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* RESIDENTIAL & COMMERICAL PROPERTY INSPECTION REPORT*

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03/19/2026

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SUMMARY

1: GENERAL INFORMATION / OVERVIEW

Information

Inspection Is Non-Invasive

The property inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the "ASHI Standards of Practice", that are both observed and deemed material by the inspector at the exact date and time of inspection.

Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a licensed contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

- Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present.

Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

-Property Remodeled And/Or Altered

If the property has been remodeled, changed, or otherwise altered. We highly recommend that you request documentation from the seller, including building permits and any applicable warranties or guarantees for the work performed. Our inspection does not approve of, or tacitly endorse, any work completed without proper permits, and latent defects or code violations may exist as a result. It is important that buyers verify all documentation and determine the status of permits prior to the close of escrow.

Limitations

General

- IR CAMERA / THERMAL IMAGING LIMITATIONS

Limitations of Thermal Imaging:

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events.

We can only report on the evidence present at the time of inspection.

2: INSPECTION / PROPERTY DETAILS

Information

- Temperature
70-80 F

Weather Conditions
Sunny

- Report Exclusive Property of BuildingSpecsPro's

This report is the exclusive property of *BuildingSpecsPro's LLC* and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of BuildingSpecsPro's LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society of Home Inspectors "ASHI" and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards.

However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced. In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed general contractor and or certified specialized, who may well identify additional defects or recommend some upgrades that could affect
your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.

This inspection report is prepared solely for Client and may not be relied upon by any other person. Client shall not use the inspection report as a substituted disclosure under California Civil Code section 1102.4, or any similar or related statute. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY CLAIMS, LIABILITIES, SUITS OR JUDGMENTS ARISING OUT OF CLIENT'S BREACH OF THIS PARAGRAPH."

- Assembly Bill 38 Fire Hazard Zone

Assembly Bill 38 (2019) established that, as of July 1, 2021, California Civil Code Section 1102.19 requires a seller of real property located in a High or Very High Fire Hazard Severity Zone (FHSZ) to provide the buyer with documentation the property is in compliance with defensible space requirements. It's recommended that the buyer confirm

- In Attendance
Seller's Agent, Seller

Inspection attendance refers to the individuals present during a professional property examination. Typically, this includes the home inspector, buyers, sellers, real estate agents, or other interested parties who may observe and participate in the inspection process.

- Building Type
Single-Family Home
Building type refers to the architectural classification and structural configuration of a property. This categorization helps determine construction methods, materials, design characteristics, and potential maintenance considerations. Common building types include single-family homes, multi-unit dwellings, townhouses, condominiums, and commercial structures.

- Occupancy Status

Occupied

Occupancy status refers to whether a property is inhabited, vacant, or partially occupied. This information helps understand potential limitations during inspection and may influence maintenance considerations and property condition.

- Utilities Overview

All Utilities On

Utilities refer to essential infrastructure services that support a property's functionality, including electricity, water, gas, sewage, telecommunications, and internet connectivity. These systems are critical for daily living and property habitability, providing necessary resources and communication capabilities for occupants.

- Property Remodeled And/Altered

If the property has been remodeled, changed, or altered, we recommend that you request documentation, including permits and any applicable warranties or guarantees. Please note that we do not approve of, or implicitly endorse, any work completed without proper permits, and latent defects may exist as a result. Buyers should verify these matters prior to the close of escrow.

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Barbeque Not Inspected

We do not evaluate barbecue components and/or equipment. However, professional cleaning and maintenance is recommended. Refer to sellers disclosure to advise.

Misc. Concerns / Comments: Outdoor Appliances Not Inspected

Outdoor Appliances and Features:

The outdoor rear yard appliances and installations were not inspected. This includes the water features, barbecue appliances, fire pit, shade trellis, and any additional exterior structures. These components fall outside the scope of this inspection.

Recommendation:

Consult the property owner or a qualified specialist for evaluation and verification of condition and operation as desired.

Code:

Per standard residential inspection guidelines (ASHI/InterNACHI), components located outside the primary structure or beyond the defined scope of the inspection, including exterior appliances and specialty structures, are excluded from evaluation unless otherwise requested.

Misc. Concerns / Comments: Pool & Spa Not Inspected

Exterior

The pool/spa and associated equipment were not included as part of this property inspection. Evaluation of these systems is outside the scope of this report.

Pools and spas can involve substantial repair and maintenance costs if not properly maintained. While they provide recreational enjoyment, they also present significant safety hazards, especially to small children.

Per California law (SB 442), residential properties with pools and/or spas are required to have at least two approved drowning prevention safety features, which may include:

- A pool enclosure (fence) that isolates the pool/spa from the home

- Self-closing and self-latching gates with release mechanisms

- Approved pool safety covers

- Exit alarms on doors providing direct access to the pool/spa

- Self-closing/self-latching devices on doors with pool access

- Pool alarms

It is the responsibility of the property owner and/or buyer to verify compliance with current state and local safety requirements.

It is strongly recommended that the pool/spa and all related equipment be further evaluated by a qualified, licensed pool contractor prior to the close of the buyer's inspection contingency period.

Misc. Concerns / Comments: Pre Listing Inspection

A pre-listing property inspection was performed for the purpose of providing the seller(s) with a general understanding of the property's current condition. This inspection is intended to identify observable defects, deficiencies, and any adverse conditions present at the time of the inspection, allowing the seller(s) to make informed decisions prior to listing the property for sale.

Limitations

Misc. Concerns / Comments

FURNITURE BLOCKS/IMPEDES INSPECTORS VIEW

Note: Many areas and items at this property were blocked and obscured by furniture and/or stored items in various locations. **This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture.** Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. **The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.**

4: ROOF

Information

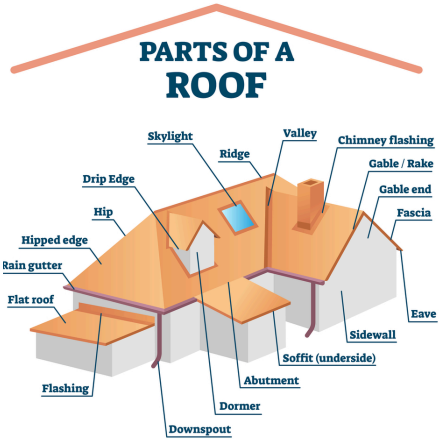
Flashings: Flashing Material

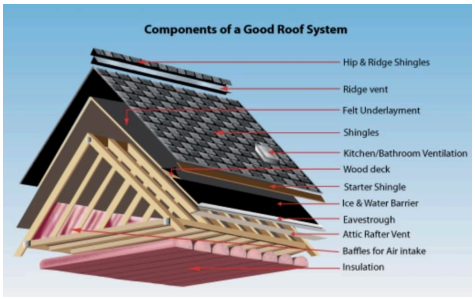
Metal

Views Of The Roof

During a property inspection, the roof is evaluated for visible signs of damage, wear, and overall condition. The roofing material, presence of any leaks, missing shingles or tiles, and the general integrity of the structure will be assessed. The inspection is limited to accessible areas of the roof. Any concerns regarding the material, its performance, or potential need for repair or replacement will be noted. It is recommended to have a licensed roofing contractor perform a more thorough evaluation if significant issues are identified or if the roof is nearing the end of its expected lifespan.

Roof covering requires periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aid in preventing water penetration into structure. Roof covering are subject to unpredictable change. i.e. leaks may develop without warning.






Inspection Method

Drone

Roof inspections are comprehensive assessments of a property's roofing system, typically involving visual examination from multiple vantage points. Professional inspectors evaluate the roof's condition by observing exterior surfaces, checking for signs of damage, assessing material integrity, and identifying potential areas of concern. Inspection methods may include ground-level observation, ladder-based partial access, walking the roof surface (when safe), and utilizing binoculars or drone technology for detailed examination.

Roofing Material

Concrete Tiles

Roofing materials are specialized components designed to protect buildings from environmental elements. They serve as the primary barrier against rain, snow, wind, and sun, providing critical protection for the structure underneath. Different roofing materials offer varying levels of durability, aesthetic appeal, cost-effectiveness, and performance characteristics depending on climate, architectural style, and building requirements.

Flashing Material

Aluminum

Roof flashing is a critical weatherproofing component made of thin metal sheets (typically aluminum, copper, or galvanized steel) strategically installed at roof intersections, edges, and penetrations. Its primary purpose is to direct water away from vulnerable areas, preventing moisture infiltration and potential water damage to the underlying roof structure and interior spaces.

Roof Underlayment

Roof underlayment is a critical water-resistant barrier installed beneath roofing materials like shingles or tiles. It provides an additional protective layer that helps prevent water intrusion and protects the roof deck from moisture damage. Proper underlayment is essential for maintaining the structural integrity of the roof and preventing potential leaks.

-Drone View

Exterior

Drone imaging is a modern technological approach to property inspection that provides unique aerial perspectives. This method allows for comprehensive visual assessment of roof conditions, property boundaries, drainage patterns, and overall structural characteristics from an elevated vantage point. Drone-assisted inspections enable detailed observation of areas that may be difficult, unsafe, or inaccessible using traditional ground-level or ladder-based methods, while helping to document conditions present at the time of inspection.

Coverings: Definition Felt Paper

Felt paper, also known as roofing felt or underlayment, is a type of material used in the construction of roofs as a protective layer between the roof decking and the exterior roofing material, such as asphalt shingles, metal roofing, or tiles.

Felt paper is typically made from a combination of asphalt-saturated organic or synthetic fibers. It comes in long rolls and is installed in overlapping layers across the roof decking before the final roofing material is applied.

The primary functions of felt paper or underlayment are:

1. Moisture Barrier: Felt paper acts as a moisture barrier, protecting the roof decking from water intrusion that can occur due to rain, snow, or ice. It helps prevent water from seeping into the roof structure and causing damage.

2. Additional Protection: Felt paper provides an extra layer of protection against wind-driven rain or other water sources. It also helps to protect the roof decking from damage due to foot traffic during installation or maintenance.

3. Roof Deck Protection: Felt paper serves as a protective layer for the roof decking, acting as a buffer between the decking and the roofing materials. This can help prevent any damage that may occur during installation, such as friction or punctures from the fasteners.

4. Enhanced Performance: In certain climates or high-temperature areas, felt paper can also provide added thermal protection by reducing heat transfer from the roof to the inside of the building.

It's important to note that the specific type and quality of felt paper can vary, and the choice of underlayment may depend on factors such as the climate or local building codes. Additionally, different roof types or materials may have specific installation requirements for felt paper. It's recommended to consult with roofing professionals and adhere to manufacturer guidelines to ensure proper installation and performance of the felt paper or underlayment for your specific roof construction.

Felt paper for roofing commonly comes in two thicknesses: 15-pound (15 lb) and 30-pound (30 lb). The numbers "15" and "30" indicate the weight of the paper per 100 square feet.

The 15-pound felt paper is thinner and lighter, while the 30-pound felt paper is thicker and heavier. The main difference between the two is their durability and resistance to tearing. 30-pound felt paper offers more strength and protection compared to the 15-pound variant.

Typically, 30-pound felt paper is recommended for roofs with steeper slopes or in areas where the risk of wind damage is higher. It provides better protection against moisture and is less likely to tear during installation or exposure to adverse weather conditions.

However, building codes and requirements may vary depending on the location and type of roofing project, so it's important to check with local authorities to determine the recommended or required felt paper thickness for your specific area.

Consulting with roofing professionals or manufacturers can also provide insight into the appropriate thickness of felt paper based on the specifics of your roofing project, climate conditions, and other variables. It's best to follow the manufacturer's guidelines and local building codes to ensure proper installation and reliable performance of the felt paper for your roof.

Flashings: Flashing Information

The visible parts of the roof flashings (such as drip edge, sidewall, and headwall flashings) were inspected for major problems. Most flashings are hidden under roofing or wall materials, so their condition can only be checked by looking for signs of leaks inside the home or in the attic, if accessible. No issues were found with the visible flashings at the time of inspection, unless otherwise noted in this report.

Flashings: Definition Roof Flashing

Metal roof flashing is a material used to protect the joints and seams of a metal roof from water leakage. It is typically made of metal, such as aluminum or galvanized steel, that is resistant to corrosion and can withstand harsh weather conditions. Flashing is installed in various places on a metal roof to provide a watertight seal and prevent water from seeping into vulnerable areas. Here are some common locations where metal roof flashing is installed:

1. Ridge Flashing: This is installed along the ridge of the roof, where two sloping roof sections meet. It prevents water from entering the roof at this critical junction.

2. Valley Flashing: Installed in the valleys, where two roof sections intersect, this flashing diverts water away from the seam and prevents leaks.

3. Drip Edge Flashing: Placed at the edge of the roof, this flashing directs water away from the fascia and prevents it from running down the exterior walls.

4. Chimney Flashing: Installed around the base of a chimney, this flashing creates a watertight seal between the roof and the chimney, preventing water from entering.

5. Pipe Flashing: Used to seal openings around pipes or vents that protrude through the roof, this flashing ensures a watertight seal. The purpose of metal roof flashing is to protect vulnerable areas of a roof where water is likely to accumulate or seep through. By installing flashing in these locations, it helps to maintain the integrity of the roof and prevent water damage to the building's structure and interior.

Limitations

Roof Photos

ROOF DISCLAIMER

EXTERIOR ATTIC

The roof inspection was limited to visible and readily accessible areas only. No destructive testing or removal of materials was performed. The inspector cannot guarantee the condition of concealed components, such as the underlayment or structural elements, nor predict future performance or potential leaks. The absence of visible moisture stains in the accessible attic areas does not guarantee the absence of leaks or moisture intrusion elsewhere. For further information regarding repairs or replacements, please refer to the seller's disclosure and consider consulting a licensed roofing contractor for a more comprehensive evaluation.

Flashings

INSPECTION DISCLAIMER (FLASHING)

This inspection is a limited, visual, non-invasive evaluation of the readily accessible components of the property at the time of inspection. Conditions may exist that were not visible due to finishes, furnishings, stored items, weather conditions, or other limitations. No dismantling, destructive testing, engineering analysis, or code compliance verification was performed.

The inspection is not a warranty or guarantee of present or future performance of any system or component. Findings represent conditions observed on the day of inspection only. Latent, concealed, or future defects may exist.

The inspection does not determine compliance with local building codes, zoning regulations, manufacturer specifications, or permit history. Specialized systems, including but not limited to structural engineering, fire suppression, mold, environmental hazards, and life-safety systems, are beyond the scope of a general property inspection unless specifically noted.

Recommendations to seek further evaluation by licensed or qualified professionals are provided to assist the client in making informed decisions and do not imply confirmation of defects or required repairs.

5: ATTIC SPACE

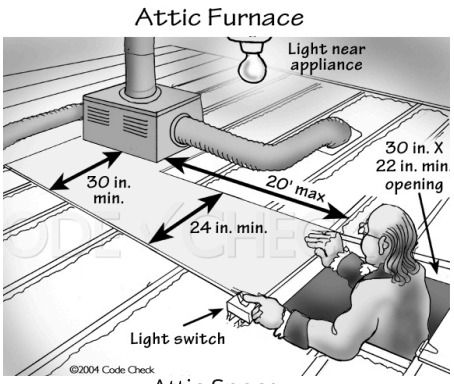
Information

Attic Insulation: **Insulation Type**
Fiberglass Roll

Exhaust & Ventilation:
Ventilation Type
Soffit / Eave vents

***Purpose For The Attic Space**

Attic spaces serve multiple functional purposes in residential buildings. They typically provide additional storage, house mechanical systems like HVAC equipment, offer potential living or workspace expansion, and contribute to home insulation and energy efficiency. The specific utilization depends on architectural design, home layout, and homeowner preferences.



Attic Space

Access: **Access Location(s)**
Ceiling Hatch, Bedroom Closet

Attic access refers to the designated entry point that allows inspection, maintenance, and potential utilization of the attic space. This access point is critical for home maintenance, allowing homeowners and professionals to inspect insulation, roof structure, potential ventilation systems, and check for any environmental issues like moisture or pest activity.

Access: **Attic Access**
Attic

Attic access refers to the means of entering and navigating the overhead space between the ceiling and roof structure. This area is critical for inspecting insulation, ventilation, structural components, and potential issues like moisture or pest intrusion. Proper access allows for comprehensive evaluation of the home's upper structural environment.

Access: **Attic Ventilation**
Attic

Attic ventilation is a critical component of a home's roofing and insulation system. It involves the strategic movement of air through the attic space to regulate temperature, reduce moisture buildup, and prevent potential structural damage.

Proper ventilation helps mitigate heat accumulation in summer, prevents ice dam formation in winter, and supports the longevity of roofing materials by reducing heat and moisture-related stress.

Structure & Sheathing: Attic Structure Types

Attic

Engineered Wood Trusses

Attic structures represent the framing and foundational support within the uppermost enclosed space of a building. These spaces can vary in construction method, including traditional stick-framed trusses, rafters, engineered wood systems, and prefabricated structural components. The primary purpose of attic structure is to support the roof, provide potential storage or living space, and contribute to the overall structural integrity of the building.

Attic Insulation: Definition Attic Insulation

Attic insulation standards refer to the recommended levels of insulation that should be installed in attics to achieve optimal energy efficiency and thermal performance in buildings. These standards are typically set by building codes or energy efficiency guidelines established by local authorities or organizations.

The purpose of attic insulation is to create a thermal barrier between the living space of a building and the outside environment. Attics are often a major source of heat loss or gain in a building, making it essential to properly insulate this area to reduce energy consumption and maintain comfortable indoor temperatures.

Attic insulation works by slowing down the transfer of heat between the heated or cooled space below and the unconditioned space in the attic. It helps trap the conditioned air inside the building, minimizing heat loss during colder months and preventing heat gain during warmer months. This leads to reduced reliance on heating and cooling systems and results in lower energy bills.

The specific insulation standards for attics can vary based on factors such as climate, building type, and regional regulations. Common types of insulation utilized in attics include fiberglass batts, blown-in cellulose, spray foam, and rigid foam boards. These materials are installed between and over the ceiling joists or roof trusses, covering the entire attic floor or roof cavity to achieve the desired insulation level.

Improper or inadequate attic insulation can result in energy loss, uncomfortable indoor temperatures, and increased utility costs. Therefore, it is recommended to adhere to the attic insulation standards specific to your region and consult with professionals to ensure proper insulation installation for your particular building and climate conditions.

Observations

5.1.1 Access

Recommendation

NOT FULLY EVALUATED -- INSULATION

Insulation has been installed on the attic floor and/or the roof sheeting. The insulation obscures the attic floor and/or roof structure. The inspector makes no attempt to move or remove it for evaluation purposes. All areas and components obscured by the insulation are excluded from this inspection.

6: EXTERIOR

Information

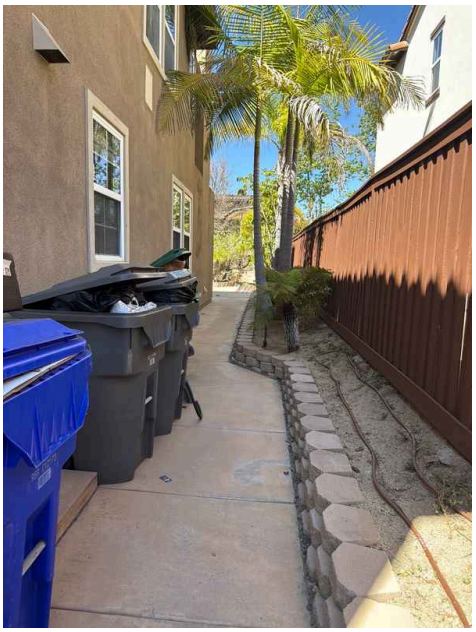
Exterior Walls / Trim: Construction Material
Wood Frame

Exterior Walls / Trim: Wall Covering Material
Stucco

Views Of The Exterior








Exterior Walls / Trim: Exterior Maintenance & Paint, Sealants

Exterior Interior

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface.

Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier.

However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Exterior Walls / Trim: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Walls / Trim: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Walls / Trim: Exterior Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Walls / Trim: Caulking Maintenance Needed

Exterior caulking is essential for sealing gaps and joints around windows, doors, siding, and trim to prevent air and water infiltration. Proper caulking improves energy efficiency and helps protect the structure from moisture-related damage.

Details / Observations:

Caulking seals the gaps between window and door frames and adjacent wall materials, preventing drafts, leaks, and heat loss.

