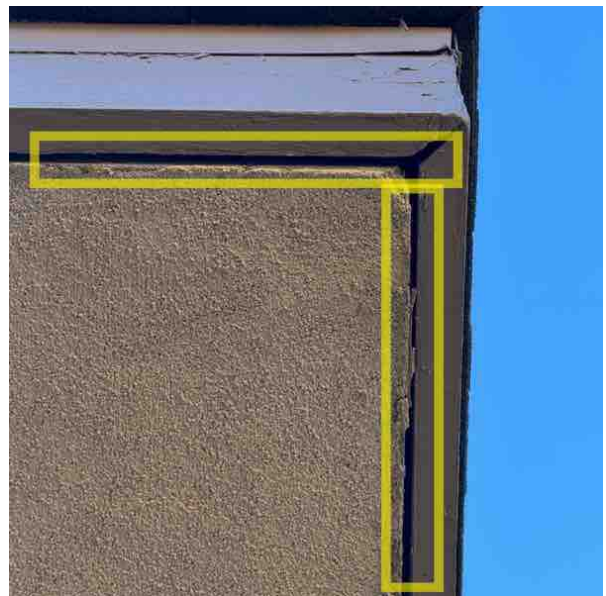
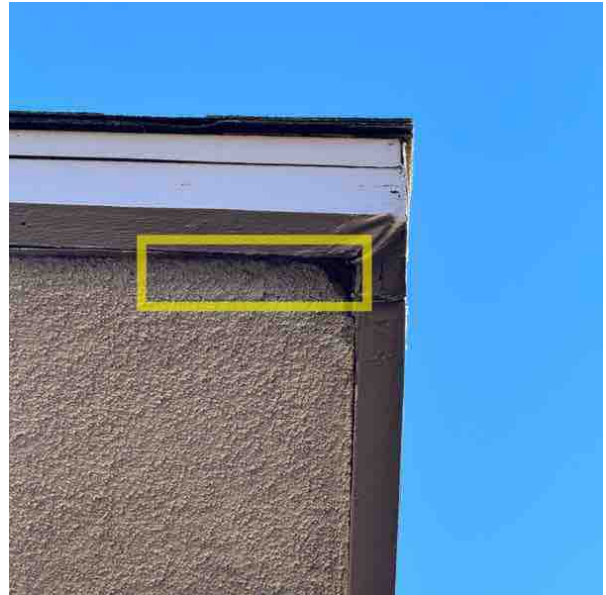
3.3.2 EAVES & FASCIA TRANSITIONS – SEPARATIONS AND MATERIAL LOSS

Observation:

Separations and areas of material loss were observed at the eaves and fascia transitions throughout the exterior. These conditions may allow pest entry, contribute to further deterioration if not addressed, and can affect overall market-readiness.

Recommendation:

A qualified contractor should evaluate the eaves and fascia transitions, repair or replace damaged materials, and address any contributing conditions to help prevent continued deterioration and support a market-ready presentation.



3.4 Windows

3.4.1 DAMAGED WINDOW SCREEN

Observation:

One or more window screens were observed to be damaged, which may reduce ventilation efficiency and allow insect intrusion.

Recommendation:

Repair or replacement of affected window screens is advised to restore functionality and maintain indoor comfort.

(Exterior Left)



3.5 Exterior Doors

3.5.1 EXTERIOR DOORS ASSESSMENT

Observation:

The exterior doors were inspected. Their condition, functionality, and sealing were evaluated as part of the assessment. No deficiencies were noted at the time of inspection.

Recommendation:

Regular maintenance, including checking weather stripping and hardware, helps ensure proper operation and energy efficiency. Repairs or adjustments may be necessary if deficiencies are noted.

4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 ROOF COVERING – COMPOSITION SHINGLE (GENERAL INFORMATION)

Observation:

The roof is covered with composition shingles, a common residential material composed of asphalt, fiberglass matting, and mineral granules. Longevity is influenced by product quality, installation practices, and environmental exposure. Common signs of aging include granule loss, pockmarks, and dark discoloration, which may indicate increased vulnerability to moisture intrusion. Deterioration often begins at the hip and ridge shingles, then progresses to field shingles—especially on sun-exposed slopes.

Recommendation:

Routine maintenance including debris removal and periodic visual inspection for granule loss, edge lifting, or fastener exposure is advised. Homeowners should monitor for signs of aging or damage and consult a qualified roofing contractor for repairs or replacement as needed. Lifespan varies by shingle type, installation quality, and climate conditions.

4.2 Roofing Inspection Method

☑ Walked on roof surface.

4.2.1 The roof was inspected by traversing its surface. Inspection was limited to visible and accessible components; underlying materials such as sheathing, underlayment, and fasteners were not exposed or evaluated.