When properly applied, caulking also helps maintain the weatherproof integrity of siding and exterior wall assemblies.

Over time, caulk can crack, dry, or separate from adjacent materials due to UV exposure, temperature changes, and age.

Deteriorated or missing caulking can allow moisture penetration, which may lead to rot, mold, or damage to structural components.

Recommendation:

Recommend re-caulking deteriorated or missing joints around exterior openings and penetrations using a high-quality exterior-grade sealant (e.g., silicone or polyurethane).

Regular inspection and reapplication of caulking every few years is advised to maintain a continuous weather seal and prevent further damage.

Eaves / Soffits: Exterior Caulking Refer To

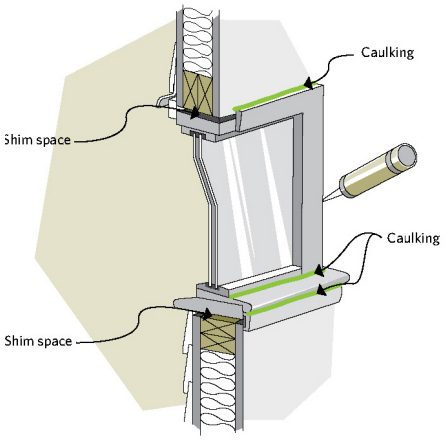
Exterior caulking refers to the process of sealing gaps and joints around windows, doors, and siding on the outside of a building. Caulking is a technique used to prevent air and water infiltration, as well as to improve energy efficiency and the overall durability of a structure.

When applied to windows and doors, exterior caulking is used to seal the gap between the frame and the wall, preventing drafts and water leakage. It also helps to improve the insulation and energy efficiency of the building by minimizing heat loss and reducing the workload on heating and cooling systems.

For siding, caulking is used to seal joints between panels or between the siding and other components, such as windows or doors. This helps to create a weatherproof barrier, preventing moisture intrusion and improving the overall appearance of the exterior.

Exterior caulking is typically done using a waterproof sealant material, such as silicone or latex-based caulk, which is applied with a caulking gun. The sealant is carefully applied in a continuous bead along the joint or gap, and then smoothed out with a putty knife or caulk smoothing tool to create a neat and even finish.

Regular inspection and maintenance of exterior caulked areas is important to ensure that the seal remains intact and effective. Over time, caulk can deteriorate due to exposure to the elements, so reapplying caulk as needed is recommended to maintain its performance and protect the building from potential leaks or other damage.



Eaves / Soffits: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Eaves Vent Screen: Definition Soffit Vent & Eave Vents

Exterior soffit vents serve an important purpose in the ventilation system of a building. They are typically installed in the underside of the eaves or overhangs of a roof. The main purpose of soffit vents is to allow fresh air to enter the attic or crawl space while facilitating the expulsion of hot, moist air.

Proper attic ventilation is crucial for several reasons. Firstly, it helps regulate the temperature in the attic, preventing excessive heat buildup. This can help extend the lifespan of the roof and reduce energy costs by minimizing the strain on cooling systems. Soffit vents work in conjunction with other types of vents, such as ridge vents or gable vents, to create a continuous flow of air through the attic space.

Secondly, soffit vents aid in moisture control. Moisture can accumulate in the attic due to various factors, such as condensation, leaks, or improper insulation. This can lead to issues like mold growth, wood rot, and deterioration of insulation. Soffit vents allow fresh air to circulate, helping to remove excess moisture and prevent these problems.

Lastly, soffit vents contribute to the overall health and longevity of the building. Proper ventilation helps prevent the buildup of harmful gases, such as radon or volatile organic compounds (VOCs), which can be detrimental to human health. It also helps maintain the structural integrity of the roof and prevents the formation of ice dams in colder climates.

In summary, exterior soffit vents play a vital role in maintaining a healthy and well-ventilated attic or crawl space, promoting energy efficiency, and preventing moisture-related issues.

Limitations

Exterior Doors

INTERIOR LIMITATIONS

Exterior Doors

DOUBLE PANE WINDOWS

KITCHEN DINING ROOM LIVING ROOM BEDROOM BATHROOM VARIOUS LOCATIONS

WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Information
Note about double-pane windows: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years.

Observations

6.2.1 Exterior Walls / Trim

Recommendation

*STUCCO HAIRLINE CRACK(S)

EXTERIOR

One or more minor hairline cracks were observed in the exterior stucco wall surfaces. The age and origin of these cracks are unknown; however, they appear consistent with normal settling and thermal movement for a structure of this type and age.

Details / Observations:

- **At the time of inspection, no unusual or significant structural cracking was observed beyond typical cosmetic conditions.**
- **Hairline stucco cracks can permit moisture intrusion behind wall surfaces, which may lead to damage of underlying sheathing or framing if left unsealed.**
- **These cracks commonly develop over framing joints, window corners, and stress points due to natural expansion, contraction, or settling.**
- **The areas behind the stucco are concealed and cannot be evaluated without invasive or destructive testing.**

Exterior

Recommendation:

Recommend sealing and painting all visible cracks to prevent water infiltration and maintain the protective finish.

Continue to monitor for future movement or widening, which may indicate a developing structural or moisture-related concern.

If cracks expand or reappear after repair, consult a licensed stucco or general contractor for further evaluation.

6.2.2 Exterior Walls / Trim

Recommendation

STUCCO WINDOW TRIM DAMAGED

EXTERIOR

The **exterior stucco window trim is worn and damaged. Caution conditions are susceptible to moisture intrusion.**

Refer to licensed stucco contractor for further evaluation and cost of repairs / maintenance.

7: GROUNDS

Information

Driveways, Sidewalks, Patios: Grounds Informations

The patio/sidewalk/driveway area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Grading: GRADING LIMITATIONS

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion that may have occurred in the past.

Grading: Grading & Drainage Information

Exterior

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion.

The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise.

Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Grading: *Area Drains Not Inspected

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Outdoor Deck & Balconies: Outdoor Deck & Balcony Inspection Standards

An outdoor deck or balcony inspection involves a thorough assessment of the structure, materials, and components of these outdoor spaces to ensure they are safe, structurally sound, and in good condition. Here are some components that are typically reviewed during an outdoor deck or balcony inspection:

1. Deck surface: The condition of the deck boards or flooring is assessed for signs of wear, warping, rot, or damage. The inspector checks for any loose or protruding nails, screws or fasteners that may pose a tripping hazard.

2. Railings and balusters: The integrity and stability of the deck's railings and balusters are examined to ensure they are securely attached and meet structural safety requirements. The inspector looks for any signs of rot, decay, or damage that might compromise their strength.

3. Support structure: The support posts, beams, and joists below the deck or balcony are inspected for structural integrity and proper installation. Any signs of shifting, sagging, or wood deterioration are noted.

4. Connections and fasteners: The hardware, connectors, and fasteners used in the construction of the deck or balcony are examined for structural stability. The inspector checks for the proper use of bolts, screws, brackets, and other relevant fastening devices.

5. Staircase and steps: The condition and safety of the stairs leading to and from the deck or balcony are assessed. This includes checking the tread, riser height, handrails, and overall stability of the staircase.

6. Flashing and waterproofing: The presence and condition of flashing and waterproofing materials are reviewed to ensure proper moisture management. This helps prevent water damage and rot from affecting the structural integrity of the deck or balcony.

7. Surface drainage: The ability of the deck or balcony to effectively drain water away is evaluated. The inspector checks for proper slope, guttering, downspouts, or any pooling or standing water issues.

These are just some of the key components that are reviewed during an outdoor deck or balcony inspection. The specific elements examined may vary depending on the design and construction of the structure. It's recommended to refer a licensed general contractor and/or a "structural engineer" to review all inspector reports and local building codes and safety regulations for comprehensive review.

Outdoor Deck & Balconies: DEFINING STAIR PARTS

DEFINING STAIR PARTS

What is a stair tread and stair riser? The tread and riser are referred to in all building codes. The stair tread is the horizontal portion of the staircase on which people walk, the stair riser is the vertical portion of the staircase between each tread. Stair treads and stair risers can be made of a variety of materials with treads often having a partial or total surface with some non-slip properties for safe egress.

Another important question is: what is stair nosing? Stair nosing can refer to two things. First it refers to the front portion of a stair tread, this can extend over the riser, meet at a 90 degree angle with the riser, or be angled back at a slight return.

The second definition of stair nosing is a piece of non-slip and/or color contrasting material embedded in or secured onto the front of a stair tread. Usually these stair nosings are from just under 2 inches to as much as 5 inches deep. They can contain material that will help prevent slips, provide a visual aid in seeing the next tread and even glow in the dark properties to help in power outages and emergency evacuations. If people need to exit the building these safety features can allow them to egress quickly via an exterior exit.

Outdoor Deck & Balconies: Definition Outdoor Deck / Patio Standards of Practice

Outdoor deck and patio standards refer to the guidelines and practices that ensure the safety, durability, and functionality of these structures. These standards typically cover various aspects, including design, materials, construction methods, and structural support. Here’s a breakdown of the key components:

Definition of Outdoor Deck/Patio Standards

1. **Design Standards:**
   - Guidelines for the overall layout, dimensions, and aesthetics of the deck or patio.
   - Consideration of local climate, terrain, and intended use (e.g., recreational, dining, etc.).

2. **Material Standards:**
   - Specifications for materials used in construction, such as wood, composite materials, concrete, or stone.
   - Standards for durability, resistance to weather elements, and maintenance requirements.

3. **Structural Support:**
   - Requirements for the foundation and framing systems to ensure stability and safety.
   - Guidelines for load-bearing capacity, including considerations for live loads (people, furniture) and dead loads (the weight of the structure itself).

4. **Building Codes:**
   - Compliance with local building codes that dictate minimum safety and performance standards.
   - Permitting processes to ensure that the deck or patio meets legal requirements.

5. **Safety Standards:**
   - Guidelines for railings, stairs, and other safety features to prevent falls and accidents.

- Recommendations for slip-resistant surfaces and proper drainage to avoid water accumulation.

6. **Environmental Considerations:**
- Practices that promote sustainability, such as using eco-friendly materials and minimizing environmental impact during construction.

Structural Support Considerations

1. **Footings and Foundations:**
- Properly designed footings to support the weight of the deck or patio, often below the frost line in colder climates to prevent heaving.

2. **Framing:**
- Use of appropriate joists, beams, and posts that meet load requirements and span distances safely.
- Proper spacing of structural elements to ensure even weight distribution.

3. **Connection Details:**
- Secure connections between different structural components to enhance stability and reduce movement.

4. **Inspection and Maintenance:**
- Regular inspections to identify and address any signs of wear, damage, or structural issues.
- Maintenance practices to prolong the life of the deck or patio and ensure safety.

By adhering to these standards and practices, outdoor decks and patios can be constructed to provide safe, functional, and enjoyable spaces for outdoor activities.

Porches / Steps / Stoops: Guard Railing Standards

The standard of practice for guard railings refers to the established guidelines and principles that govern the design, construction, installation, and maintenance of guard railings in various settings, such as buildings, construction sites, industrial facilities, and public spaces. These standards aim to ensure the safety, stability, and effectiveness of guard railings in protecting individuals from falling or accessing hazardous areas.

The specific standard of practice for guard railings can vary depending on the jurisdiction, industry, and type of setting. However, some common considerations and guidelines include:

1. Regulatory Compliance: Guard railings must adhere to relevant local, state, and national codes and regulations pertaining to safety, building, and occupational health.

2. Height and Structural Design: Generally, guard railings should be of sufficient height to prevent falls or unauthorized access. The height requirements can vary depending on the location, but a typical range is 36 to 42 inches (91 to 107 cm) above the adjacent walking or working surface.

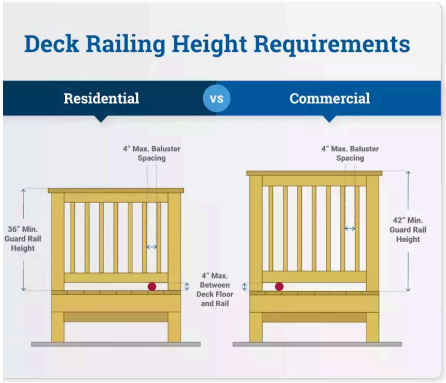
3. Strength and Load-Bearing Capacity: Guard railings must be structurally sound and capable of withstanding the anticipated loads and forces without failure or deformation.

4. Spacing and Openings: Openings between guard railing components, such as balusters or bars, should be designed to minimize the risk of a person falling through or becoming trapped. The spacing should be such that a 4-inch (10 cm) diameter sphere cannot pass through the openings.

5. Durability and Maintenance: Guard railings should be constructed using durable materials that can withstand environmental factors, wear, and corrosion. Adequate maintenance should be provided to ensure the ongoing integrity and effectiveness of the guard railing system.

6. Proper Installation and Secure Attachment: Guard railings must be installed securely to the supporting structure to prevent collapse or dislodgement. The installation process should follow industry best practices and manufacturer's specifications.

While these are general guidelines, it's important to consult the specific codes and regulations applicable to your region or industry. Working with licensed professionals, such as architects, engineers, or safety specialists, can help ensure compliance with the standard of practice for guard railings and assure the safety of individuals accessing protected areas.



Patio / Porch Covers: Patio Information

The patio area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Retaining Walls: Retaining Walls Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No deficiencies were observed in the walls relation to the home unless otherwise noted in this report.

Observations

7.1.1 Driveways, Sidewalks, Patios

Recommendation

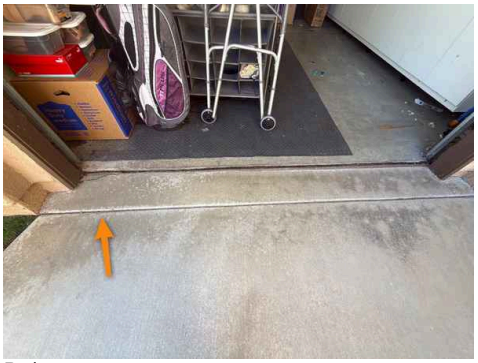
CRACKED CONCRETE EXPANSION JOINT

EXTERIOR DRIVEWAY ONE CAR GARAGE

The driveway concrete surface is cracked and separating at one car garage expansion joint. This appears consistent with property settlement and/or soils expansion. Refer to licensed foundation contractor for further evaluation and cost of repair.

Recommendation

Contact a qualified #lic. masonry contractor


Driveway


Exterior Crack

7.8.1 Fences/Gates

Recommendation

GATES & DOORS POOL

The gates and doors that give *pool & spa access are "Not Compliant" with common safety standards, and should be serviced. Any gate and or *exterior door(s) that gives pool or spa access is required to Self-Closing and include a latch at forty-eight inches that, ideally, open away from the pool or spa, so that a toddler could not simply push open an unlatched gate. Refer to a pool & spa contractor for further evaluation and approved repairs.

8: FOUNDATION

Information

Foundation: Foundation Type
Concrete Slab on Grade

Foundation: Foundation / Stem Wall Material
Concrete

Foundation: Footing Material
Concrete

Seismic Re-Inforcement: Anchor Bolts / Hold Downs
Unknown / Not visible

Foundation: Suggested Foundation Maintenance and Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored particles prevent recognition of signs of settlement-cracking in all but the must severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Foundation: Slab On Grade

The concrete slab foundation was not fully visible at the time of inspection due to floor coverings and stored items. Home inspectors do not move personal property or remove flooring; therefore, concealed conditions such as cracking, settlement, moisture intrusion, or other defects may exist but were not observable.

This limitation should not deter further evaluation. If there are concerns regarding the slab or foundation, the client is advised to obtain further evaluation by a licensed foundation contractor or structural engineer prior to the end of the contingency period. Any invasive inspection, including lifting or removal of flooring, would be the client's responsibility.

Note:

The foundation appears to be original. Due to its age and limited visibility, further evaluation of the foundation and related components is recommended, and repairs or replacement should be made as deemed necessary by the evaluating professional.

Seismic Re-Inforcement: Residence Likely Bolted

The residence is likely bolted to the foundation; however, confirmation was not possible because interior finishes (drywall) were in place at the time of inspection and concealed the sill plate and any potential anchor bolts.

Consult a licensed foundation contractor for further evaluation to confirm the presence and adequacy of foundation anchor bolts, especially if required for seismic safety or local building code compliance.

Verification of foundation anchoring is important for structural stability and earthquake resistance. Invasive inspection may be necessary to confirm compliance.

Seismic Re-Inforcement: Definition Seismic Reinforcement

Seismic reinforcement is a critical construction technique designed to enhance a building's structural integrity and resilience during earthquake events, focusing on strengthening key structural components to minimize potential damage and protect occupants.

Limitations

Foundation

FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

9: ELECTRICAL SYSTEM

Information

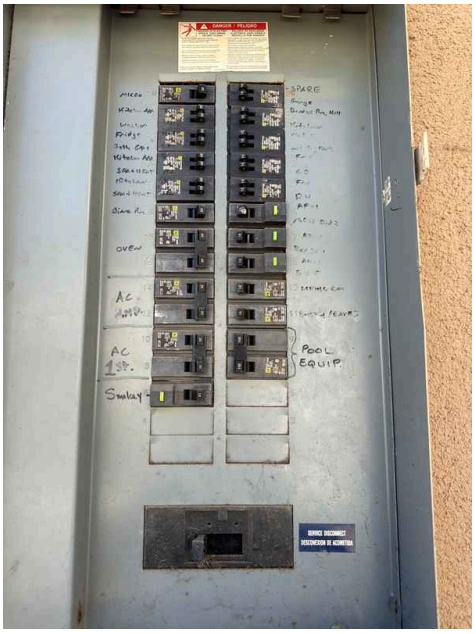
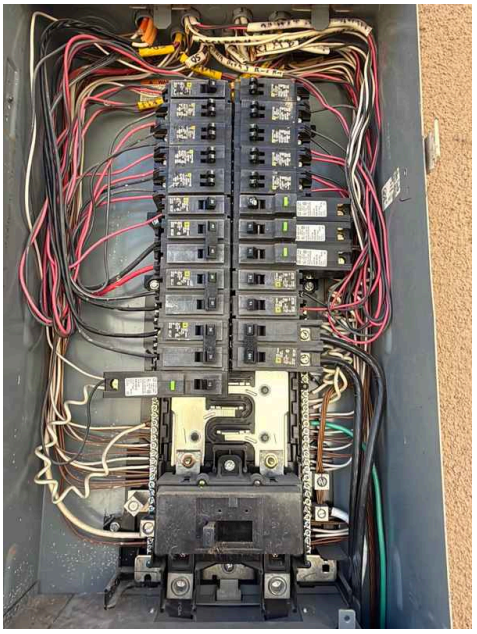
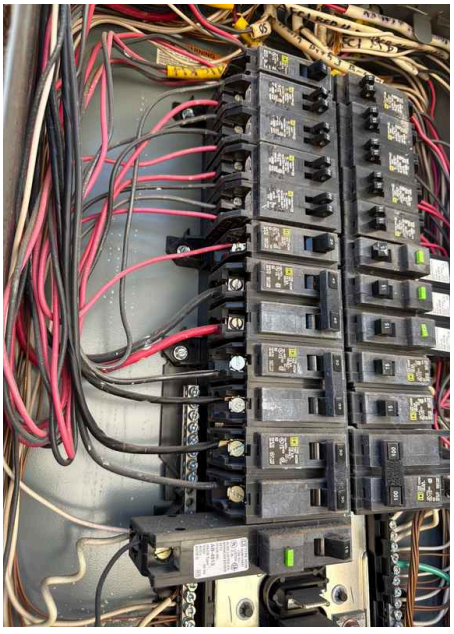
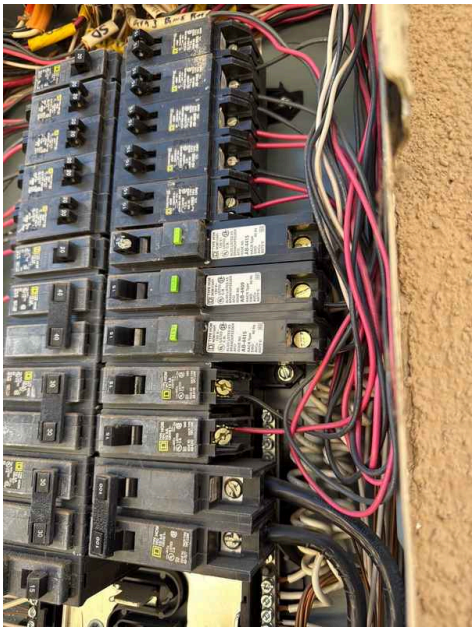
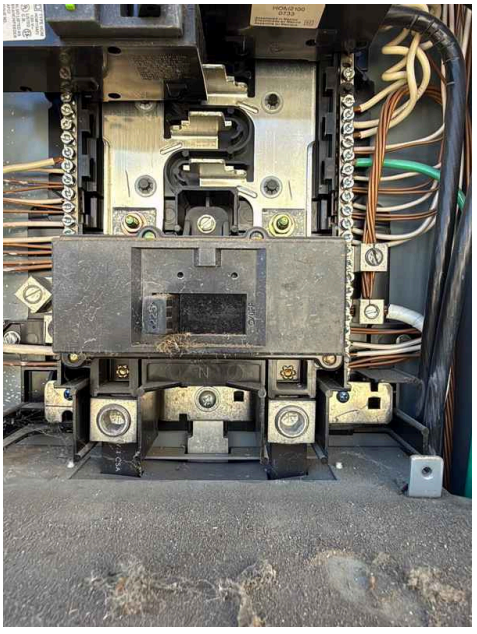
Service: Meter Voltage
Unknown

***Electrical *Main *Panel:** Manufacture Type Panels
Square D

Wiring: Wiring Type
Non Metallic Sheathed, Romex

GFCI / AFCI Protection: GFCI Reset Locations
Exterior, Kitchen, Bathrooms

Views of the Main Electrical Panel

Service: Service Entrance Underground

Underground service conductors terminate in sealed portion of service panel and are not visible.

Underground service cables are connected to the utility company's pole and fed down a pipe into the ground. Then, they run horizontally through a bored hole in the ground and up into a ground-based transformer. The primary connection to the transformer is called the line connection.

Service: Entrance Conductor Material

Aluminum

Electrical service entrance conductors are the primary wiring that connects a building's electrical system from the utility power source to the main service panel. These conductors carry the incoming electrical power and are critical for safely delivering electricity throughout the property.

Service: Solar System Not Inspected

Exterior

Solar electrical systems are specialized renewable energy installations that convert sunlight into electrical power. These systems typically include photovoltaic panels, inverters, mounting hardware, and electrical connections that integrate with a home's primary electrical service. Professional assessment is crucial for understanding the system's current operational status and condition.

*Electrical *Main *Panel: Main Panel Location

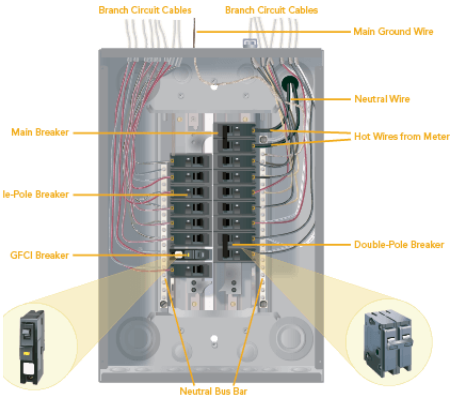
Exterior Wall

What is the NEC code for electrical panel locations?

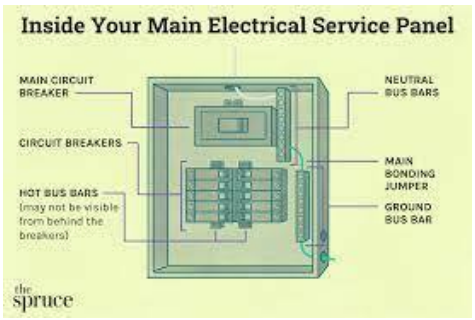
The NEC 110.26 states that the electrical panel and equipment must be placed in a location with ample clearance around them. There should be a 3 feet clearance in front of the electrical panels. Waterproofing is also essential in the case of plumbing. The panel door must be able to open up to at least 90 degrees.

*Electrical *Main *Panel: Definition Electrical Panel

The main electrical panel, also known as the main breaker panel or electrical service panel, is the ***central hub for distributing power throughout the residential or commercial building.*** It's us typically located in a utility room, exterior wall surface, or basement, and contains circuit breakers or fuses that control the flow of electricity to different parts of the structure. The main panel is usually where the power form the utility company enters to the building or structure either underground or overhead connection. Also, this is where the main power **Shut Off** is located for emergences. It is important that you know how to turn the power On & OFF to the structure.



Main Panel Example



Example

*Electrical *Main *Panel: Panel Capacity

200-Amps

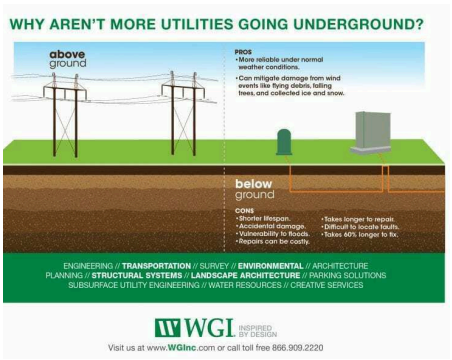
Electrical load capacity is the total amount of power provided by the main service for your structure electricity usage. A total electrical capacity of the electrical service panel is calculated in amperage (amps).

*Electrical *Main *Panel: Type of Service - Conductor Material

Copper Service

1- An overhead power line is an electric power transmission line suspended by towers or poles. Since most of the insulation is provided by air, overhead power lines are generally the lowest-cost method of transmission for large quantities of electric power.

2- In civil engineering, undergrounding is the replacement of overhead cables providing electrical power or telecommunications, with underground cables. It helps in wildfire prevention and in making the power lines less susceptible to outages during high winds, thunderstorms or heavy snow or ice storms.



Overhead & Underground Power

*Electrical *Main *Panel: *Voltage

240 -Volts 3 -W SDG-E

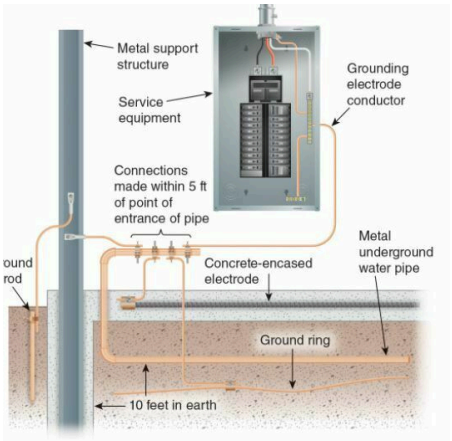
What is 120 / 240 volt mean?

A standard 120V outlet contains a 120 volt wire and a neutral wire, and preferably a grounding wire. A 240V outlet has two 120 volt wires and a neutral wire. Older homes often have three prong 240 volt outlets, but modern outlets have a ground wire and four prongs.

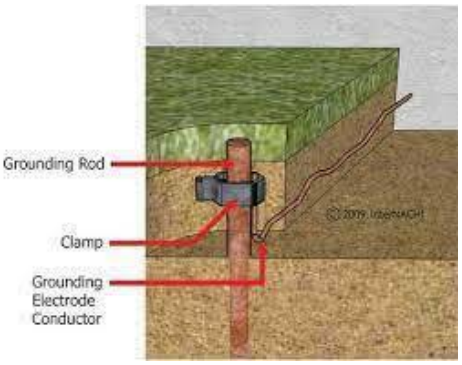
*Electrical *Main *Panel: *Grounding Location

Grounding Rod

Ground rods, also known as grounding electrodes, are used to connect the grounding system of electrical systems to earth ground. Ground rods can be made with many different materials, but copper is the most common material used for residential installations.



Grounding




Water Pipe Grounding Clamp

*Electrical *Main *Panel: *Grounding Location

Grounding Rod

Ground rods, also known as grounding electrodes, are used to connect the grounding system of electrical systems to earth ground. Ground rods can be made with many different materials, but copper is the most common material used for residential installations.

*Electrical *Main *Panel: Definition Means of Disconnection

Having an electrical panel without a main disconnect is a safety concern that should be taken seriously. A main disconnect in an electrical panel is a switch that allows you to shut off power to the entire electrical system in your home or building. Its purpose is to provide a quick and easy way to turn off all the power in case of an emergency or when performing electrical work.

The absence of a main disconnect means that there is no single point to shut off power to the entire system. This can complicate certain electrical tasks and make it more difficult to shut off power in case of an emergency.

Here are a few important cautions to keep in mind if your electrical panel does not have a main disconnect:

1. Electrical Work: When performing any electrical work, it is crucial to take extra precautions as you won't have a main disconnect to easily shut off power. It's recommended to consult a qualified electrician who can guide you on how to safely work with an electrical system without a main disconnect.

2. Emergency Situations: In case of an emergency, such as a fire or other electrical hazard, shutting off power to the entire system quickly is essential for safety. Without a main disconnect, it might take longer to locate and shut off the individual circuit breakers or fuses to stop the flow of electricity.

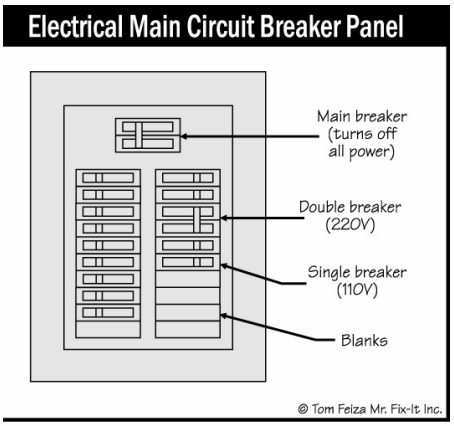
3. Upgrading Your Electrical Panel: If you're considering upgrading your electrical panel or adding additional circuit capacity, it would be a good opportunity to install a main disconnect as part of the upgrade. Adding a main disconnect provides an extra layer of safety and convenience.

Remember, it's crucial to consult with a qualified electrician or a licensed professional to assess your specific situation. They can provide you with the best advice on how to address the lack of a main disconnect in your electrical panel and ensure the safety of your electrical system.

Panel Breakers: Electrical Component

Breakers

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



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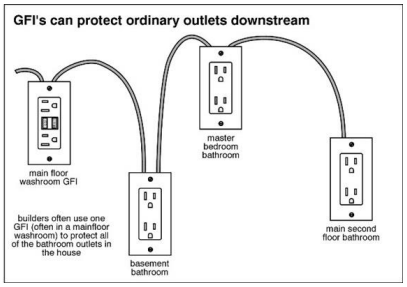
Wiring: Exterior Lighting

Our company does not test low voltage/exterior lighting. Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Switches / Receptacles: Receptacles

NOTE: Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all applicable locations. Suggest testing trip buttons on regular basis to ensure proper operation of system. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.

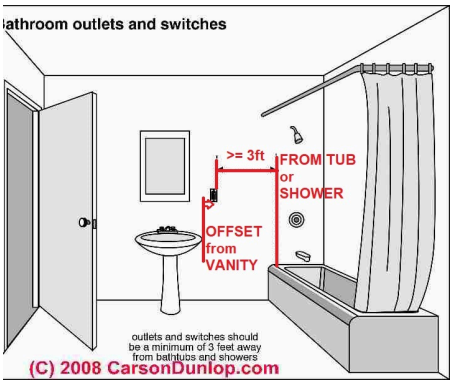


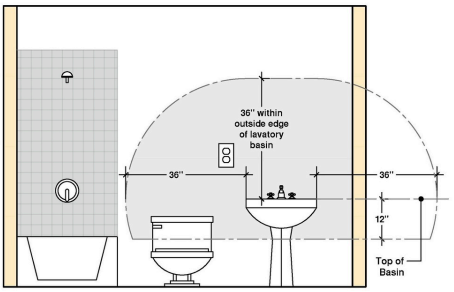
Switches / Receptacles: Electrical Outlet & Switch Devices Functional

Standard testing procedures for electrical outlets and switches typically involve checking for proper wiring, grounding, and functionality. This can include using a voltage tester to ensure the correct voltage is present, verifying proper connections, and testing the switch or outlet for proper operation.

GFCI / AFCI Protection: Definition Bathroom GFCI

A bathroom countertop GFCI (Ground Fault Circuit Interrupter) is an electrical outlet that is specifically designed to provide enhanced safety in bathrooms. Similar to kitchen countertop GFCIs, bathroom countertop GFCIs are required by electrical codes in many countries, including the United States. The purpose of a GFCI on a bathroom countertop is to protect against electrical shocks in an area where water is commonly present. Bathrooms are high-risk areas for electrical accidents due to the combination of water and electrical appliances or devices, such as hairdryers, electric razors, and curling irons. GFCIs help prevent electric shocks and potential electrocution by quickly shutting off power when they detect a ground fault, such as current leakage through water or a person. By tripping or interrupting the flow of electricity within milliseconds, bathroom countertop GFCIs can save lives and prevent serious injuries. They are an essential safety feature that helps ensure the well-being of individuals using electrical devices in the bathroom.





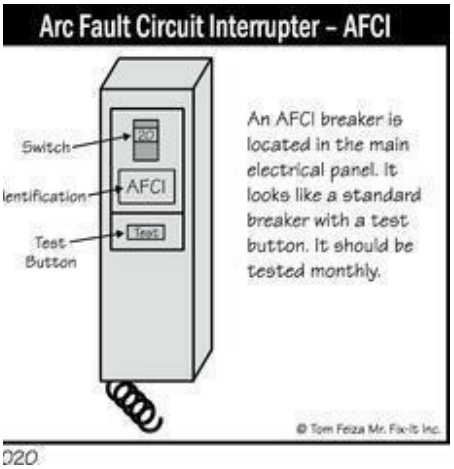
GFCI / AFCI Protection: Definition (AFCI) Arc Fault Circuit Interrupter

An Arc Fault Circuit Interrupter (AFCI) is an electrical safety device that is designed to detect and prevent electrical arc faults. An arc fault occurs when there is an unintended electrical discharge or arcing between conductors, which can lead to dangerous situations, such as electrical fires. The purpose of an AFCI is to enhance electrical safety by quickly detecting and interrupting arc faults before they can cause a fire. AFCIs are typically installed in electrical panels or as outlets and are required by electrical codes in many countries, including the United States, for certain areas of a home, such as bedrooms and living rooms. When an AFCI detects an arc fault, it immediately shuts off power to the affected circuit, preventing the arc from continuing and potentially igniting nearby flammable materials. AFCIs use advanced technology to differentiate between normal arcing that occurs during the operation of certain devices, such as switches, and abnormal arcing that can lead to fire hazards. By providing this additional layer of protection, AFCIs help reduce the risk of electrical fires and enhance the overall safety of electrical systems in homes and buildings

GFCI / AFCI Protection: AFCI Protection Present or Not Present

AFCI PRESENT

An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



Lighting & Fans: Interior Lights & Ceiling Fans

Lighting Fixtures:

Use UL-listed or certified fixtures to ensure safety.

Select fixtures appropriate for room function (ambient, task, or accent lighting).

Lighting Placement:

Position fixtures to provide adequate illumination for the space.

Consider room size, ceiling height, and activity type when planning placement.

Ceiling Fans:

Mount fans securely following the manufacturer's instructions.

Maintain a minimum 7-foot clearance from the floor and ensure proper distance from walls or obstructions.

Fan Blades:

Check that blades are balanced and aligned to prevent wobbling or noise.

Clean blades regularly to maintain performance and airflow.

Switches & Controls:

Install light switches near room entrances for convenience.

Use separate controls for fan and light functions; consider dimmers for adjustable lighting.

Energy Efficiency:

Prefer LED bulbs and ENERGY STAR–rated fixtures for lower energy consumption.

Use energy-efficient ceiling fans to reduce utility costs.

Safety & Compliance:

All electrical installations should be completed by a licensed professional.

Ensure proper wiring, junction boxes, and grounding to meet building codes and safety standards.

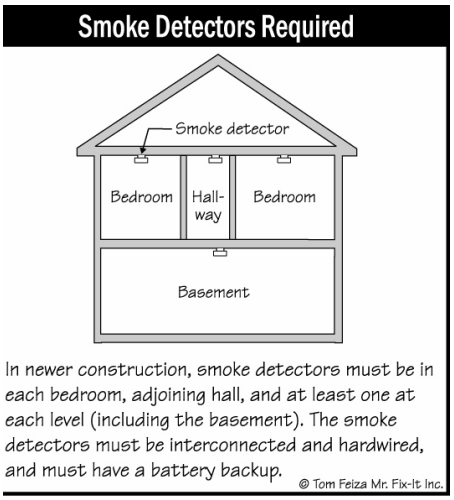
Summary: Following these standards helps ensure that interior lighting and ceiling fans are safe, functional, energy-efficient, and aesthetically appropriate for the home.

Smoke Detectors / CO Alarms / Door Bell: We Do Not Inspect Smoke Detector or Carbon Monoxide Detector

Kitchen Dining Room Living Room Bedroom Hallway Family Room

We do not inspect smoke detectors or carbon monoxide devices as part of our inspection. We disclaim any all responsibility for these products. Refer to the home owners disclosure to advise.

Smoke detectors and carbon monoxide detectors are both types of safety devices used to detect potential hazards in homes or buildings, but they serve different purposes. A smoke detector is designed to detect the presence of smoke, which is often an early sign of a fire. It typically consists of a sensor that can detect smoke particles in the air and an alarm that sounds when smoke is detected. Smoke detectors are usually installed in various areas of a home, such as bedrooms, hallways, and living rooms, to provide early warning of a fire and allow occupants to evacuate safely. On the other hand, a carbon monoxide (CO) detector is specifically designed to detect the presence of carbon monoxide gas. Carbon monoxide is a colorless, odorless, and tasteless gas that can be produced by the incomplete combustion of fuels, such as natural gas, propane, or wood. When inhaled, carbon monoxide can be extremely dangerous and even fatal. Carbon monoxide detectors use sensors to detect the gas and sound an alarm when elevated levels are detected, providing a warning to occupants to evacuate and seek fresh air. While smoke detectors primarily detect the presence of smoke, indicating a potential fire, carbon monoxide detectors focus on detecting the presence of carbon monoxide gas, which is a byproduct of combustion. Both detectors are important for maintaining a safe living environment and should be installed in appropriate areas of a home or building to provide early warning and protect occupants from the dangers of fire or carbon monoxide poisoning.



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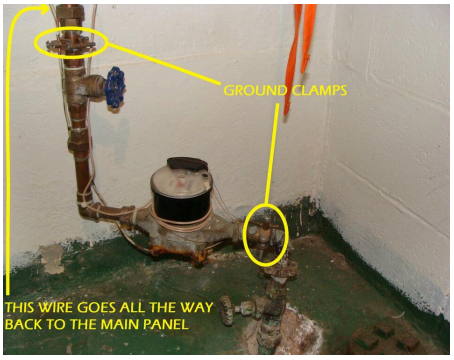
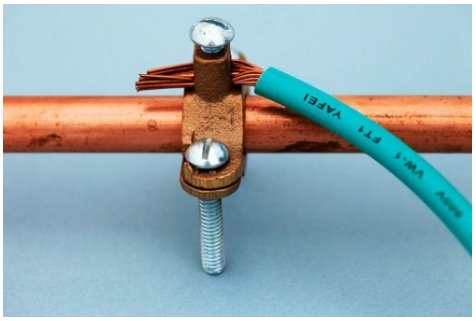
Grounding Conditions: Grounding To Copper Water Pipe

The electrical panel is grounded to a copper pipe, it means that the panel's grounding system is connected to a copper pipe in order to divert electrical faults and ensure the safety of the electrical system. Grounding provides a path for electrical current to flow safely into the ground in case of a fault, such as a short circuit or electrical surge. Copper pipes are often used for grounding purposes because copper is an excellent conductor of electricity and corrosion-resistant. This grounding connection helps protect people and property from electrical hazards by providing a low-resistance path for fault currents to dissipate.