4.3 Sloped Surface(s)

☑ Asphalt shingles

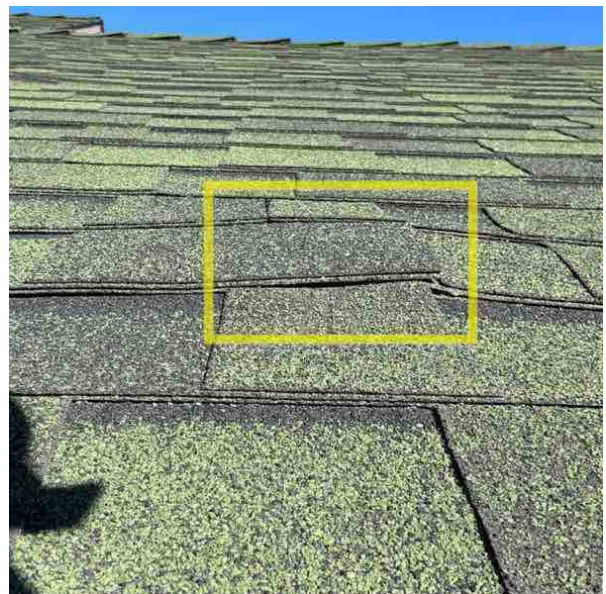
4.3.1 ROOF COVERING / RAISED FASTENERS

Observation:

Several roofing fasteners are pushed up, creating raised points along the roof surface. This condition can compromise the shingle or tile seal, reduce wind resistance, and increase the potential for moisture intrusion.

Recommendation:

A qualified roofing professional should secure or replace the affected fasteners and restore proper sealing of the roof covering. Further evaluation of the surrounding materials is advised to confirm no additional damage has occurred. (Roof)



4.4 Flashings

4.4.1 SEALANT SEPARATION

Observation:

Sealant separation was observed at one or more roof locations. Gaps or deteriorated sealant can allow moisture intrusion and reduce the effectiveness of roof-to-component transitions, particularly around penetrations, flashings, and seams.

Recommendation:

Have a qualified roofing contractor evaluate the affected areas and apply appropriate roof-rated sealant or perform repairs as needed to help maintain proper weather protection and prevent moisture-related damage.

(Roof)



5.0 ATTIC

5.1 Limitations

- △ As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic, especially near the base, where the most significant volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.
- △ Because of restrictions due to air distribution ducting and insulation throughout the attic floor, not all of the attic could be safely accessed or inspected.

5.2 Attic General Comments

☑ Attic inspected by entering attic.

5.2.1 ATTIC – DIRECT ENTRY INSPECTION

Observation:

The attic was inspected by direct entry, allowing assessment of accessible and visible conditions including ventilation, insulation, and structural components.

Recommendation:

Maintain clear and unobstructed access to the attic for future inspections and evaluations.



5.3 Attic Conditions

5.3.1 HVAC SERVICE PLATFORM – MOISTURE STAINING

Observation:

Moisture stains were observed on the HVAC service platform. The pattern and location appear consistent with leakage from the condensation drain line. The source could not be confirmed at the time of inspection, but the staining suggests past or intermittent moisture exposure.

Recommendation:

A qualified HVAC technician should evaluate the condensation drain system, confirm proper drainage, and correct any leaks or blockages. Repairs will help prevent further moisture intrusion and support a market-ready presentation. **(Attic)**



5.3.2 DEAD RODENTS OBSERVED

Observation:

Dead rodents were observed in the attic. This condition indicates past or possibly ongoing rodent activity and may contribute to sanitation concerns, insulation disturbance, or potential entry-point issues.

Recommendation:

A qualified pest control contractor should evaluate the attic, remove the rodents, and determine whether active activity or entry points remain. Any affected insulation or materials should be repaired or replaced as needed. (Garage Attic)



5.4 Insulation

☒ Fiberglass

5.4.1 ATTIC — INSULATION DEPTH

Observation:

The attic insulation appeared to meet standard depth expectations for efficiency, with an approximate minimum depth of 12 inches observed at the time of inspection. No irregularities were noted in the visible areas.

Recommendation:

No immediate action is indicated. The buyer may wish to maintain insulation levels as part of routine home efficiency practices and ensure coverage remains consistent during future attic work.

6.0 STRUCTURE

6.1 Foundation

☒ Concrete

6.2 Floor Structure

☒ Slab on grade

6.3 Wall Structure

☒ Wood frame

6.4 Roof Structure

☒ Engineered truss

☒ Plywood / OSB roof sheathing.

6.5 Ceiling Structure

☒ Wood trusses

7.0 ELECTRICAL SYSTEM

7.1 Electrical General Comments**7.1.1 SOLAR PHOTOVOLTAIC SYSTEM – SCOPE LIMITATION****Observation:**

The home is equipped with roof-mounted solar photovoltaic panels, providing a renewable source of energy by converting sunlight into electrical power.

Limitation:

Photovoltaic systems are beyond the scope of this inspection. These systems require proper installation by certified contractors in strict accordance with manufacturer specifications and local regulations.

Recommendation:

This inspection does not confirm technical compliance or system functionality. If evaluation is required, a certified solar panel installer should be consulted for a complete inspection and any necessary recommendations.