10: PLUMBING SYSTEM

Information

Service: Water Service Type
Public

Service: Sewer Type
Public

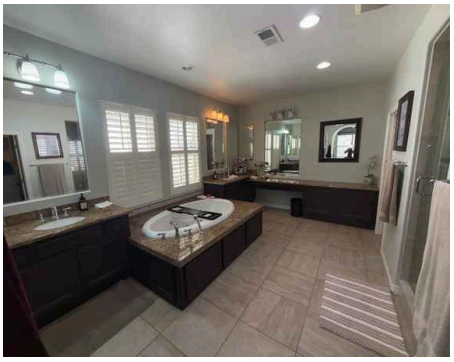
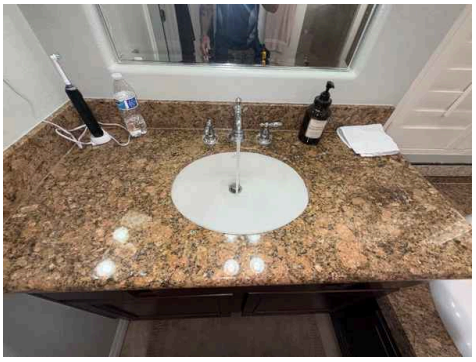
Water Heater: Location
Garage

Exhaust Fans / Ventilation: Ventilation
Window, Exhaust fan

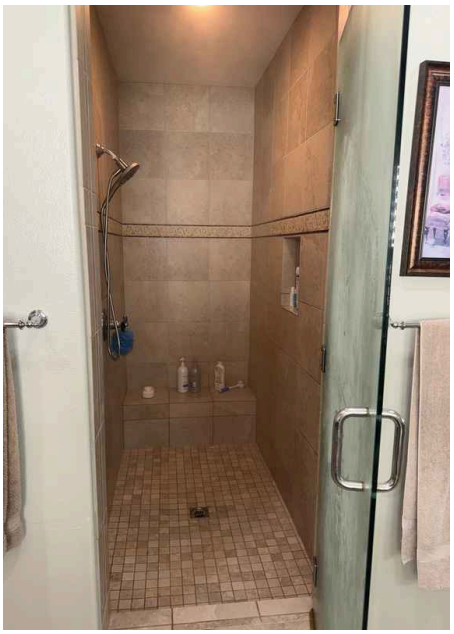
Fuel Systems: Fuel Material Type
Steel & Galvanized Pipe

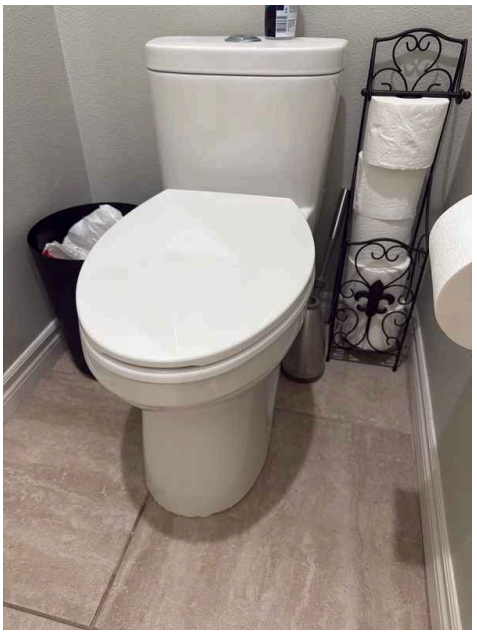
Fuel Systems: Fuel Service Type
Natural Gas

Bathroom Photo's: Primary Bathroom

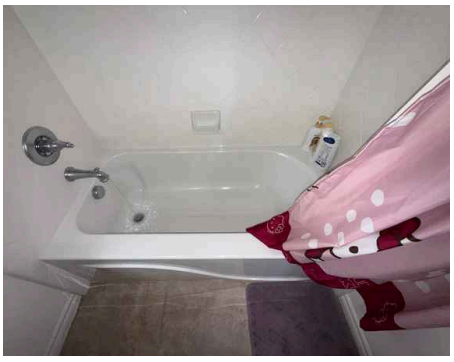


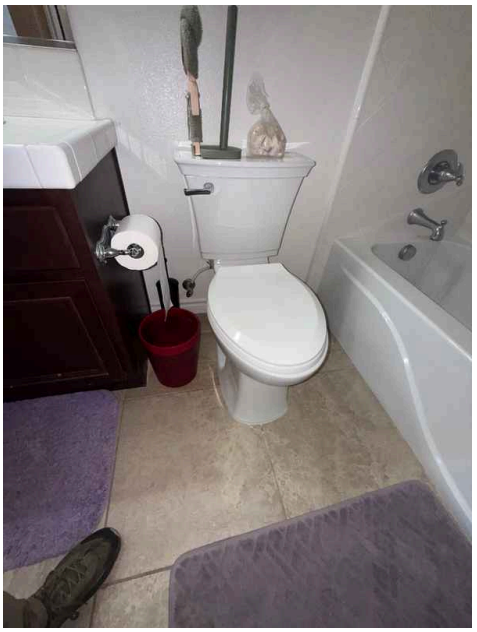




Bathroom Photo's: Hallway Bathroom #1

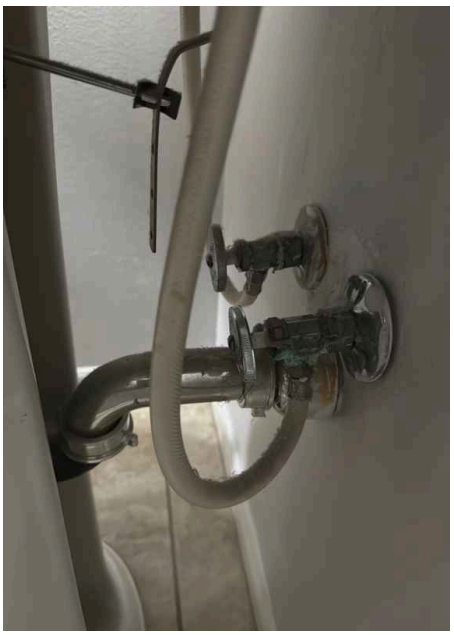






Bathroom Photo's: Half Bathroom

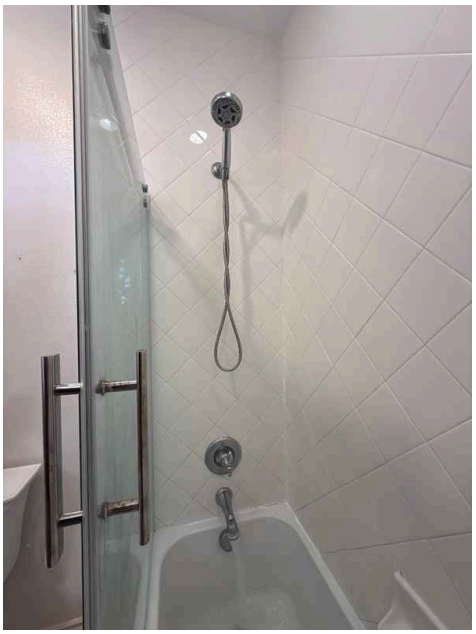


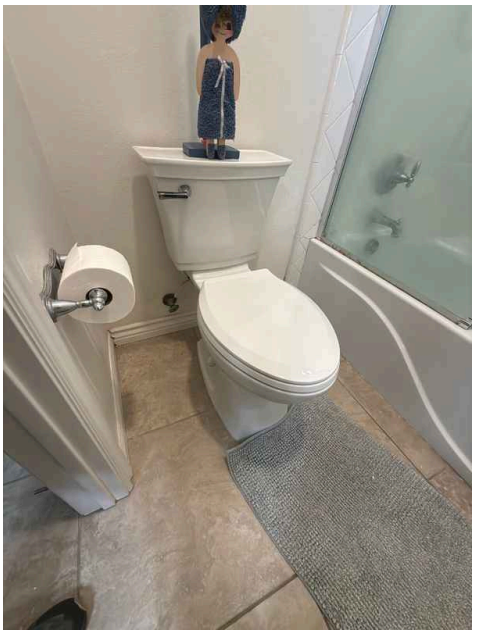



Bathroom Photo's: Guest Bathroom Jack & Jill

1st Floor





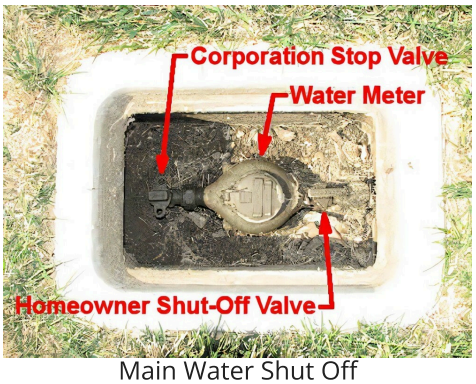


Service: Main Water Shut Off Location

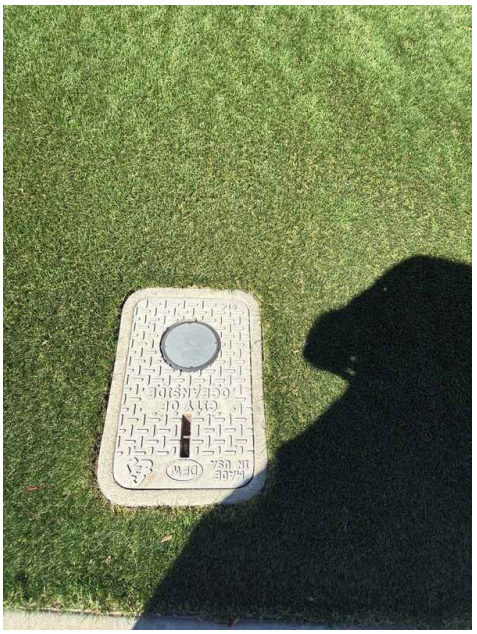
At The Street

The main water shut off valve is a critical component of a home's plumbing system that allows homeowners to quickly stop water flow to the entire property in case of emergencies like major leaks or plumbing repairs. Understanding its location and accessibility is essential for preventing potential water damage and managing household maintenance.

Street Meter Cover



Main Water Shut Off

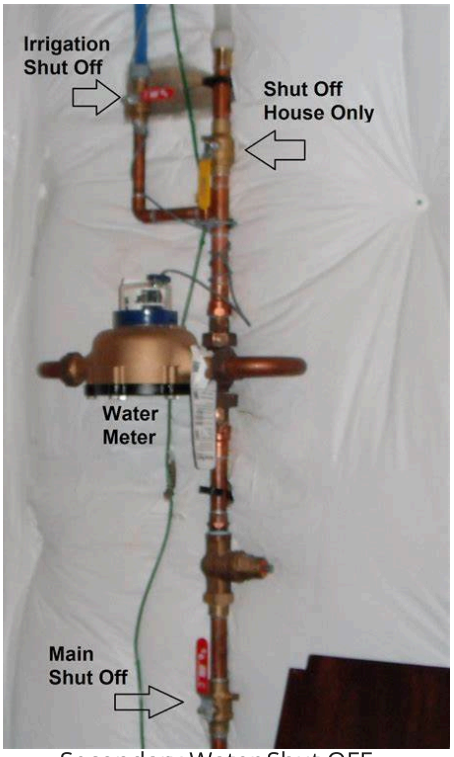


Service: Secondary Water Shut-Off Location

Garage

A secondary water shut-off valve provides an additional point of water control in a plumbing system, allowing homeowners to isolate water flow to specific areas or sections of the property. This backup valve can be crucial during

maintenance, repairs, or emergency situations where the primary water shut-off might be inaccessible or ineffective.

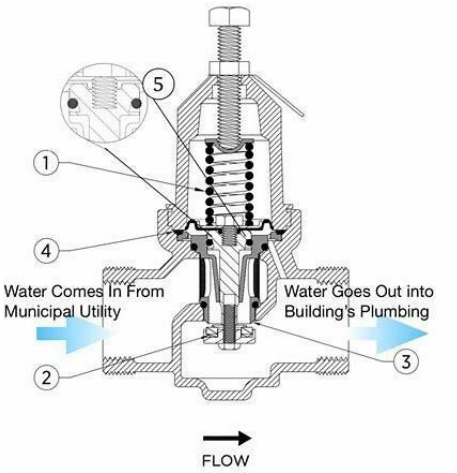


Secondary Water Shut OFF

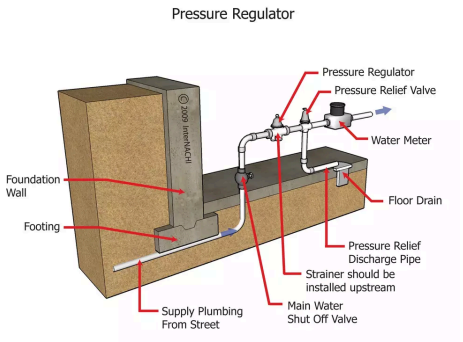
Service: Pressure Regulator

Residential Grade

A pressure regulator is a critical component in a home's plumbing system that helps control and stabilize water pressure entering the property. It reduces high municipal water pressure to a safe, consistent level that prevents potential damage to pipes, fixtures, and appliances. Proper water pressure typically ranges between 40-80 PSI, and the pressure regulator ensures this standard is maintained throughout the home's plumbing infrastructure.



Example Regulator Parts



Example

Service: Water Pressure At Time Of Inspection

50-60 PSI

The water pressure was tested at an available spigot on the exterior of the residence, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.

Pressure Gauge

Service: Definition Potable Water

Potable water refers to water that is safe for consumption by humans. It is water that meets specific quality standards and is suitable for drinking, cooking, bathing, and other uses that involve direct contact with the human body.

The advantages, or "pluses," of having access to potable water include:

1. Health and Safety: Potable water is essential for maintaining good health and preventing waterborne diseases. It provides a safe and reliable source of hydration, which is crucial for overall well-being.

2. Convenience and Accessibility: Having access to potable water means that it can be readily available for drinking and other hygiene-related activities without the need for additional treatment or purification.

3. Versatility: Potable water can be used for a wide range of purposes, including cooking, washing fruits and vegetables, brushing teeth, and bathing. It is a versatile resource that supports various daily activities.

4. Quality Assurance: Potable water is subject to regulatory standards and quality control measures. This helps ensure that it is consistently safe and meets recognized health guidelines.

However, there are some disadvantages, or "minuses," associated with potable water:

1. Limited Availability: Despite efforts to provide potable water to all communities, there are still regions or areas where access to safe drinking water is limited, leading to health risks and challenges.

2. Resource Intensity: Purifying and treating water to make it potable can require significant energy and resources. This can put strain on infrastructure and contribute to environmental impacts, especially in areas with water scarcity.

3. Maintenance and Cost: Maintaining the infrastructure and equipment necessary to provide potable water can be costly. Distribution systems, water treatment plants, and ongoing monitoring require regular attention and investment.

Balancing the advantages and disadvantages of potable water involves addressing challenges like accessibility, sustainability, and affordability. Focusing on improving infrastructure, implementing water conservation measures, and promoting awareness of proper water management can help mitigate the potential negatives and ensure that safe, potable water is available to all.

Service: Definition Water Pressure Regulator

A water pressure regulator is a plumbing device that is used to control and manage the flow and pressure of water within a plumbing system. It is typically installed in the main water line entering a building or a specific water-using appliance, such as a shower or dishwasher. The purpose of a water pressure regulator is to reduce the high pressure of the water supply to a lower and more manageable level, ensuring that the plumbing system and appliances do not get damaged. It helps to prevent leaks, bursts, and excessive wear and tear on pipes, fittings, and other plumbing components. Additionally, water pressure regulators can help conserve water by limiting the amount of water that flows through the system.

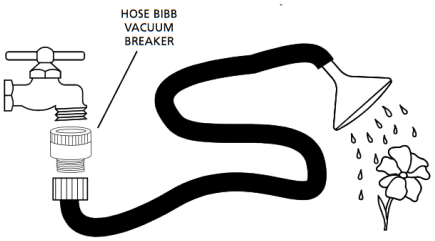
Service: Definition Weak Water Pressure

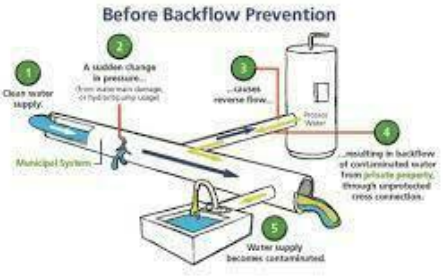
Weak residential water pressure refers to a situation where the flow of water from faucets, showers, or other plumbing fixtures in a home is lower than expected or desired. This can be caused by various factors, including clogged pipes, issues with the municipal water supply, malfunctioning pressure regulators, or problems with the home's plumbing system. Weak water pressure can result in slow filling of containers, inadequate water flow for showers or baths, and difficulty in performing everyday tasks such as dishwashing or laundry. It can also be a symptom of underlying plumbing issues that may need to be addressed to ensure proper water flow throughout the home.

Service: Backflow Preventer In Place

Do I need to install a backflow preventer?

Understand that it is always recommended to install a backflow preventer in any situation where incoming water and waste water have a chance of being cross-connected. This serves to protect you and your property, keeping your drinking, bathing, and cleaning water





Service: Definition Types Of Water Purification

There are several types of water purification systems that are commonly used to remove impurities and contaminants from drinking water. Here are some of the most common types:

1. Reverse Osmosis (RO) Systems: Reverse osmosis systems use a semipermeable membrane to remove a wide range of contaminants, including dissolved minerals, heavy metals, bacteria, and viruses. This process forces water through the membrane, leaving behind impurities and producing clean, purified water.

2. Activated Carbon Filters: Activated carbon filters are effective at removing organic compounds, chlorine, and certain chemicals from water. These filters work by adsorption, where the contaminants adhere to the surface of the carbon. They are often used in conjunction with other filtration methods.

3. UV (Ultraviolet) Purifiers: UV purifiers use ultraviolet light to disinfect water by killing bacteria, viruses, and other microorganisms. The UV light disrupts the DNA of these organisms, rendering them unable to reproduce and making the water safe to drink. UV purifiers do not remove physical impurities or chemicals, so they are often used in combination with other filtration methods.

4. Distillation Systems: Distillation systems heat water to create steam, which is then collected and condensed back into liquid form. This process removes many contaminants, including bacteria, viruses, heavy metals, and minerals. Distillation systems are effective but can be energy-intensive.

5. Ion Exchange Systems: Ion exchange systems use resin beads to remove dissolved ions, such as calcium, magnesium, and heavy metals, by exchanging them with less harmful ions, such as sodium. These systems are

commonly used to soften hard water and reduce the scaling caused by mineral deposits.

6. Ceramic Filters: Ceramic filters are effective at removing bacteria, protozoa, and other larger particles from water. They work by trapping these contaminants in the tiny pores of the ceramic material, allowing clean water to pass through.

It's important to note that different water purification systems have varying levels of effectiveness in removing specific contaminants. Therefore, it's essential to consider the specific water quality issues in your area and consult with professionals or follow manufacturer guidelines to determine the most suitable water purification system for your needs.

Supply Lines: Materials

Copper Supply Lines

Plumbing supply lines are essential components of a home's water distribution system, responsible for delivering potable water from the main water source to various fixtures throughout the property. These lines are typically constructed from materials such as copper, PEX (cross-linked polyethylene), CPVC (chlorinated polyvinyl chloride), or galvanized steel, each with distinct characteristics related to durability, cost, and performance. The selection of supply line material depends on factors like local building codes, water chemistry, installation environment, and budget considerations.

Supply Lines: Mixed Metals in Plumbing Supply Lines

Mixed metals in plumbing supply lines refer to the use of different metallic materials, such as copper and galvanized steel pipes, within the same water distribution system. This practice involves connecting pipes made from different metals, which can create potential electrochemical interactions and corrosion risks. Understanding the compatibility and potential challenges of mixed metal piping is crucial for maintaining the integrity and longevity of a home's plumbing infrastructure. Different metals have varying properties, rates of corrosion, and potential for galvanic reactions that can impact water quality and pipe durability over time.

Supply Lines: Copper Water Pipe Types

Copper water supply lines are a traditional and widely used plumbing material known for durability and reliability. These pipes are typically manufactured in two primary types: Type K (thickest wall), Type L (medium wall thickness), and Type M (thinnest wall). Copper pipes are valued for their resistance to corrosion, ability to inhibit bacterial growth, and long-term performance in residential water distribution systems.

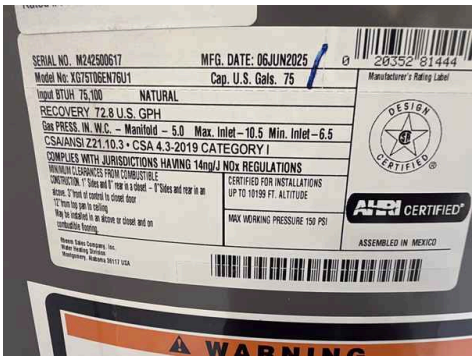
Supply Lines: Definition Air Hammer

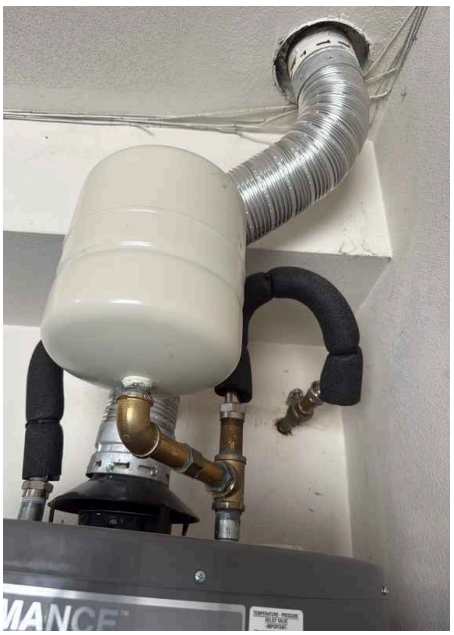
An air hammer, also known as a water hammer, is a plumbing phenomenon characterized by a loud banging or hammering noise in water supply lines. This occurs when water flow is suddenly stopped or redirected, causing pressure waves to create a shock in the piping system. Air hammers can potentially damage pipes, connections, and fixtures if left unaddressed, and are typically caused by rapid valve closure, quick-acting solenoid valves, or sudden changes in water flow.

Water Heater: *Water Heater Manufacturer

Rheem

Water heaters are essential home appliances designed to heat and store water for various household uses, including bathing, cleaning, and cooking. Manufacturers produce water heaters in multiple types, including traditional tank-style, tankless, solar, and heat pump models. Each type offers different efficiency ratings, capacities, and technological features to meet diverse residential hot water needs. The manufacturer of a water heater provides critical information about the unit's specifications, warranty, and potential performance characteristics.





Water Heater: *Water Heater Style / Tpye

Gas Water Heater

Water heaters are essential home systems that provide heated water for various household uses. They come in several primary types, including traditional tank-style, tankless, heat pump, solar, and hybrid models. Each type has unique characteristics related to energy efficiency, initial cost, operating expenses, and hot water delivery capabilities.

Water Heater: *Water Heater Capacity

75-80 Gallons

Water heater capacity refers to the total volume of hot water a tank can store and deliver, typically measured in gallons. This specification determines how much hot water is available for simultaneous household uses like showering, washing dishes, and laundry. Capacity varies based on household size, number of occupants, and typical hot water demand.

Water Heater: *Water Heater Ventilation

Gas water heaters require proper ventilation to safely remove combustion byproducts and prevent potential carbon monoxide buildup. Proper ventilation involves a dedicated vent pipe that exhausts gases directly outside, ensuring safe operation of the water heating system. The vent pipe must be correctly sized, installed with appropriate slope, and free from obstructions to maintain safe and efficient performance.

Water Heater: *Seismic Strapping

Seismic strapping is a critical safety measure designed to secure water heaters during earthquakes. This installation involves using metal straps or brackets to anchor the water heater to the building's structure, preventing potential tipping, movement, or displacement during seismic activity. Proper seismic strapping helps minimize potential damage

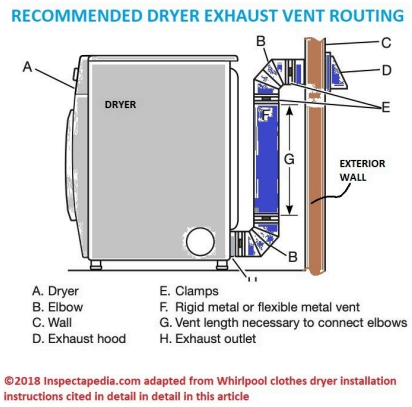
to the water heater, surrounding infrastructure, and reduces the risk of gas line ruptures or water line breaks during earthquakes.

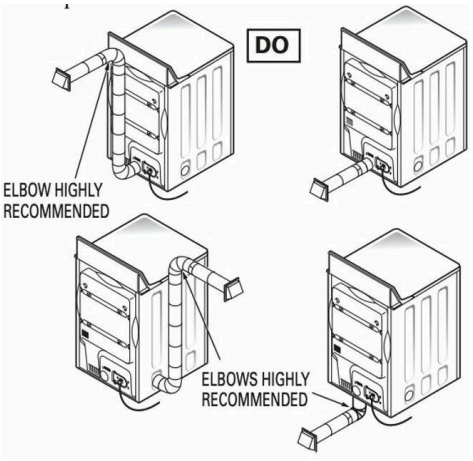
Laundry: Laundry Not Inspected

We Do Not Inspect Laundry Components: -The laundry area is a designated space within a residential property specifically designed for washing, drying, and managing clothing and household textiles. This functional area typically contains essential equipment like a washer and dryer, and may include storage for laundry supplies, folding surfaces, and utility connections for water and electrical services. Proper configuration and maintenance of the laundry area contribute to efficient home management and clothing care.

Laundry: Laundry Area Photo

Laundry areas are specialized spaces designed for washing, drying, and managing household textiles and clothing. These functional spaces typically include washing machines, dryers, storage solutions, and often serve as utility rooms for additional household tasks.





Dryer Connections Review

Laundry: Laundry Service Supply

Hot Water Supply, Cold Water Supply

Laundry service supply lines provide water connections for washing machines, enabling proper functionality of laundry equipment. These dedicated water lines typically include both hot and cold water supplies, featuring shut-off valves for maintenance and emergency control. Proper installation and maintenance of service supplies are crucial for preventing water damage and ensuring efficient appliance operation.

Laundry: Laundry Sink

A laundry sink is a specialized utility sink typically installed in laundry rooms to support various cleaning and washing tasks. These sinks are designed to be deeper and more robust than standard kitchen or bathroom sinks, allowing for activities such as pre-treating stains, hand-washing delicate items, cleaning large objects, and managing laundry-related water disposal.

Laundry: Dryer Vent Build Up - Precaution

We were unable to inspect the interior of the dryer vent. Dryer vent build up is one of leading causes of fires within homes. We recommend the interior of dryer vent be evaluated before use and annually thereafter.

Bathroom Ceiling, Walls, & Floors: Normal Wear

The bathroom ceiling, walls and flooring show normal everyday wear, with minor scratches and dings. General maintenance and service needed by qualified contractor.

Drain, Waste, & Vent Systems: Municipal Sewer Type

Public

Sewer systems are underground networks designed to transport wastewater from residential and commercial properties to treatment facilities or septic systems. These systems typically consist of pipes that collect waste from sinks, toilets, showers, and other plumbing fixtures, directing sewage away from buildings through a network of underground pipes.

Drain, Waste, & Vent Systems: Drain & Waste Vent Materials

ABS

Water was running through all waste/drains in the structure for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Occupied conditions can not be adequately replicated during an inspection and we have no control of future drainage conditions due to occupancy usage (solids being flushed down the system, etc.).

Drain, Waste, & Vent Systems: Drain, Waste, and Vent Pipe Systems

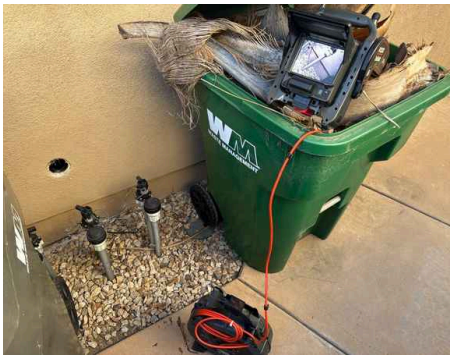
Drain, waste, and vent (DWV) pipe systems are critical plumbing infrastructure that manage wastewater removal and maintain proper air pressure within residential plumbing networks. These systems typically consist of pipes that transport waste from fixtures, carry it away from the home, and allow sewer gases to safely vent, preventing pressure buildup and potential health hazards. Materials commonly used include PVC, cast iron, copper, and ABS plastic, each with unique characteristics for durability, noise reduction, and longevity.

Drain, Waste, & Vent Systems: Sewer Clean-out Info

A sewer clean-out is a specialized plumbing access point that allows maintenance and inspection of the main sewer line. It provides a direct entry point for plumbing professionals to clear blockages, perform camera inspections, and conduct sewer line maintenance without excavating the entire pipe system. These access points are typically capped and located at strategic points along the property's sewer line, often near the building's foundation or in the yard.

Drain, Waste, & Vent Systems: Definition Sewer Lateral Clean Out

A sewer lateral clean out is a critical component of a property's plumbing infrastructure that provides direct access to the main sewer line. This access point allows plumbers to inspect, clean, and clear potential blockages in the underground sewer pipe connecting a home's internal plumbing system to the municipal sewer main. Clean outs are typically located at strategic points along the pipe's path and are essential for maintaining proper drainage and preventing potential sewage backup issues.



Drain, Waste, & Vent Systems: Clean-out Location

Garage

Clean-outs are essential access points in a structure drain, waste, and vent system that allow plumbers to inspect and clear potential blockages. These are typically capped openings strategically placed along drainage pipes to provide maintenance and cleaning access. Clean-outs help prevent and resolve plumbing issues by enabling direct rod or camera access into the pipe network.

Sinks / Fixtures: Sink Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathtub / Shower: Bathtub / Shower Information

The bathtub/shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report. Annual service and maintenance is recommended by qualified contractor.

Bathtub / Shower: Jetted Tub Appeared to be Functioning.

The jetted tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No

significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.


Bathtub / Shower: Spa Tub Standards & Guidelines

When it comes to spa tub jets, motor bonding wire, and GFCI (Ground Fault Circuit Interrupter) standards, there are several requirements and guidelines to consider for electrical safety. Here are some key points to keep in mind:

1. **Spa Tub Jets:** The jets in a spa tub typically have electrical components such as pumps and motors. These components should be designed and installed in compliance with relevant electrical codes to ensure safe operation. It is vital to consult the manufacturer's specifications and guidelines for the specific spa tub model you have.

2. Motor Bonding Wire: The motor bonding wire is used to provide an electrical connection between metallic parts of the spa tub, including the motor, jets, and other components, and the electrical grounding system. This helps to prevent electric shock hazards by ensuring that any stray electrical currents are safely redirected to the ground. The installation of bonding wire should be done in accordance with established electrical codes such as the National Electrical Code (NEC) and any local regulations.

3. GFCI Standards: GFCI protection is a critical safety requirement for spa tubs. A GFCI is a special type of electrical outlet or circuit breaker that can quickly shut off power in the event of a ground fault or electrical imbalance. NEC requires that spa tubs have GFCI protection to protect against electric shock hazards. Typically, both the electrical circuit serving the spa tub and any individual outlets near the tub should be GFCI-protected.

It is essential to consult with a licensed electrician experienced in spa tub installations to ensure compliance with all applicable electrical standards and codes. They will be familiar with the specific requirements in your area and can help ensure that the jets, motor bonding wire, and GFCI protection are installed correctly for the safe operation of your spa tub.

When it comes to installing a spa tub, specific standards and guidelines for foam fill beneath the tub to support the weight of the water can vary. However, there are some general recommendations to consider:

1. Manufacturer Instructions: Always consult the manufacturer's instructions that come with your specific spa tub. They will often provide guidance on the recommended method of supporting the weight of the tub, including whether foam fill is necessary and if there are any specific requirements.

2. Structural Support: Prior to installing the foam fill, ensure that the structural support beneath the spa tub is sufficient to handle the weight of the filled tub. This typically involves a sturdy base or foundation that is capable of supporting the anticipated load.

3. Foam Fill Material: When using foam fill beneath the tub, it is important to select a material that is designed for this purpose. Closed-cell foam is commonly used as it can provide adequate support, stability, and insulation. Be sure to choose a foam product that meets relevant building codes and safety standards.

4. Complete and Even Fill: In order to properly distribute the weight of the tub, the foam fill should be applied evenly and completely beneath the entire tub surface. This helps to ensure balanced support and reduce the risk of uneven weight distribution.

It is advisable to consult with a professional spa installer or contractor who can assess your specific installation and provide guidance based on local building codes and standards. They will be able to help you determine the best approach for supporting the weight of your spa tub using foam fill or other appropriate methods.

Bathtub / Shower: Tub & Shower Walls & Pan Caulking Maintenance

Tub & Shower walls & pan caulking and sealants refer to the materials and techniques used to seal the joints and gaps in walls and shower pan to prevent water leakage and damage. The shower walls and pan are the base of the shower stall or enclosure that collects and channels water towards the drain.

Caulking is the process of filling in gaps and joints with a flexible, waterproof material known as caulk. It is typically applied along the edges where the shower pan meets the walls or other surfaces, as well as around the drain and other openings in the shower floor. Caulking helps create a water-tight seal, preventing water from seeping into areas where it can cause structural damage or mold growth.

Sealants may refer to specific products designed to provide extra protection and waterproofing to the shower walls and floor. These sealants are often applied to the surface of the shower walls and pan, creating a barrier that repels water. They can be applied to various materials, such as fiberglass, acrylic, or tile, depending on the type of tub & shower pan being used.

The choice of caulking and sealant materials depends on factors such as the type of tub & shower pan, the surrounding materials, and the level of water exposure. Silicone-based caulk and sealants are commonly used due to their flexibility, water resistance, and durability.

Regular inspection and maintenance of shower walls & pan caulking and sealants are recommended to ensure their effectiveness and prevent any potential water damage. If signs of wear, cracking, or deterioration appear, it is important to re-caulk or reseal the affected areas to maintain the integrity and functionality of the shower pan.

Bathtub / Shower: Spa Tub Accessiblity Standards

When it comes to residential bathroom spa tubs, it is important to follow applicable building codes and standards to ensure safety and proper installation. While the specific requirements may vary depending on your location, here are some general considerations:

Access Panel: Most building codes require that a residential bathroom spa tub have an access panel or removable panel to provide access to the motor, electrical components, and plumbing connections. This allows for maintenance, repair, or inspection of these components without needing to dismantle the tub.

Clearance and Accessibility: There should be adequate clearance around the spa tub for easy access to the access panel, as well as to allow for any required maintenance or repairs. The clearance requirements may vary depending on the specific codes and standards in your area, but a general guideline is to have at least 18 inches (45 cm) of clearance around the tub.

Electrical Requirements: The installation of electrical components for a spa tub should be done in accordance with local electrical codes. This typically includes using ground-fault circuit interrupter (GFCI) protection, ensuring proper grounding, and following the required wiring methods to minimize the risk of electrical shocks or fires.

Motor Evaluation: The access panel is particularly important for evaluating the motor of the spa tub. It allows for inspection, maintenance, and potential replacement if needed, ensuring the motor operates safely and efficiently.

It is advisable to consult with local building departments or electrical contractors to obtain specific information on the requirements and codes applicable to residential bathroom spa tubs in your area. They can provide guidance on the proper installation, access panel requirements, and electrical considerations to ensure compliance with safety standards and building codes.

Bathtub / Shower: Definition Spa Tub Closed Cell Foam

A spa tub is a large tub filled with hot water used for relaxation and hydrotherapy. Closed cell foam is a type of foam insulation that is often used beneath the tub base for various purposes. It can help provide support and stability to the tub, reduce noise and vibrations, and act as a thermal barrier to retain heat. The primary purpose of closed cell foam beneath the tub base is to distribute the weight of the water evenly, preventing any concentrated pressure points that could cause damage to the tub or the floor beneath it. The effects of having closed cell foam beneath the tub base include increased durability, improved insulation, and enhanced comfort during use.

Bathtub / Shower: Overflow Drains Not Inspected

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. **Again, it should be assumed these overflows will not be water tight.**

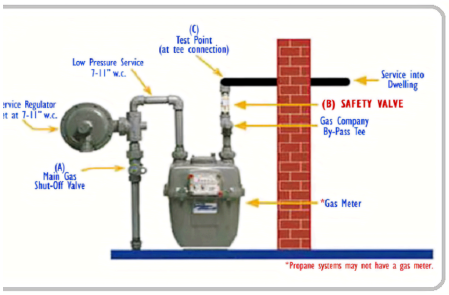
Toilets / Bidets: Toilet Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Exhaust Fans / Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Fuel Systems: Photo Gas Shutoff



Gas Meter

Fuel Systems: Gas Shut-off Location

Gas Meter

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience: SDGE Emergency Shutoff/Gas

Observations

10.2.1 Excluded Plumbing System

Maintenance Item

OUTDOOR BBQ

Our company does not inspect outdoor kitchens, bar-b-que grills or fire pits. These devices should be further explored by a qualified contractor to ensure that they are installed in a safe manner and comply with today's building standards.

Recommendation

Contact a qualified appliance repair professional.

10.4.1 Supply Lines

Recommendation

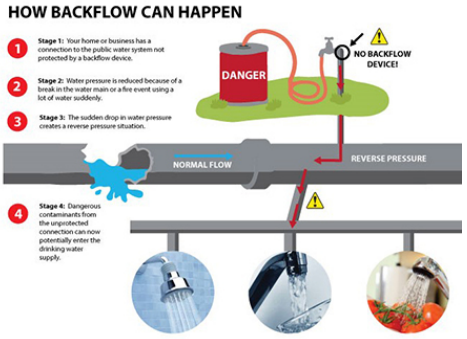
ANTI-SIPHON DEVICE MISSING

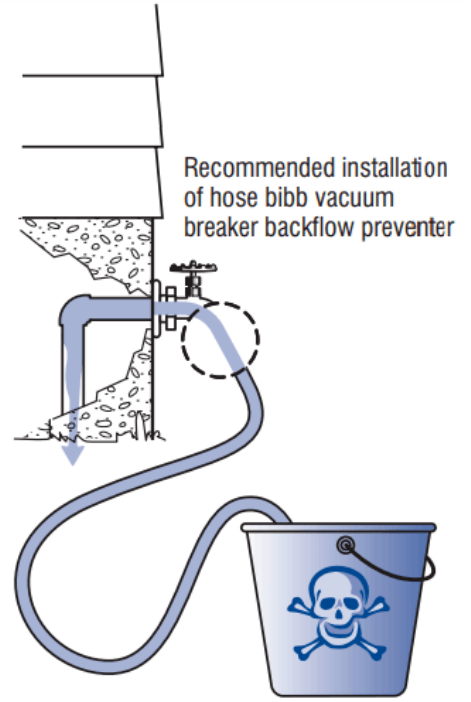
If the exterior wall hose bibs are missing, anti-siphoning devices. The are susceptible to cross-contamination into potable water supply. Refer to licensed contractor for repairs.

Recommendation

Contact a qualified licensed plumbing contractor

Hose Bib Backflow Preventer





10.5.1 Water Heater

Recommendation

WATER STAND & SIDE WALL PRIOR MOISTURE

GARAGE

Garage Water Heater Platform / Wall Condition

The water heater platform/stand and adjacent garage walls exhibited visible discoloration and staining. Moisture meter testing at the time of inspection did not detect active moisture intrusion.

These conditions may be indicative of prior moisture exposure or past leakage. It is recommended that the buyer review the seller's disclosures for any history of leaks, repairs, or water intrusion and continue to monitor the area for any future changes or signs of active moisture.

Recommendation

Contact the seller for more info

Garage

Garage

Garage

10.6.1 Laundry

Recommendation

LAUNDRY APPLIANCES

Laundry appliances were not included in this inspection. Home inspections typically focus on built-in systems and permanently installed components, while movable appliances like washers and dryers are often excluded from standard inspection protocols.

10.6.2 Laundry

Recommendation

- NO CATCH PAN

GARAGE

Laundry equipment installation lacks a proper catch pan beneath the washing machine. This was discovered during the plumbing system inspection. Without a catch pan, water leaks or overflow could cause significant water damage to surrounding floors and structures. A licensed plumbing contractor should install a code-compliant catch pan with appropriate drainage to prevent potential water-related damage.

Recommendation

Contact a qualified appliance repair professional.

10.7.1 Irrigation

Recommendation

IRRIGATION SYSTEM NOT TESTED

EXTERIOR

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commercial referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Recommendation

Contact a qualified #lic. landscaping contractor

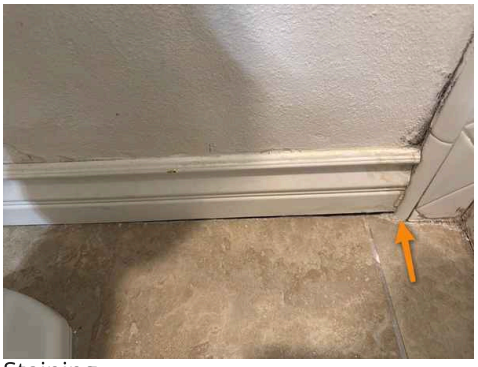
10.8.1 Bathroom Ceiling, Walls, & Floors

Recommendation

BATHROOM WALL SURFACE DISCOLORATION

2ND FLOOR JACK & JILL BATHROOM

The wall surface and wood baseboard show discoloration and staining behind toilet and adjacent tub. When tested with moisture meter no active moisture intrusion. Minor mildew growth. Refer to seller's disclosure to advise.