7.2 Service Entrance

- ☑ Electrical service to the home is by underground cables.
- ☑ Service entry conductors are aluminum.

7.3 Service Size

- ☑ 200 Amps

7.4 Main Disconnect(s)**7.4.1 ELECTRICAL MAIN DISCONNECT LOCATION****Observation:**

The electrical main disconnect is located at the LEFT exterior of the garage.

Implications:

This placement provides convenient access for shutting off power in case of emergency or when electrical work is needed. Proper labeling and accessibility of the main disconnect are essential for safety and compliance with electrical standards.

Recommendations:

Ensure the main disconnect is clearly labeled and remains easily accessible. If there are any concerns about its operation or condition, consult a licensed electrician for evaluation. **(Garage exterior left)**

7.5 Distribution Panel(s)**7.5.1 ELECTRICAL DISTRIBUTION PANEL – INSPECTED****Observation:**

The electrical distribution panel was inspected for general condition, wiring layout, and safety-related components. No functional deficiencies were noted unless otherwise identified elsewhere in this report.

Recommendation:

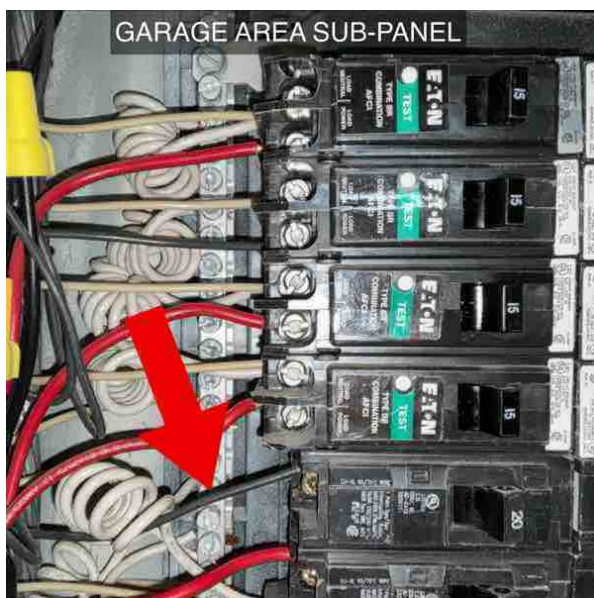
No immediate action required. Routine monitoring and periodic evaluation by a qualified electrician are recommended to help maintain safe operation and market-readiness.

7.6 Sub-Panel(s)**7.6.1 BREAKER / UNDERSIZED CONDUCTOR****Observation:**

A 20-amp breaker appears to be serving an undersized conductor. This mismatch occurs when the wire gauge is not appropriately rated for the breaker's overcurrent protection, which may create a safety concern and does not align with common installation standards. This condition can also affect overall market-readiness.

Recommendation:

A qualified electrician should evaluate the affected circuits, correct any conductor-to-breaker mismatches, and verify proper sizing and installation to help ensure safe operation and support a market-ready presentation. (Garage)



7.6.2 SUB-PANEL FEEDER – UNDERSIZED CONDUCTORS OBSERVED**Observation:**

The sub-panel feeder was found to have 6-gauge conductors connected to a 100-amp breaker. This wire size is typically not rated for a 100-amp overcurrent device, creating an undersized-conductor condition that may pose a safety concern and does not align with common installation standards. Proper feeder sizing, conductor type, and breaker compatibility are critical for safe operation and reliable panel performance.

Recommendation:

A qualified electrician should evaluate the sub-panel feeder, correct the conductor-to-breaker mismatch, and verify proper sizing and installation to help ensure safe operation and support a market-ready presentation. (Guest house east exterior)

**7.7 Branch Circuit Wiring**

- ⊙ Copper wire branch circuits.
- ⊙ Grounded wiring

7.8 Receptacles

7.8.1 FUNCTIONALITY ASSESSMENT

Observation:

All accessible electrical receptacles were tested and found to be functional at the time of inspection. No deficiencies in operation, grounding, or physical condition were observed unless otherwise noted in this report.

Recommendation:

No immediate action required. Routine testing and periodic maintenance are advised to ensure continued reliability and compliance with applicable safety standards.



7.9 GFCI Devices

7.9.1 GFCI PROTECTION – CONFIRMED INSTALLATION and FUNCTIONALITY

Observation:

Ground Fault Circuit Interrupter (GFCI) receptacles were confirmed to be installed in all required locations, including kitchens, bathrooms, garages, exterior outlets, and other moisture-prone areas. Each unit was tested and found to be functional at the time of inspection, responding appropriately to manual test/reset procedures.

Recommendation:

No corrective action is needed at this time. Continued periodic testing is recommended to ensure ongoing functionality and occupant safety. Proper GFCI protection supports electrical safety and compliance with current residential standards.

7.10 Smoke Alarms

7.10.1 SMOKE ALARMS – VERIFIED COMPLIANT

Observation:

Smoke alarms were visually confirmed in locations generally consistent with current safety standards, including inside each bedroom, outside sleeping areas, and on each level of the home. Functionality testing is outside the scope of a general home inspection and was not performed, per Standards of Practice. Based on visible presence and placement alone, installation appears compliant with general safety guidelines.