Staining

Staining

10.10.1 Sinks / Fixtures

Recommendation

SINK FAUCET LEAK

The sink faucet stem was observed to be leaking water. This condition may lead to water damage or further deterioration if not addressed. Caution is advised. We recommend evaluation and replacement of the faucet stem by a licensed plumbing contractor.

Recommendation

Contact a qualified licensed plumbing contractor

2nd Floor Jack & Jill Bathroom

10.10.2 Sinks / Fixtures

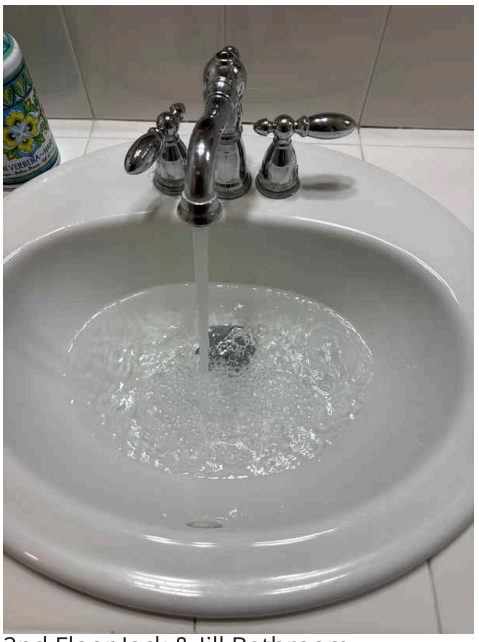
Recommendation

SINK DRAINS SLOWLY

The sink drains slowly and appears clogged with debris. Seek a licensed plumbing contractor for maintenance and repairs.

Recommendation

Contact a qualified licensed plumbing contractor



2nd Floor Jack & Jill Bathroom

10.10.3 Sinks / Fixtures

Recommendation

SINK FAUCET WORN, STIFF

PRIMARY BATHROOM

Plumbing Fixture – Worn Sink Faucet

The sink faucet was observed to be worn and stiff, and it does not swing left or right easily as intended. This condition may indicate internal wear, mineral buildup, or deterioration of the faucet cartridge or swivel assembly.

Caution ⚠:

Continued use in this condition may lead to further mechanical damage and possible water leakage.

Recommendation:

Evaluation and repair or replacement by a qualified, licensed plumbing contractor is recommended to restore proper operation and help prevent future leakage.

10.11.1 Bathtub / Shower

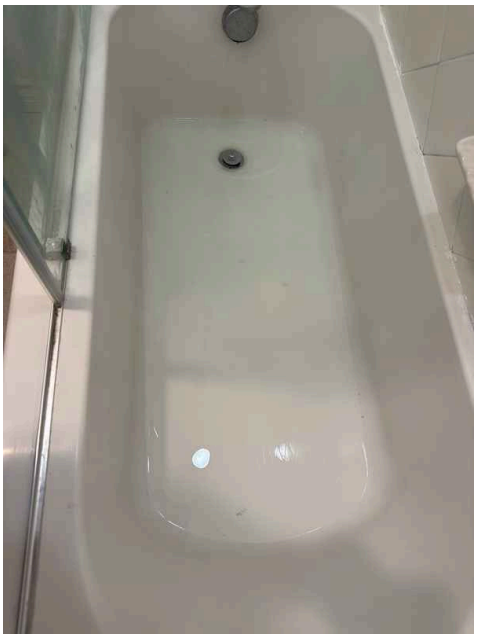
Recommendation

DRAINED SLOWLY / CLOGGED - BATHTUB

The bathtub drained slowly or was clogged. Recommend clearing drain and/or that a licensed plumber repair if necessary.

Recommendation

Contact a qualified licensed plumbing contractor



10.11.2 Bathtub / Shower

Recommendation

TUB WATER FAUCET LEAK BENEATH SPA TUB

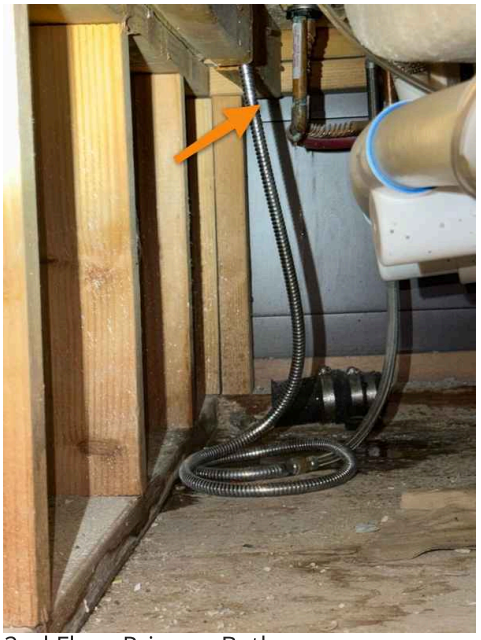
2ND FLOOR PRIMARY BATHROOM

Bathroom spa tub water supply faucet is leaking water beneath the spa tub. Caution conditions to moisture damages. Refer to licensed plumbing contractor for immediate repairs.

Recommendation

Contact a qualified licensed plumbing contractor

2nd Floor Primary Bathroom


2nd Floor Primary Bathroom

2nd Floor Primary Bathroom

10.11.3 Bathtub / Shower

Recommendation

SPA TUB ACCESS PANEL NOT SECURED

2ND FLOOR PRIMARY BATHROOM

Spa tub access panel not secured

11: HVAC 1

Information

Heating / Gas Forced Air: Estimated Year Mfg.
Unknown

Heating / Gas Forced Air: Location
Attic

Heating / Gas Forced Air: Energy source
Natural gas

Air Conditioner: Estimated Year Mfg.
Unknown

Air Conditioner: Location
Exterior

Air Conditioner: System Type
Split system

Ducts and Registers: Type
Flexible, Ducts and Registers

HVAC System Inspection Limited

HVAC System Inspection – Scope and Limitations

Operation at Normal Controls: The system was tested via the thermostat in heating and cooling modes, as conditions safely permitted.

Visual Observation: Both interior and exterior equipment were assessed for obvious issues such as damage, leaks, or abnormal noises.

Access Limitations: Only panels designed for homeowner removal were opened; internal components were not disassembled.

Scope Limitations: Inspectors did not test refrigerant levels, gas pressures, or electrical readings beyond visible, accessible areas.

Inaccessible Equipment: Any equipment in locked, unsafe, or restricted areas was noted but not inspected.

Weather Restrictions: Extreme weather may limit safe operation of heating or cooling functions.

Recommendation: For a comprehensive evaluation—including refrigerant checks, internal component inspection, and safety/efficiency testing—consult a licensed HVAC contractor.

HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Definition Air- Return Systems

The purpose of an HVAC air return system is to provide a pathway for air to return to the heating, ventilation, and air conditioning system. While the supply ducts deliver conditioned air to different areas of a building, the return system ensures that air is efficiently circulated back to the HVAC unit for reconditioning. The air return system serves several important functions:

1. Air Circulation: By creating a balanced airflow, the return system helps maintain proper air circulation throughout the building. This promotes better temperature control and even distribution of conditioned air.

2. Air Filtration: The air return system typically includes a filter that captures dust, allergens, and other particulates from the air. This helps improve indoor air quality by removing contaminants before the air is reconditioned and supplied back into the space.

3. Pressure Balancing: The return system plays a crucial role in maintaining proper pressure within the building. Without adequate air return, negative pressure can occur, leading to issues such as doors sticking, poor ventilation, or even backdrafting in combustion appliances. The effects of a properly functioning HVAC air return system are:

1. Efficient Cooling and Heating: With an effective return system, the HVAC unit can operate more efficiently, as it receives a consistent flow of air for reconditioning. This results in better cooling or heating performance and reduced energy consumption.

2. Improved Indoor Air Quality: The air return system, especially when equipped with a filter, helps remove airborne pollutants, allergens, and dust from the circulating air. This leads to improved indoor air quality and a healthier living or working environment.

3. Balanced Airflow: Properly designed return systems help maintain balanced airflow by preventing pressure imbalances. This ensures that conditioned air is evenly distributed throughout the building, avoiding hot or cold spots.

In summary, the HVAC air return system plays a vital role in maintaining indoor air quality, promoting efficient operation of the HVAC unit, and ensuring proper airflow throughout the building.

HVAC Photos


Heating / Gas Forced Air: Furnace Operational When Tested

Heat system appears to be in working order. Supply air from the heating system should be 90 degrees Fahrenheit or higher. The HVAC system is functional and responded to thermostat commands when tested.

Heating / Gas Forced Air: HVAC Sytem Functional

***The HVAC Heating & Air Conditioning were functional during the time of the inspection. The system responded to thermostat commands. The system differential temperature appears consistent with the standards of practice. The system components show no visible damages. Monitor conditions and seek semi-annul maintenance as required by the manufacturer.**

Heating / Gas Forced Air: Definition Attic Light

Standards for a light source above a gas furnace in an attic space may vary depending on local building codes, safety regulations, and manufacturer recommendations. However, here are some general considerations:

1. Lighting Fixture: The light source should be a suitable lighting fixture designed for use in attic spaces. It should meet safety standards, including proper electrical wiring, insulation, and materials that can withstand the conditions typically found in attics, such as high temperatures and varying humidity.

2. Clearance and Accessibility: The light source should be installed in a manner that allows for proper clearance and accessibility. It should be positioned to provide sufficient lighting for maintenance and inspection while allowing ample space to work safely around the gas furnace.

3. Wiring and Electrical Considerations: Electrical wiring and connections should be done according to local electrical codes and regulations. It should be safely routed and properly grounded to mitigate the risk of electrical hazards.

4. Fire Safety: The lighting fixture should be installed in a way that minimizes the risk of fire hazards. It should be positioned away from flammable substances or materials and comply with any fire-resistant requirements specified by local building codes.

It is important to consult with local building departments, electrical contractors, or HVAC professionals to obtain specific information on the requirements and standards applicable to your location or jurisdiction. They can provide guidance on the proper installation, wiring, and positioning of the light source above a gas furnace in an attic space to ensure safety and compliance.

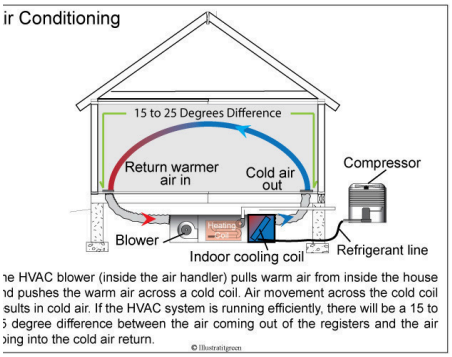
Air Conditioner: Equipment Photos

A/C system was tested using normal operating controls. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the cooling mode, it is an indication that the major components are operational. If a more detailed evaluation of the cooling capacity is desired, a HVAC company should be consulted prior to closing.

Air Conditioner: Temperature split

Not Taken

A common way of inspecting a homes air conditioning system is by obtaining temperature measurements in the home before and after air cycles through the air conditioning system. Temperature readings are taken at a vent blowing into a room (supply side) of the AC system and deducted from temperature readings taken at the air filter (return side). The difference in temperature called a "temperature split" or differential, gives an indication of how well the air conditioning system is performing overall. The national average for a system in the US should read between 15 and 25 degrees.



Filter & Thermostat: *Air-Filter Location(s)

2nd Floor

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Filter & Thermostat: Thermostat

The thermostat was found to be operational and successfully used to operate the HVAC system at the time of inspection. Please note that programmable thermostats are not adjusted during the inspection, and no testing is performed to verify the accuracy of temperature readings or to review programmed settings. Homeowners are encouraged to review and adjust thermostat programming as needed for optimal comfort and efficiency.

Filter & Thermostat: T-stat Location(s)

Hallway

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat.

Ducts and Registers: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Ducts and Registers: Definition Air Duct Types

An HVAC (Heating, Ventilation, and Air Conditioning) air duct system is a network of ducts that distribute heated or cooled air throughout a building to provide comfort and maintain indoor air quality. There are several types of HVAC air duct systems commonly used in residential, commercial, and industrial buildings. Here are some of the most common types:

1. **Sheet Metal Ducts: These are made of galvanized steel or aluminum sheets and are commonly used in residential and commercial buildings. They are durable, fire-resistant, and can be custom fabricated to fit specific space requirements.**

2. **Fiberglass Ducts: These ducts are made of fiberglass-reinforced plastic and are lightweight, easy to install, and resistant to moisture and corrosion. They are commonly used in residential and commercial buildings where space is limited.**

3. **Flexible Ducts: These ducts are made of a flexible plastic inner core surrounded by insulation and an outer jacket. They are easy to install in tight spaces and are commonly used in residential buildings and for connecting air supply outlets to main ducts.**

4. **Duct Board Ducts: These ducts are made of fiberglass insulation board covered with an outer facing material. They are lightweight, easy to cut and install, and provide good thermal insulation properties.**

5. **Round Metal Ducts: These ducts are typically made of galvanized steel and are used for distributing air in HVAC systems. They are commonly used in commercial and industrial buildings where high air flow rates are required.**

6. **PVC Ducts: These ducts are made of polyvinyl chloride (PVC) and are lightweight, durable, and resistant to corrosion. They are commonly used in industrial applications where chemical resistance is required.**

Each type of HVAC air duct system has its own advantages and is chosen based on factors such as building size, layout, air flow requirements, and budget. Proper design, installation, and maintenance of the air duct system are essential to ensure efficient and effective operation of the HVAC system.

Observations

11.1.1 Heating / Gas Forced Air

Recommendation

SEDIMENT TRAP (DRIP LEG)

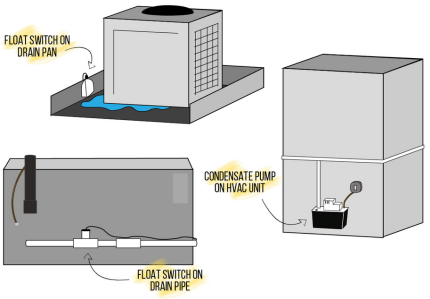
The furnace gas supply is missing condensation drip leg, and/or sediment trap at gas supply pipe connection. Seek a licensed HVAC contractor for approved repairs.

11.2.1 Air Conditioner

Safety Hazard

NO SAFETY T- SWITCH

(Safety T Switch) No float switch for emergency shutoff was found on the “evaporator coil” to shut the system off in the event the condensate line becomes clogged this is known as “Safety T- Switch” without this mechanism, water from the condensate line will overflow onto whatever is below/around the unit, potentially causing excessive moisture damage. Refer to a licensed HVAC contractor for immediate repairs prior to sale.



Recommendation

Contact a qualified lic. hvac technician/contractor

11.2.2 Air Conditioner

Recommendation

HVAC MISSING LABEL

EXTERIOR

The age and/or size (capacity) of one or more components could not be verified at the time of inspection due to missing, faded, or illegible manufacturer identification labels. As a result, the remaining service life and specifications of these components could not be accurately determined.

11.2.3 Air Conditioner

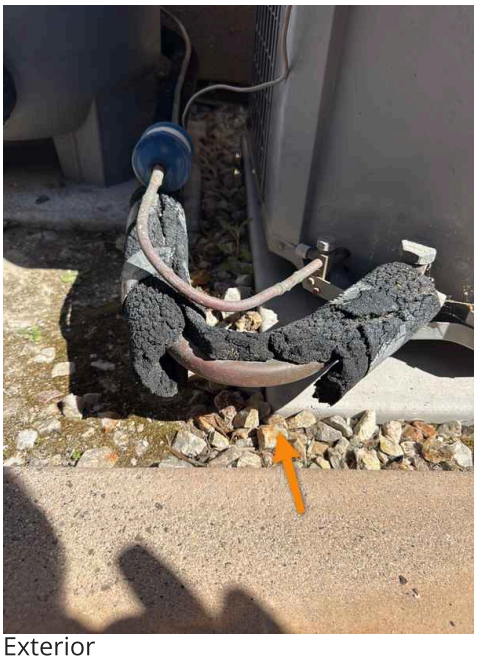
Recommendation

REFRIGERANT PIPES EXPOSED

The exterior HVAC refrigerant lines were observed to be improperly installed and lack adequate protection. The lines are exposed and missing the required metal cover/sheathing.

Exposed refrigerant lines are susceptible to physical damage, which may impact system performance and efficiency.

It is recommended that a qualified, licensed HVAC contractor evaluate the condition and perform necessary repairs or install proper protective covering in accordance with current standards.



Exterior

12: HVAC 2

Information

HVAC Photos

Heating / Gas Forced Air: Estimated Year Mfg.
Unknown

Heating / Gas Forced Air: Location
Attic

Heating / Gas Forced Air: Energy source
Natural gas

Air Conditioner: Estimated Year Mfg.
Unknown

Air Conditioner: Location
Exterior

Air Conditioner: System Type
Split system

Ducts and Registers: Type
Ducts and Registers

HVAC System Inspection Limited

HVAC System Inspection – Scope and Limitations

Operation at Normal Controls: The system was tested via the thermostat in heating and cooling modes, as conditions safely permitted.

Visual Observation: Both interior and exterior equipment were assessed for obvious issues such as damage, leaks, or abnormal noises.

Access Limitations: Only panels designed for homeowner removal were opened; internal components were not disassembled.

Scope Limitations: Inspectors did not test refrigerant levels, gas pressures, or electrical readings beyond visible, accessible areas.

Inaccessible Equipment: Any equipment in locked, unsafe, or restricted areas was noted but not inspected.

Weather Restrictions: Extreme weather may limit safe operation of heating or cooling functions.

Recommendation: For a comprehensive evaluation—including refrigerant checks, internal component inspection, and safety/efficiency testing—consult a licensed HVAC contractor.

HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Definition Air- Return Systems

The purpose of an HVAC air return system is to provide a pathway for air to return to the heating, ventilation, and air conditioning system. While the supply ducts deliver conditioned air to different areas of a building, the return system ensures that air is efficiently circulated back to the HVAC unit for reconditioning. The air return system serves several important functions:

1. Air Circulation: By creating a balanced airflow, the return system helps maintain proper air circulation throughout the building. This promotes better temperature control and even distribution of conditioned air.

2. Air Filtration: The air return system typically includes a filter that captures dust, allergens, and other particulates from the air. This helps improve indoor air quality by removing contaminants before the air is reconditioned and supplied back into the space.

3. Pressure Balancing: The return system plays a crucial role in maintaining proper pressure within the building. Without adequate air return, negative pressure can occur, leading to issues such as doors sticking, poor ventilation, or even backdrafting in combustion appliances. The effects of a properly functioning HVAC air return system are:

1. Efficient Cooling and Heating: With an effective return system, the HVAC unit can operate more efficiently, as it receives a consistent flow of air for reconditioning. This results in better cooling or heating performance and reduced energy consumption.

2. Improved Indoor Air Quality: The air return system, especially when equipped with a filter, helps remove airborne pollutants, allergens, and dust from the circulating air. This leads to improved indoor air quality and a healthier living or working environment.

3. Balanced Airflow: Properly designed return systems help maintain balanced airflow by preventing pressure imbalances. This ensures that conditioned air is evenly distributed throughout the building, avoiding hot or cold spots.

In summary, the HVAC air return system plays a vital role in maintaining indoor air quality, promoting efficient operation of the HVAC unit, and ensuring proper airflow throughout the building.

Heating / Gas Forced Air: Furnace Operational When Tested

Heat system appears to be in working order. Supply air from the heating system should be 90 degrees Fahrenheit or higher. The HVAC system is functional and responded to thermostat commands when tested.