Recommendation:

Testing all smoke alarms and verifying compliance with local fire codes and manufacturer specifications is advised. Replace any outdated, non-functional, or improperly placed units to maintain life safety standards.

The age of installed units was not verified during this inspection, nor were alarms operated or smoke-tested.

7.11 Carbon Monoxide Alarms**7.11.1 CARBON MONOXIDE ALARMS – PRESENCE NOT CONFIRMED****Observation:**

The presence of carbon monoxide alarms/detectors could not be confirmed during the inspection. Their absence or unclear status may affect safety and typical compliance expectations.

Recommendation:

A qualified contractor should verify the presence and proper placement of carbon monoxide alarms and install additional units as needed to help ensure occupant safety and support a market-ready presentation.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)**8.1 Limitations**

- ▲ High-Efficiency Furnace—The heat exchanger can not be viewed. Dismantling the furnace to inspect it thoroughly is beyond the scope of this inspection. You are advised to obtain the services of a qualified HVAC technician to perform a complete inspection of your furnace before the end of the contract contingency period and the start of the heating season.
- ▲ The evaporator coil is not visible, as access is typically restricted by fixed panels, insulation, or sealed compartments. No evaluation of coil condition or performance could be performed without disassembly, which falls outside the scope of this inspection. Recommend routine servicing by a licensed HVAC technician, including coil cleaning and refrigerant level checks, to support efficient operation and long-term reliability. If age or performance concerns arise, further evaluation may be warranted to assess system longevity.

8.2 Thermostat(s)**8.2.1 THERMOSTAT ASSESSMENT****Observation:**

The thermostat responded accurately to heating and cooling commands.

Recommendation:

Change batteries as needed and address any operational issues per manufacturer guidelines.

8.2.2 AIR CONDITIONER – NON-RESPONSE FROM PRIMARY BEDROOM THERMOSTAT**Observation:**

The air conditioner did not respond to cooling commands from the thermostat located in the primary bedroom. The system did respond appropriately to other thermostats, indicating a localized control or communication issue at this specific thermostat.

Recommendation:

A qualified HVAC technician should evaluate the primary bedroom thermostat, associated wiring, and system communication to restore proper operation. Correcting the issue will support reliable cooling performance and overall market-readiness. (Primary Bedroom)

8.3 Energy Source(s)

- ☑ Propane

8.4 AC / Heat Pump System(s)☒ Air Conditioning System**8.4.1 AIR CONDENSER UNIT ASSESSMENT — FUNCTIONAL BUT BEYOND TYPICAL LIFE EXPECTATIONS****Observation:**

The exterior air condenser unit was operational during cooling function testing. Labeling and serial data indicate it was manufactured in 2013. No performance concerns or installation irregularities were noted at the time of inspection, though the unit is beyond the typical 10–15-year service life range.

Recommendation:

Routine servicing by a licensed HVAC technician is advised to support efficient cooling performance, safe operation, and overall market-readiness. Given the age of the unit, budgeting for future replacement is recommended. An HVAC professional can help assess remaining service life and plan for an eventual upgrade.



8.4.2 AIR CONDITIONING PERFORMANCE – ACCEPTABLE TEMPERATURE SPLIT

Observation:

The air conditioning system responded to controls and achieved an acceptable differential temperature split of 15°F or more between return and supply air during operation. This indicates basic cooling functionality at the time of inspection.

Recommendation:

Recommend routine servicing by a licensed HVAC technician prior to seasonal use to ensure optimal performance, energy efficiency, and system longevity.



8.5 Forced Air Furnace(s)

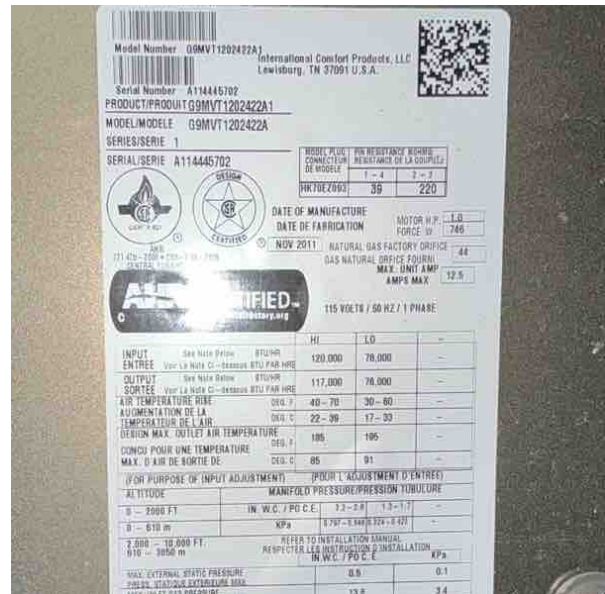
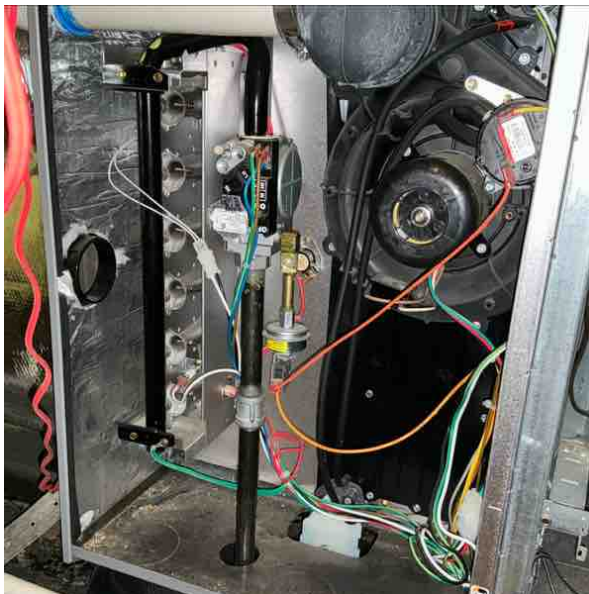
8.5.1 FURNACE ASSESSMENT

Observation:

A gas-fired furnace manufactured in 2011 was actively providing central heat at the time of inspection. The unit responded appropriately during basic function testing, and no performance concerns or installation irregularities were noted.

Recommendation:

Routine servicing per manufacturer guidelines by a licensed HVAC professional is advised. Ongoing maintenance supports safe operation, energy efficiency, long-term reliability, and overall market-readiness.



8.5.2 FURNACE PERFORMANCE – ACCEPTABLE TEMPERATURE SPLIT

Observation:

The furnace responded to controls and achieved an acceptable differential temperature split of 15°F or more between supply and return air during operation. This indicates basic heating functionality at the time of inspection.

Recommendation:

Recommend routine servicing by a licensed HVAC technician prior to seasonal use to ensure optimal performance, safety, and system longevity.



9.0 PLUMBING SYSTEM

9.1 Distribution Piping

- ☑ Interior water supply pipes are copper.

9.1.1 The visible portions of the water distribution piping was inspected.

9.1.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

9.1.3 UNDER-SINK SHUT-OFF VALVE – EVIDENCE OF LEAKAGE

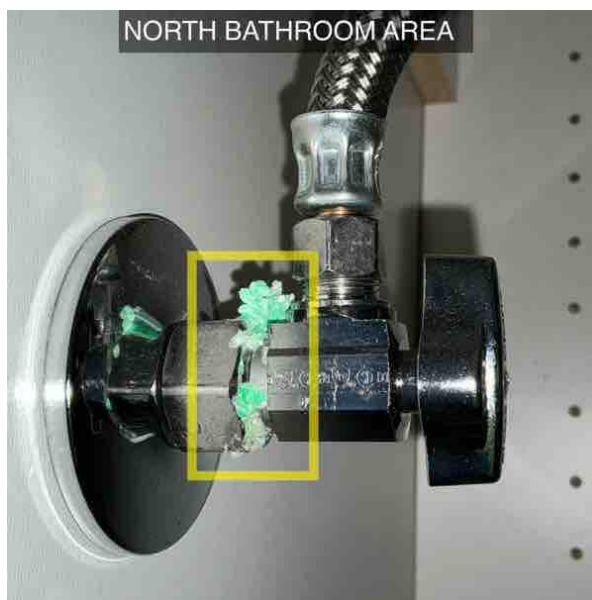
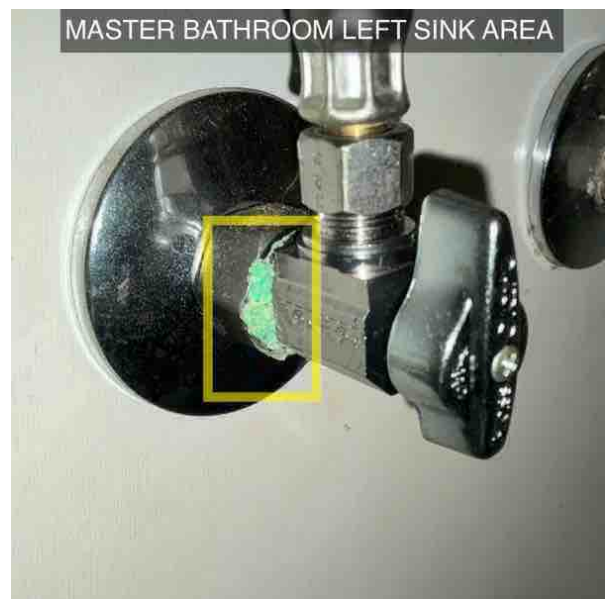
Observation:

Mineral encrustation was noted on the water shut-off valve under the sink. This condition may indicate a slow past or present leak or mineral buildup from prolonged moisture exposure. The condition warrants further evaluation to confirm whether active leakage is occurring and may affect overall market-readiness.