Heating / Gas Forced Air: HVAC Sytem Functional

***The HVAC Heating & Air Conditioning were functional during the time of the inspection. The system responded to thermostat commands. The system differential temperature appears consistent with the standards of practice. The system components show no visible damages. Monitor conditions and seek semi-annul maintenance as required by the manufacturer.**

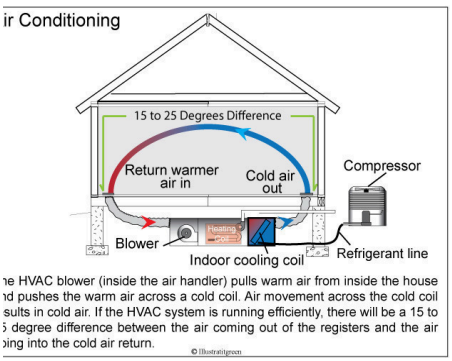
Air Conditioner: Equipment Photos

A/C system was tested using normal operating controls. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the cooling mode, it is an indication that the major components are operational. If a more detailed evaluation of the cooling capacity is desired, a HVAC company should be consulted prior to closing.

Air Conditioner: Temperature split

Not Taken

A common way of inspecting a homes air conditioning system is by obtaining temperature measurements in the home before and after air cycles through the air conditioning system. Temperature readings are taken at a vent blowing into a room (supply side) of the AC system and deducted from temperature readings taken at the air filter (return side). The difference in temperature called a "temperature split" or differential, gives an indication of how well the air conditioning system is performing overall. The national average for a system in the US should read between 15 and 25 degrees.



Air Conditioner: Definition Temperature Difference

HVAC temperature split, also known as temperature difference or temperature drop, refers to the difference in temperature between the supply air and return air in an HVAC system. It is a crucial measurement used to evaluate the performance and efficiency of the system. In cooling mode, the temperature split is typically measured at the air conditioning unit's evaporator coil. It represents the amount of cooling that is taking place as air passes over the coil. A proper temperature split indicates that the system is functioning effectively, efficiently removing heat from the air. In heating mode, the temperature split is measured at the heat exchanger. It represents the temperature rise of the air as it passes through the heat exchanger. A correct temperature split indicates that the system is providing sufficient heat to warm the air. Monitoring the temperature split helps HVAC technicians diagnose problems and make adjustments to ensure optimal performance and comfort.

Air Conditioner: Definition Running Load Amps (RLA)

Running Load Amps (RLA) is a term used in the HVAC (Heating, Ventilation, and Air Conditioning) industry to describe the current draw of an HVAC compressor when it is running under normal operating conditions. RLA represents the maximum current that the compressor will draw while it is running continuously. It is an important parameter to consider when sizing electrical components, such as circuit breakers and wires, to ensure that they can handle the electrical load of the compressor without overheating or tripping.

Understanding the RLA of an HVAC compressor is crucial for proper installation, maintenance, and troubleshooting of HVAC systems. By knowing the RLA, technicians can ensure that the electrical components are correctly sized to prevent damage to the compressor and ensure efficient and reliable operation of the HVAC system.

Filter & Thermostat: *Air-Filter Location(s)

2nd Floor, 1 st Floor

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Filter & Thermostat: Thermostat

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat.

Filter & Thermostat: T-stat Location(s)

1st floor, 2nd Floor, Hallway

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat.

Ducts and Registers: Definition Air Duct Types

An HVAC (Heating, Ventilation, and Air Conditioning) air duct system is a network of ducts that distribute heated or cooled air throughout a building to provide comfort and maintain indoor air quality. There are several types of HVAC air duct systems commonly used in residential, commercial, and industrial buildings. Here are some of the most common types:

1. **Sheet Metal Ducts: These are made of galvanized steel or aluminum sheets and are commonly used in residential and commercial buildings. They are durable, fire-resistant, and can be custom fabricated to fit specific space requirements.**

2. **Fiberglass Ducts: These ducts are made of fiberglass-reinforced plastic and are lightweight, easy to install, and resistant to moisture and corrosion. They are commonly used in residential and commercial buildings where space is limited.**

3. **Flexible Ducts: These ducts are made of a flexible plastic inner core surrounded by insulation and an outer jacket. They are easy to install in tight spaces and are commonly used in residential buildings and for connecting air supply outlets to main ducts.**

4. **Duct Board Ducts: These ducts are made of fiberglass insulation board covered with an outer facing material. They are lightweight, easy to cut and install, and provide good thermal insulation properties.**

5. **Round Metal Ducts: These ducts are typically made of galvanized steel and are used for distributing air in HVAC systems. They are commonly used in commercial and industrial buildings where high air flow rates are required.**

6. **PVC Ducts: These ducts are made of polyvinyl chloride (PVC) and are lightweight, durable, and resistant to**

corrosion. They are commonly used in industrial applications where chemical resistance is required.

Each type of HVAC air duct system has its own advantages and is chosen based on factors such as building size, layout, air flow requirements, and budget. Proper design, installation, and maintenance of the air duct system are essential to ensure efficient and effective operation of the HVAC system.

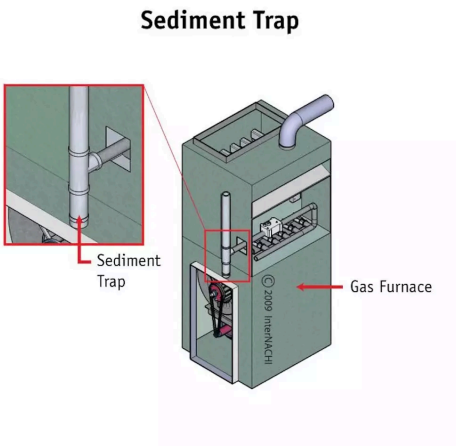
Observations

12.1.1 Heating / Gas Forced Air

Recommendation

SEDIMENT TRAP (DRIP LEG)

The furnace gas supply is missing condensation drip leg, and/or sediment trap at gas supply pipe connection. Seek a licensed HVAC contractor for approved repairs.



Attic

12.2.1 Air Conditioner

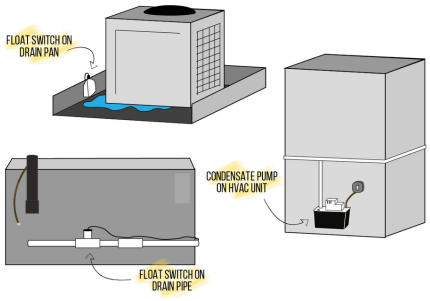
NO SAFETY T- SWITCH

Safety Hazard

(Safety T Switch) No float switch for emergency shutoff was found on the “evaporator coil” to shut the system off in the event the condensate line becomes clogged this is known as “Safety T- Switch” without this mechanism, water from the condensate line will overflow onto whatever is below/around the unit, potentially causing excessive moisture damage. Refer to a licensed HVAC contractor for immediate repairs prior to sale.

Recommendation

Contact a qualified lic. hvac technician/contractor



12.2.2 Air Conditioner

MISSING LABEL

Recommendation

I was not able to determine the age and/or size of one or more components due to the manufacturer's label was faded or missing.

12.2.3 Air Conditioner

Recommendation

HVAC COMPRESSOR SLOPING OUT OF LEVEL

The exterior HVAC compressor is slopping and not level which places premature wear and strain on system. Caution. Seek licensed HVAC contractor for further evaluation and repairs.

13: GARAGE/CARPORT

Information

Structure Type
Attached Garage

Occupant Door
Solid, Wood

Vehicle Door
Roll-up

Automatic Opener Safety Devices
Pressure sensitive

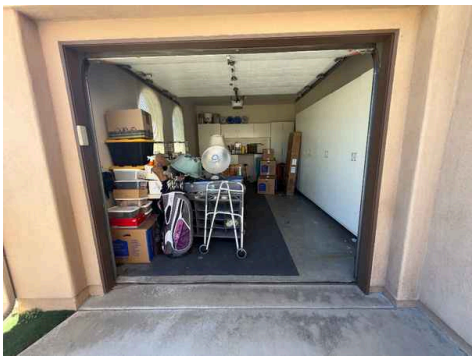
Wall Type
Finished

Ceiling Type
Finished

Views Of The Garage








Floor, Walls, Ceiling: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Floor, Walls, Ceiling: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.
Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Vehicle Door: Garage Door Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Automatic Opener: Garage Door Opener

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

14: KITCHEN APPLIANCES

Information

Range / Oven / Cooktop Energy Source / Supply
Natural Gas

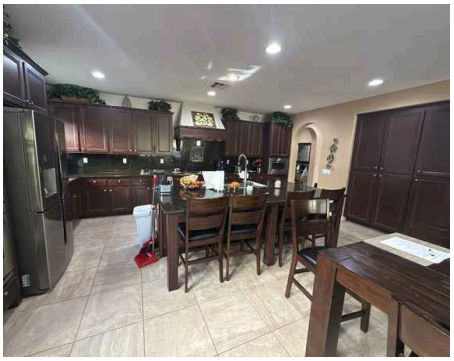
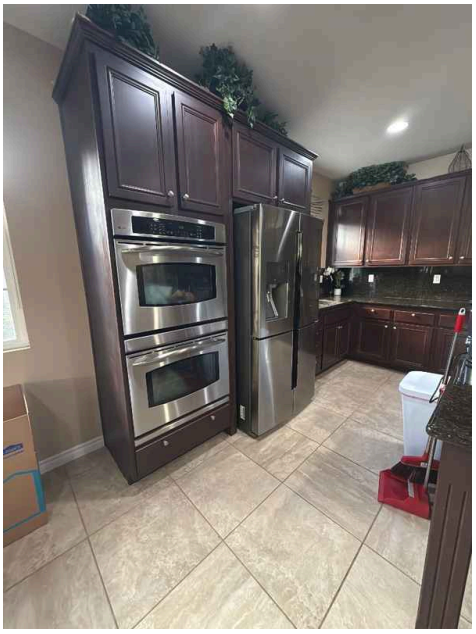
Oven Self Cleaning
Yes

Exhaust / Ventilation Type
Hood

Fridge stays?
Yes

Fridge water supply connection
Yes

Views Of The Main Kitchen



Appliances Not Moved

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

Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough Home Warranty to guard against these unforeseen conditions.

We do not inspect refrigerators or microwaves

View of the kitchen at the time of inspection. Please note that refrigerators and microwave ovens are not included in the scope of a standard home inspection and were not evaluated.

Microwave: Definition Microwave/ Not Inspected

A microwave, also known as a microwave oven or simply a microwave, is a kitchen appliance that uses electromagnetic waves in the microwave frequency range to cook or heat food. It operates by emitting microwaves, which are a type of electromagnetic radiation, that penetrate the food and cause the water molecules inside it to vibrate.

The vibration of water molecules creates heat, which cooks the food from the inside out. Microwaves are particularly effective at reheating leftovers, defrosting frozen food, and quickly cooking or heating a wide variety of food items.

Microwaves are typically cylindrical or rectangular in shape, with a control panel on the front that allows users to set the cooking time and power level. They often have a rotating turntable inside to ensure even heating. Microwaves are equipped with safety mechanisms, such as safety interlocks, to prevent operation while the door is open and to ensure that the appliance shuts off automatically after the set cooking time has elapsed.

Microwaves are commonly used in households and commercial settings due to their convenience and speed in cooking and heating food. However, it is important to use microwave-safe containers and follow manufacturer recommendations to ensure safe and proper use.

Garbage / Food Disposal: Definition Garbage Disposal

A garbage disposal unit or waste disposal unit, is a kitchen appliance installed under a kitchen sink. It is designed to shred food waste into small pieces to prevent clogged pipes and reduce the amount of organic waste sent to landfills.

The garbage disposal unit consists of a motorized grinding chamber or shredder that uses spinning blades or impellers to break down food waste. When activated, the motor spins the blades, which chop and grind the waste into small particles. These particles are then flushed down the drain or through the plumbing system with the help of water.

The primary purpose of a garbage disposal is to eliminate the need for placing food waste in trash cans, reducing unpleasant odors and the presence of rotting food. Food waste such as vegetable peels, fruit scraps, eggshells, and small amounts of leftover food can be processed by a garbage disposal.

It is important to note that not all types of waste should be disposed of in a garbage disposal. Non-food items, bones, large amounts of fibrous materials (like corn husks or celery), grease, oils, and chemicals should not be put into the disposal unit, as they could damage the blades, clog the pipes, or strain the motor.

Proper maintenance, such as regular cleaning and running water while the disposal is in use, can help keep the system in good condition. Following manufacturer guidelines and safety precautions is crucial for safe and effective use of a garbage disposal.

Refrigerator: Refrigerator

Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

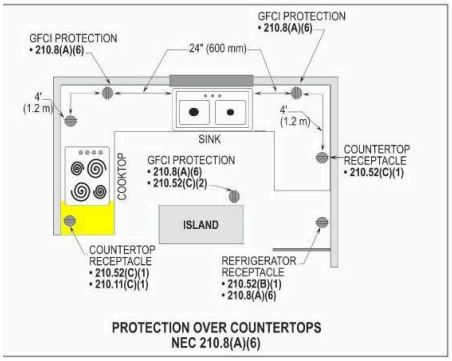
I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

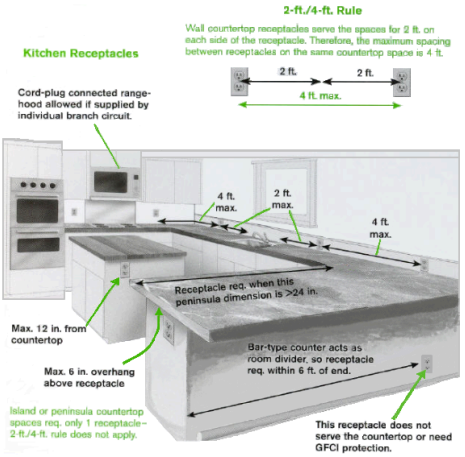
Countertops & Cabinets: Countertops / Cabinet Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Kitchen GFCI : Definition Kitchen GFCI

A kitchen countertop GFCI (Ground Fault Circuit Interrupter) is an electrical outlet that is specifically designed to protect against electrical shocks. It is a safety device that detects imbalances in electrical currents and quickly shuts off power to prevent accidents. GFCIs are required by electrical codes in many countries, including the United States, for outlets located near water sources, such as kitchen sinks and countertops. The purpose of a GFCI on a kitchen countertop is to provide enhanced safety when using electrical appliances in close proximity to water. Since kitchens are high-risk areas for electrical accidents due to the presence of water and wet hands, GFCIs help prevent electric shocks and potential electrocution. They are designed to trip or shut off power within milliseconds when they detect a ground fault, which occurs when electrical current leaks from the intended path, such as through a person or water. By quickly interrupting the flow of electricity, GFCIs can save lives and prevent serious injuries.





Observations

14.2.1 Range/Oven/Cooktop

Maintenance Item

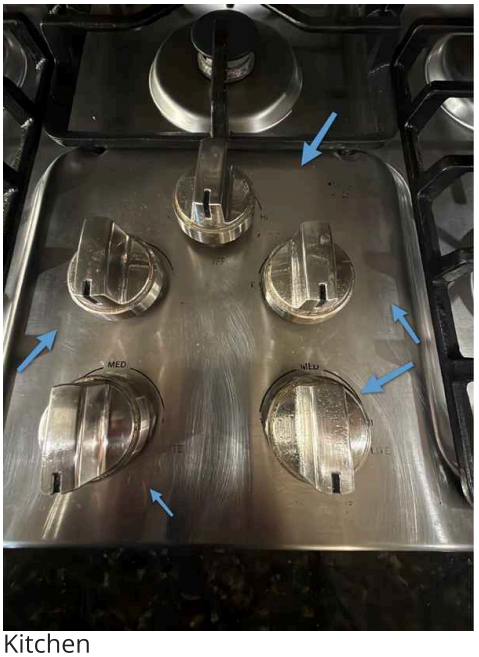
COOKTOP CONTROL LABELING DEFICIENCY

KITCHEN

The cooktop control knobs are not clearly labeled to indicate heat settings (e.g., low, medium, high), as the surface markings have faded or are no longer legible.

This condition may lead to improper operation or potential safety concerns.

It is recommended that the labeling be restored or replaced to clearly identify burner settings for safe and proper use.



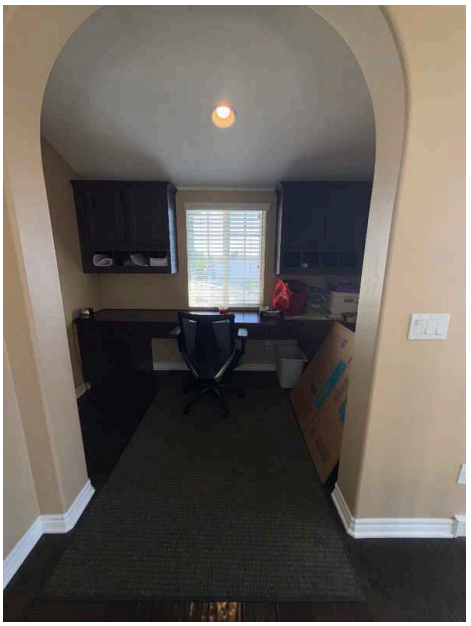
Kitchen

15: INTERIOR

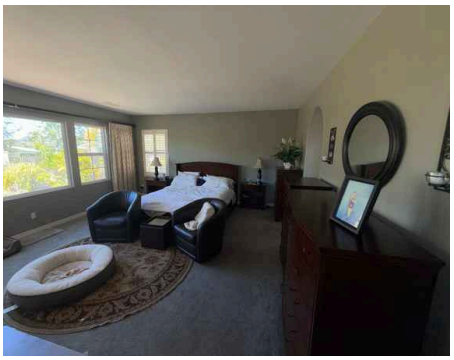
Information

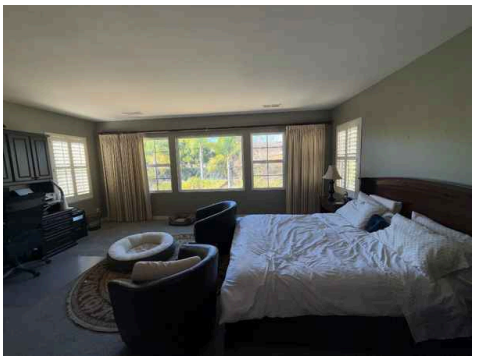
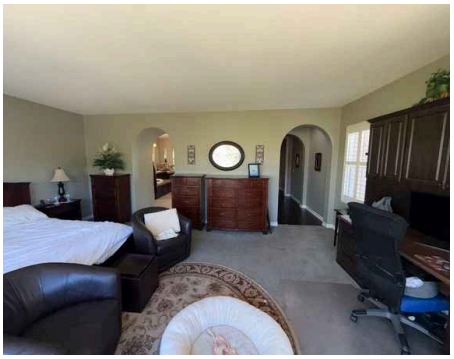
Windows: **Type**
Sliding, Vinyl, Single-hung

Office: **Photos Office Space**
2nd Floor

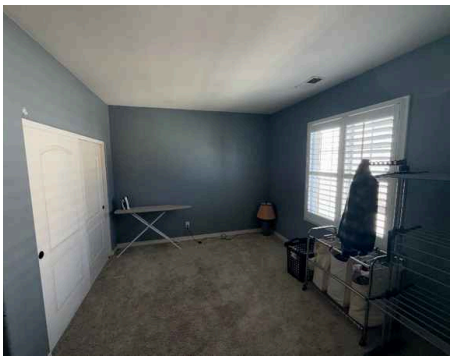
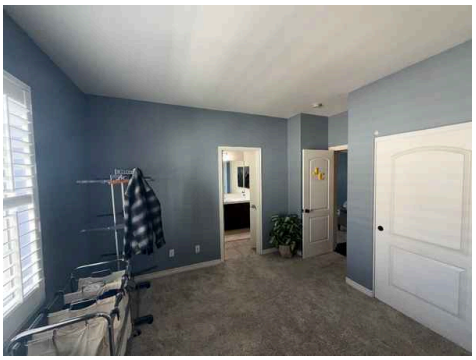