Recommendation:

A qualified plumber should evaluate the shut-off valve, clean the affected area, and repair or replace the valve if leakage or deterioration is confirmed. Correction will help ensure proper function and support a market-ready presentation.

- Laundry Room
- North Bathroom
- Primary Bathroom



9.2 Drain, Waste, and Vent Piping

- ☑ Plastic

9.2.1 The visible portions of the interior drain, waste and vent system were inspected.

9.2.2 DRAIN LINE PLUMBING LEAK**Observation:**

A leak was observed underneath the left sink area, which may indicate a faulty connection, deteriorated seal, or other plumbing-related issue.

Recommendation:

Further evaluation by a qualified plumber is recommended to determine the source of the leak and assess necessary repairs. Prompt attention will help prevent potential water damage and maintain proper plumbing functionality. (Primary Bathroom)



9.3 Water Heating Equipment

- ✓ On-demand hot water system (tankless).
- ✓ Fuel source is propane.
- ✓ Fuel source is electricity.
- ✓ 6-Gallons

9.3.1 ELECTRIC WATER HEATER – MULTIPLE INSTALLATION DEFICIENCIES

Observation:

Multiple installation deficiencies were observed at the electric water heater.

- The temperature-and-pressure (T&P) relief valve termination was not visible, preventing confirmation that it discharges to an approved location.
- The drip pan drains directly into the crawlspace, which is not a standard or approved discharge method and may contribute to moisture-related issues.
- Seismic bracing was installed improperly and does not meet typical installation expectations.

These conditions may impact safety, performance, and overall market-readiness.

Recommendation:

A qualified plumbing contractor should evaluate the electric water heater installation, provide a visible and properly terminated T&P discharge line, reroute the drip pan drain to an approved location, and reinstall seismic bracing to meet typical standards. Corrections will help ensure safe operation and support a market-ready presentation. (Guest house east exterior)



9.3.2 WATER HEATER ASSESSMENT – TANKLESS UNIT

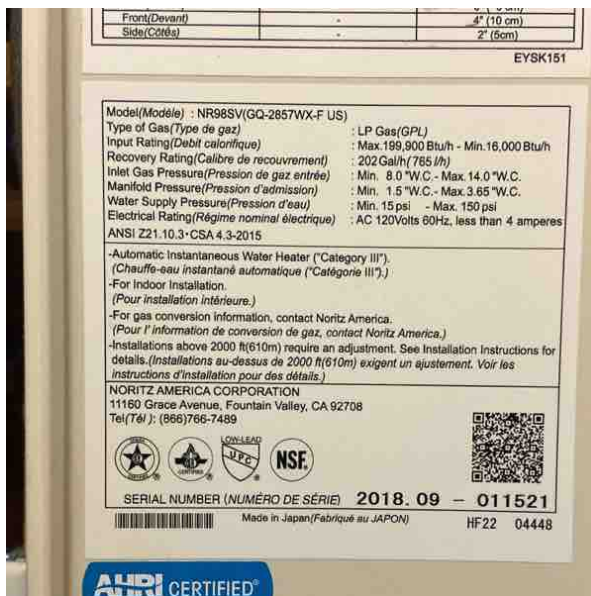
Observation:

A tankless water heater manufactured in 2018 provides heated water to the property. The unit appeared properly installed and operational at the time of inspection, supporting typical performance expectations and overall market-readiness.

Recommendation:

No corrective action is required at this time. Routine maintenance and periodic servicing by a qualified contractor are advised to help maintain efficiency, support long-term performance, and preserve market-ready presentation.

(Attic)



9.4 Water Heater Venting

- ☑ Power vented

9.4.1 The combustion and venting of the water heating equipment was inspected.

9.5 Hose Bib(s)**9.5.1 HOSE BIBS ASSESSMENT****Observation:**

All hose bibs were operated and found to be functional at the time of inspection. No deficiencies in flow, control, or exterior condition were observed.

Recommendation:

No corrective action required. Periodic monitoring is suggested to ensure continued performance and prevent seasonal wear or leakage.

9.6 Fixtures / Faucets**9.6.1 FAUCET DIVERTER – WATER FLOW NOT FULLY DIRECTED****Observation:**

The faucet diverter is not operating as intended. Water flow is not being fully directed to the showerhead, resulting in reduced pressure and indicating wear or internal failure within the diverter mechanism. This condition does not align with typical fixture performance expectations and may affect overall market-readiness.

Recommendation:

A qualified plumber should replace the faucet diverter to restore proper water direction and maintain optimal shower performance, supporting a market-ready presentation. **(south bathroom)**



9.6.2 SINK FAUCET CONDITION – SPRAY PATTERN IRREGULARITY

Observation:

One or more sink faucets do not spray uniformly. This condition may be due to a deteriorated or defective internal seal, aerator obstruction, or mineral buildup affecting flow distribution.

Recommendation:

Evaluation by a qualified plumber is advised. If seal deterioration or component blockage is confirmed, cleaning or replacement may be warranted to restore proper spray function and ensure consistent water delivery.

(Primary Bathroom)



9.7 Sink(s)

9.7.1 SINK ASSESSMENT

Observation:

All inspected sinks were filled and operated as intended. No performance deficiencies or drainage concerns were observed during inspection.

Recommendation:

No corrective action required at this time. Routine monitoring and maintenance are recommended to ensure continued functionality.

9.8 Toilet(s)

9.8.1 TOILET ASSESSMENT

Observation:

The toilets flushing and refill functions were generally serviceable, with no leaks observed at the base or supply connections. No unusual noises, prolonged running, or incomplete flush cycles were observed at the time of inspection.

Recommendation:

Continue routine monitoring and maintenance. If future issues such as persistent running, weak flushing, or leakage develop, consult a licensed plumber for repair or replacement as needed. Upgrading to modern water-efficient fixtures may also be considered to improve performance and reduce utility costs.

9.9 Tub(s) / Shower(s)

9.9.1 SEALING IMPROVEMENTS NEEDED

Observation:

General sealing improvements are needed between the tub faucet area and the surrounding shower enclosure. Gaps or deteriorated sealant can allow moisture intrusion and contribute to staining or material deterioration and may affect overall market-readiness..

Recommendation:

A qualified contractor or handyman should apply appropriate sealant to ensure a watertight seal between the tub faucet and the enclosure. This will help prevent moisture-related damage and support a market-ready presentation. **(south bathroom)**



9.9.2 TUB AND SHOWER ASSESSMENT

Observation:

Tub and shower assemblies were inspected for fixture condition, drainage performance, and enclosure integrity. No active leaks or drainage concerns were noted at the time of inspection. Surrounding surfaces appeared intact, and water flow from fixtures was functional under normal use, supporting typical performance expectations and overall market-readiness.

Recommendation:

If issues such as slow drainage, loose hardware, or moisture staining arise, evaluation by a licensed plumber or contractor is recommended. Periodic sealing of grout lines, caulking at joints, and inspection of enclosure components can help prevent water intrusion and support long-term durability and market-ready presentation.

Limitation:

Inspection was limited to visible and accessible components only. Concealed plumbing, subfloor conditions, and waterproofing systems behind walls or beneath the tub were not evaluated during this non-invasive assessment.

9.10 Septic System

9.10.1 SEPTIC SYSTEM – INSPECTION LIMITATION

Observation:

The septic system was not inspected, as it is beyond the scope of this evaluation.

Recommendation:

Obtain the services of a qualified technician to perform a complete evaluation of the septic tank. Additionally, consult the health department regarding local inspection requirements and certifications that may be necessary before closing or title transfer.

9.11 Fuel Gas Piping**9.11.1 GAS PIPING CONDITION – SURFACE RUST OBSERVED****Observation:**

Surface rust was observed on the gas piping. At the time of inspection, the condition appeared cosmetic with no evidence of active leakage or structural compromise.

Recommendation:

Maintenance such as applying a rust inhibitor is advised to prevent further deterioration. Cleaning and application of a protective coating may help preserve long-term integrity and market-readiness. **(Garage exterior left)**

**9.11.2 GAS FITTINGS – TEFLON TAPE COLOR AND THICKNESS SHOULD BE VERIFIED****Observation:**

Teflon tape was observed on one or more gas fittings at the water heater and furnace. While the tape may appear white due to fading or wear, proper gas-rated tape is typically yellow and of specific thickness. Use of incorrect tape may compromise seal integrity and safety.

Recommendation:

Verification of tape type, color, and thickness by a licensed plumber or gas technician is advised. If not confirmed as gas-rated, removal and reapplication with approved material is advised to ensure safe and compliant sealing. **(Attic)**



10.0 INTERIOR

10.1 Limitations

▲ **INSPECTION LIMITATIONS – FURNISHED RESIDENCE** — The residence was furnished at the time of inspection. In accordance with industry standards, the assessment was limited to exposed and readily accessible surfaces. Furniture, rugs, stored items, and contents within closets or cabinets were not moved or disturbed. Considerations: Damage may be revealed during the vacating process. Commonly affected components include flooring, drywall, windows, plumbing connections within cabinets, appliance hookups, cabinet hardware, lighting fixtures, and other areas previously obstructed by personal belongings. Recommendation: A thorough walk-through after removal of furnishings is advised to inspect previously concealed areas. If adverse conditions are discovered that were not visible during this inspection, contact the inspector for follow-up evaluation.

10.2 Floors

10.2.1 CARPETING – LIFTED AT EDGE

Observation:

Carpeting is lifted at the edge of the bedroom entryway, which may expose the underlying tack strip. This condition can create a minor trip hazard and may lead to premature wear at the carpet edge.

Recommendation:

A qualified flooring contractor or handyman should secure the carpeting and ensure the tack strip is properly covered to maintain safe conditions and a market-ready appearance. **(South Bedroom)**



10.3 Windows

10.3.1 WINDOWS – GENERAL CONDITION ASSESSMENT

Observation:

Unobstructed windows were inspected and found to be functional at the time of inspection. No operational deficiencies, visible damage, or installation concerns were noted, and their condition supports typical performance expectations and overall market-readiness.

Recommendation:

No corrective action is needed at this time. Periodic cleaning and maintenance of tracks, seals, and locking mechanisms are advised to support continued smooth operation and maintain market-ready presentation. Prompt attention to any emerging issues—such as sticking, air infiltration, or seal degradation—will help preserve long-term performance and energy efficiency.

10.4 Doors**10.4.1 CLOSET DOORS – GENERAL CONDITION ASSESSMENT****Observation:**

Closet doors were inspected for alignment, surface condition, and basic functionality. No significant damage, misalignment, or operational concerns were noted at the time of inspection. Doors appeared to open and close as intended under normal use.

Recommendation:

No corrective action is required at this time. Recommend periodic monitoring for wear, hardware loosening, or track obstruction. Minor adjustments or lubrication may be needed over time to maintain smooth operation.

10.5 Entrance Door(s)**10.5.1 ENTRY DOORS – GENERAL CONDITION ASSESSMENT****Observation:**

Entry doors were inspected for alignment, surface condition, and basic functionality. No significant damage, misalignment, or operational concerns were noted at the time of inspection unless otherwise noted in this report.

Recommendation:

No corrective action is required at this time. Recommend periodic monitoring for wear, hardware loosening, or track obstruction. Minor adjustments or lubrication may be needed over time to maintain smooth operation. Exterior door seals should also be monitored for damage and repaired or replaced as needed.

11.0 FIREPLACE(S)**11.1 Fireplace General Comments****11.1.1 FREE-STANDING FIREPLACE – INSPECTION LIMITED****Observation:**

A free-standing fireplace was present at the property. Inspection of this appliance was limited to visible conditions only. No evaluation of internal components, exhaust flue continuity, or compliance with clearance requirements was performed.

Limitation:

Due to the restricted scope of a visual inspection, functionality, safety, and compliance of the free-standing fireplace and its venting system could not be fully determined. Further evaluation by a qualified fireplace or mechanical contractor is recommended if concerns arise.

12.0 APPLIANCES

12.1 Ranges / Ovens / Cooktops**12.1.1 COOKTOP & OVEN ASSESSMENT****Observation:**

The cooktop and ovens were operated and found to be functional at the time of inspection. No performance concerns or visible defects were noted during basic testing.

Recommendation:

Recommend routine servicing to support continued reliability. Monitoring for signs of wear—such as burner irregularities, ignition delays, or temperature inconsistencies—can help maintain safe and efficient operation.

**12.2 Dishwasher****12.2.1 DISHWASHER / PLUMBING – NO AIR GAP PRESENT****Observation:**

An air-gap device was not present at the dishwasher drain line. Current plumbing standards typically require an air gap or an approved alternative method to help prevent wastewater from backflowing into the appliance.

Recommendation:

Have a qualified plumber install an air gap or verify that an approved backflow-prevention method is in place and properly configured. **(Kitchen)**

12.2.2 DISHWASHER ASSESSMENT

Observation:

The dishwasher was inspected and operated and found to be functional. It completed a standard cycle without any visible leaks, abnormal noises, or operational concerns. The unit appeared properly installed and functioning as intended.

Recommendation:

Continue with routine maintenance as recommended by the manufacturer. Monitor for signs of wear, drainage issues, or seal degradation over time.



12.3 Food Waste Disposer

12.3.1 FOOD WASTE DISPOSER ASSESSMENT

Observation:

The food waste disposer was inspected, operated, and found to be functional. No performance deficiencies were observed, and installation appears standard. No signs of leakage, abnormal noise, or improper drainage were noted.

Recommendation:

No corrective action required at this time. Recommend continued routine use and monitoring for wear, vibration, or seal degradation over time.

12.4 Mechanical Exhaust Vents

12.4.1 BATHROOM & LAUNDRY VENT FANS – FUNCTIONALITY ASSESSMENT

Observation:

Vent fans were operated at the time of inspection and appeared to function as intended. Audible fan operation and airflow were noted, though full performance testing (e.g., CFM measurement or humidity drawdown) was not conducted. No visible damage or deficiencies were observed at the fan housings or exterior terminations, if accessible.

Recommendation:

No immediate action required. Recommend routine maintenance and periodic cleaning of fan components and ductwork to ensure continued performance and moisture control.

13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 Scope**13.1.1 EXTERIOR STRUCTURES & GUEST HOUSE – NOT INSPECTED****Observation:**

Exterior structures—such as sheds, outbuildings, detached storage units, and the guest house—were not inspected. These areas were excluded from the scope of the inspection, and their overall condition was not be evaluated. The inspector did inspect the guest house water heater and electrical sub-panel only; no other components of the guest house were assessed.

Recommendation:

If information about the condition or safety of any exterior structures or the guest house is desired, a qualified contractor or specialist should be consulted to perform a dedicated evaluation.