Bedroom Photo's: **Primary Bedroom**

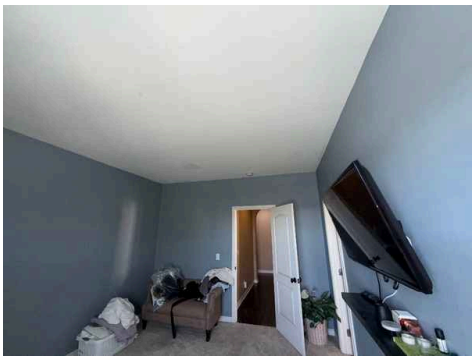


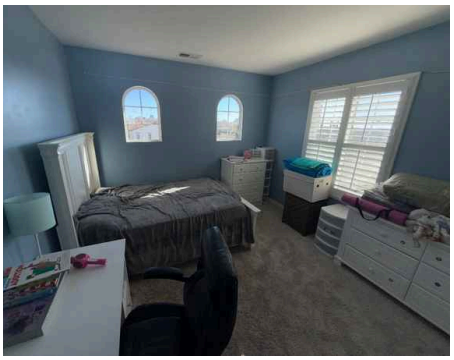
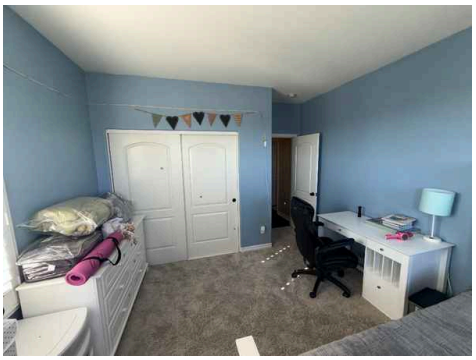
Bedroom Photo's: **Bedroom 1**

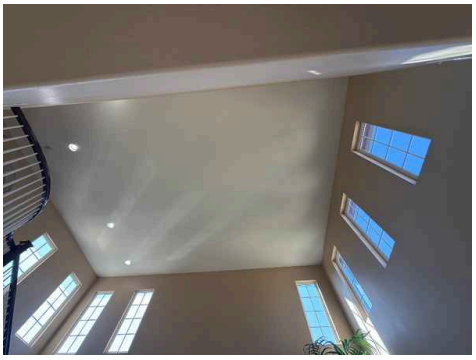
Bedroom Photo's: Bedroom 2

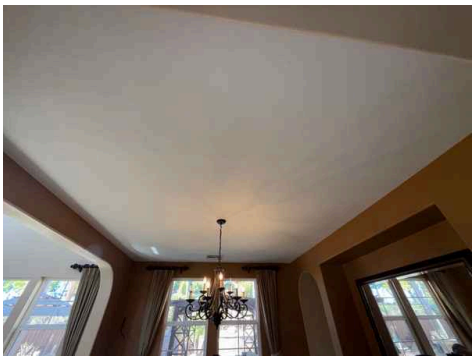
Bedroom Photo's: Bedroom 3

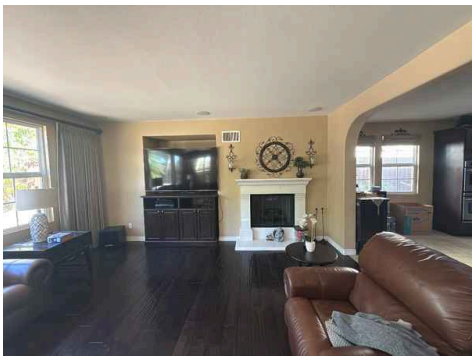
Views Of The Living Room

Views Of The Dining Room


Views Of The Family Room


Views Of The Family Room


Interior Doors: Interior Door Informations

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. Remember if the interior exit towards swimming pool or spa tub special self-closing hinges are recommended. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Door Maintenance

The interior door(s) hardware need general maintenance annually to function correctly. Door hinges, and hardware become worn and stiff at handles, latches and hinges which will need lubrication, maintenance and service for the doors to function correctly. Monitor conditions and refer to a licensed door contractor for service and maintenance as needed.

Interior Doors: Bedroom Closet

The requirement for a bedroom to have a clothes closet depends on local building codes and regulations, which can vary. In general, a clothes closet refers to a designated storage space within a bedroom where individuals can hang their clothing and store personal items.

Building codes often specify minimum requirements for bedroom sizes, and whether or not a clothes closet is required may be subject to those requirements. Some jurisdictions may mandate that a bedroom must have a certain amount of built-in closet space or provide an alternative storage solution, such as an armoire or wardrobe.

The exact specifications and requirements can vary, so it is important to consult the specific building codes and regulations applicable in your area to determine if a clothes closet is required in a bedroom and, if so, what size or features it must have.

Apart from regulatory requirements, the presence of a clothes closet in a bedroom is generally considered a desirable feature as it provides a designated space for organized storage of clothing and personal belongings, helping to maximize living space and create a neat and organized environment..

Interior Doors: Guidelines Doors & Hardward

It's important to address issues with interior doors and hardware that are not properly secured or aligned. Here are some steps you can take to rectify the situation:

1. **Licensed Door Contractor:** Contact a licensed door contractor who specializes in door installation and repair. They will have the expertise and tools to properly align and secure the doors and components to meet building guidelines.

2. **Assessment:** Have the door contractor assess the condition of the doors, handles, striker plates, hinges, and other components to identify the root cause of the misalignment and looseness. They can determine the best course of action to fix the issues.

3. **Repair or Replacement:** Depending on the extent of the damage or misalignment, the door contractor may recommend repairing or replacing certain components. This could involve tightening loose handles, adjusting hinges, or installing new striker plates for a secure fit.

4. **Alignment:** Proper alignment of interior doors is crucial for smooth operation and security. The door contractor will ensure that the doors are aligned correctly within the door frame, allowing them to open and close smoothly without sticking or gaps.

5. **Security:** Securely fastening door handles, striker plates, and hinges is essential for the safety and security of your home. The door contractor will make sure that all components are properly secured to prevent unauthorized access and ensure peace of mind.

6. **Building Guidelines:** The door contractor will work to align the doors and components in accordance with building guidelines and standards to meet safety and structural requirements. This will help ensure that your doors function properly and comply with regulations.

By seeking the expertise of a licensed door contractor to address issues with interior doors and hardware, you can improve the functionality, security, and aesthetics of your home while ensuring compliance with building guidelines.

Floors: Interior Floor Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Windows: Window Safety Guidelines

Window safety guidelines and standards in bedrooms refer to the recommended practices and regulations for ensuring the safety of windows in bedrooms. These guidelines are essential to prevent accidents, especially for children and pets. Here are a few key points to consider:

1. Window Guards or Safety Screens: Install window guards or safety screens on all windows in the bedroom, especially if they are located on the upper floors. These guards or screens should be sturdy and properly secured to prevent falls.

2. Window Locks: Ensure that all windows have secure locks, preferably ones that can be easily opened from the inside in case of emergency. This prevents accidental falls and unauthorized access.

3. Window Opening Limiters: Consider using window opening limiters to restrict how far a window can be opened. This helps prevent children from climbing out or falling through the window.

4. Furniture Placement: Avoid placing furniture, especially beds or other climbable objects, near windows. This reduces the risk of children accidentally falling out of the window.

5. Educate and Supervise: Teach children about window safety and the potential dangers of leaning or playing near windows. Always supervise young children to prevent accidents.

These guidelines are often set by local building codes, safety organizations, or child protection agencies. It's essential to check with your local authorities to ensure compliance with specific window safety standards in your area.

Windows: Window Hardware Maintenance

When window hardware becomes rusted, it can affect its functionality and appearance. Here are some steps you can take to address the rust issue:

1. Assess the Damage: Examine the extent of the rust and determine if the hardware can be salvaged or if it needs to be replaced. Surface rust can often be removed, while severe rust may require replacement of the hardware.

2. Remove Surface Rust: For mild rust, you can try removing it using a rust remover or a combination of baking soda and

water. Apply the solution to the rusted area and scrub gently with a soft brush or cloth. Rinse thoroughly and dry the hardware completely to prevent further rusting.

3. **Use Lubricants: Once the surface rust is removed and the hardware is dry, apply a lubricant like WD-40 or a silicone-based lubricant to prevent future rusting, improve functionality, and ensure smooth operation of the window.**

4. Consider Replacement: If the rust is severe and has caused significant damage to the hardware, it may be necessary to replace it. Take accurate measurements of the hardware and consult with a hardware store or window supplier to find suitable replacements. Ensure that the new hardware is compatible with your specific window design.

5. Regular Maintenance: To prevent further rusting and prolong the lifespan of your window hardware, establish a regular maintenance routine. Keep the hardware clean and dry, inspect for any signs of rust or damage, and apply a lubricant periodically. Also, ensure proper ventilation in the area to minimize moisture and humidity.

Remember, if you are unsure about dealing with rusted window hardware or if the rust is extensive, it is advisable to consult with a licensed window contractor for repairs and/or maintenance and service. They can provide expert guidance and ensure that the issue is handled properly to restore the functionality and appearance of your windows.

Windows: Window Information

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a property inspection. In some instances inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

Windows: Windows Need General Service / Maintenace

The windows within the property will need service and maintenance. This should include lubrication adjustments to locking mechanisms and hardware. Not all windows were opened and closed due to height and location. Secondary post inspection of the windows and components are recommended by a licensed window contractor. Refer to the sellers disclosure to advise.

Windows: *Safety Film For Windows - Guidelines*

Safety Film for Windows

If it breaks, make sure it will break safely with Safety Film for Windows

Safety films for windows are anti shatter window films which have proven to be beneficial for both commercial and domestic properties. Regulation 14 of the 1992 Workplace Regulations requires that all low-level glazing at work must be glazed in “a safety or robust material, or shall be protected against breakage”. You don’t need to replace all your glass, but you do need to carry out a risk assessment and take appropriate measures. Installing durable anti shatter window film is a cost-effective way of ensuring your glass meets these regulations.

Glass situated in “critical locations” in a workplace or public building needs to be made from safety material. Retrofitting existing glazing is extremely disruptive and expensive. **Filmore's safety film can upgrade your existing glazing to Workplace Glazing Standard EN12600 Class 2B2 at a fraction of the cost of reglazing.**

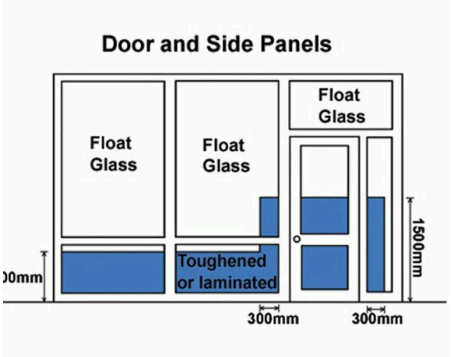
This increases your properties security without blocking views making them perfect for severe weather conditions too. It is an economical way to reduce damage caused by both crime and vandalism within public buildings, shops and schools etc. The safety feature provides peace of mind knowing that every building has an extra layer of security against possible attacks. It comes in clear or black safety glass colours to suit individual preference in both residential and commercial areas.

Filmcote’s Durable Safety Film for Glass Windows & Doors

Safety window film can provide a secure environment in two ways ; durability — making it harder to break through or by limiting your vision — prevents something being seen by the public.

It is designed to withstand up to 15,000 cycles in standard safety glass tests making it perfect for severe weather conditions too wherever safety glazing has been recommended. It also comes with an application system that can be fitted on any type of structure including aluminum, steel and wood window frames either at home or work.

Made of durable PVC that can either be glazed glass or laminated providing safety for the glass. The product provides security without replacing the void glass. This anti shatter window film will make your glass less vulnerable to being damaged by impact or penetration and mitigate damage to building interiors and occupants.



Safety Standards Window Treatment

Windows: *Windows & Doors Dirty

The exterior and interior * windows & doors appear in working order when open and closing. We did not observe any cracked or damaged windows. Regular maintenance is recommended by cleaning and lubricating the window tracks. The window(s) appear somewhat dirty which impedes the inspector's full view. The actual conditions of the window glass could not be determined at the time of the inspection.

Windows: Window Height Appear Inconsistent

At least one window in each bedroom must be of sufficient size to permit the occupants to escape a fire and also to allow a fully outfitted firefighter to enter. An egress window must satisfy all four International Residential Code (IRC) criteria:

Minimum width of opening: 20 in.
Minimum height of opening: 24 in.
Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor).
Maximum sill height above floor: 44 in.

Caution the ledges window pose a potential safety hazard. Small children are prone to falling out and/or from the low window ledge.

Seek licensed window contractor for further evaluations and cost to modify and to alter the ledge accessibility.

Windows: Shower Stall Glass

To protect occupants from injury in the event of a fall, the International Residential Code requires that glass less than 60 in. above the walking or standing surface and within 60 in. horizontally of the edge of showers and tubs have safety glazing.

Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally [CRC R308. 4.1&5].

Stairs: Staircase

A visual inspection of the staircase was conducted at the time of inspection.

This **Findings:**

- The treads and risers were secure and free of visible damage or excessive wear.

- The handrail(s) were firmly attached and in satisfactory condition.

- No loose or missing balusters/spindles were observed.

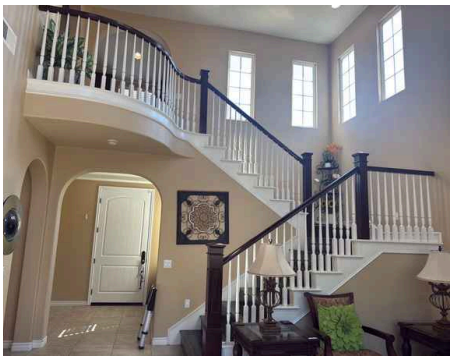
- There were no visible signs of water damage, rot, or structural deficiencies.

- The staircase was free of debris and presented no obvious trip hazards.

- Headroom and step dimensions appeared to be within typical safety standards.

- Lighting in the staircase area was adequate at the time of inspection.

No visible adverse conditions or safety concerns were noted with the staircase during the inspection.



Limitations

Windows

GLASS WINDOW SEALS FAILURE

EXTERIOR INTERIOR

Glass Seal Failure

Reporting on double pane glass seal failure is not required by the Standards of Practice and lies beyond the scope of a property inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Observations

15.5.1 Windows

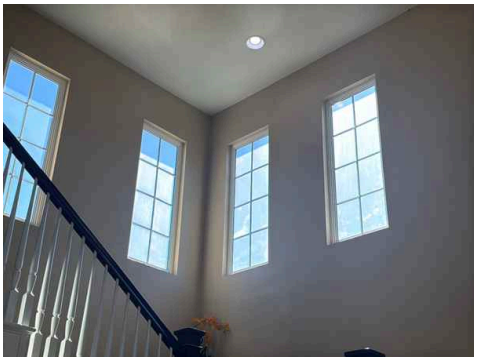
Recommendation

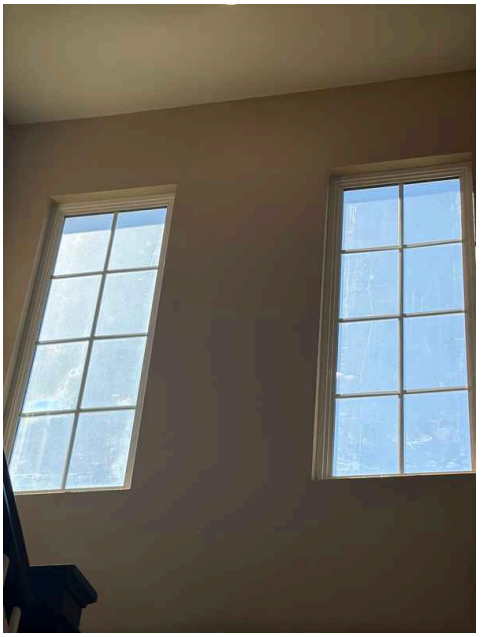
*WINDOWS FOGGING / CLOUDY CAUTION

“The exterior and interior windows and doors in various locations appear dirty, cloudy, and/or fogged between the panes. These conditions are consistent with prior condensation and indicate that the insulated glass seals (gaskets) may be compromised or failing. This can reduce energy efficiency and visibility and may allow moisture intrusion. Recommend further evaluation and service or replacement of affected glass panels by a licensed window contractor.”

Recommendation

Contact a qualified lic. window & door contractor





16: FIREPLACES

Information

Fireplace Conditions: Gas log lighter

Yes

Flue Type & Conditions: Type

Metal

Chimney Conditions : Type

Metal

Views Of The Fireplace

Fireplace Conditions: Type of Fireplace

Metal Insert

There are several types of fireplaces and inserts available, each offering unique features and benefits. Here are some common types:

1. Wood-burning fireplace: This traditional fireplace burns wood logs to produce a warm and cozy ambiance. It requires a chimney for proper ventilation and can provide a rustic and authentic feel.

2. Gas fireplace: Gas fireplaces use natural gas or propane to create flames and heat. They are convenient to use, as they can be easily controlled with a switch or remote control. Gas fireplaces do not require wood or chimney maintenance, making them a popular choice.

3. Electric fireplace: Electric fireplaces simulate the appearance of a real fire using LED lights and a heating element. They are easy to install, require no venting, and can be operated with a remote control. Electric fireplaces are often chosen for their convenience and versatility.

4. Ethanol fireplace: Ethanol fireplaces use bioethanol fuel, a renewable and clean-burning liquid, to produce a real flame. They are typically portable and do not require a chimney or gas connection. Ethanol fireplaces are known for their modern and sleek designs.

5. Fireplace inserts: Fireplace inserts are units that are installed into existing fireplaces to enhance their efficiency and functionality. They can be fueled by wood, gas, or pellets, and they often come with features like blowers to distribute heat more effectively.

These are just a few examples of the types of fireplaces and inserts available. Each type has its own advantages and considerations, so it's important to choose one that suits your needs, preferences, and the specific requirements of your home. **We highly recommend a secondary fireplace be conducted prior to the sale of the property by a licensed fireplace contractor.**

Fireplace Conditions: *Fireplace Standards & Types of Systems*

Fireplace standards and regulations can vary depending on the country, state, or local building codes. However, here are some general considerations and types of fireplaces:

1. Building Codes: It is essential to comply with local building codes and regulations when installing or modifying a fireplace. These codes often dictate requirements for clearances, ventilation, flue installation, and fuel use.

2. Ventilation: Proper ventilation is crucial to ensure the safe operation of a fireplace. There are different types of ventilation options, such as traditional chimneys or direct venting systems that expel exhaust gases outside the building.

3. Fireplace Types:
a. Wood-Burning Fireplaces: These are traditional fireplaces that burn wood logs for heat and ambiance. They often require a chimney or a flue system for proper smoke and exhaust ventilation.

b. Gas Fireplaces: Gas fireplaces use natural gas or propane as fuel. They offer convenience and controllability, as they can be easily turned on and off with a switch. Gas fireplaces can have either a direct vent or ventless design.

c. Electric Fireplaces: Electric fireplaces simulate the look and ambiance of a traditional fireplace but use electricity to generate heat. They don't require ventilation or a chimney and are easy to install.

d. Ethanol Fireplaces: Ethanol fireplaces burn liquid bioethanol fuel, which is clean-burning and eco-friendly. They do not require venting or a chimney, making them suitable for various installation options.

e. Pellet Stoves: Pellet stoves burn small pellets made of compressed wood or biomass. They are highly efficient and may require a flue or ventilation system.

Each type of fireplace has its advantages, disadvantages, and specific installation requirements. It is crucial to consult local building codes and regulations, as well as follow manufacturer guidelines, when selecting and installing a fireplace to ensure compliance with safety standards. Additionally, consulting with a professional fireplace installer or speaking to local authorities can provide further guidance on specific fireplace standards in your area.

Fireplace Conditions: Recommend secondary evaluation

An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Fireplace Conditions: Fireplace Not Ignited

Fireplace – Inspection Limitation

If the fireplace is equipped with a gas log set or gas lighter and the pilot light is turned off, the Standards of Practice prohibit the inspector from lighting or operating the fixture during the inspection.

As a result, the operation of the fireplace could not be verified at the time of inspection.

Recommendation:

It is recommended that the pilot light be lit and the fireplace operation be demonstrated by the current owner or a qualified professional prior to closing to confirm the unit is functioning properly and safely.

Flue Type & Conditions: Definition Fireplace Flue Pipe

A fireplace flue pipe is a component of a fireplace or wood-burning stove that helps vent the byproducts of combustion, such as smoke, gases, and particles, out of the building. It is a metal pipe that connects the fireplace or stove to the chimney or flue system.

The main purpose of a fireplace flue pipe is to create a pathway for the smoke and other combustion byproducts to exit the building safely. It helps to draw air from the room into the fireplace or stove, which is necessary for proper combustion. The flue pipe also helps to maintain a proper draft, ensuring that the smoke is effectively carried up and out of the building.

In addition to venting smoke, a fireplace flue pipe also helps to prevent the escape of harmful gases, such as carbon monoxide, into the living space. It acts as a barrier between the fire and the surrounding structure, reducing the risk of fire damage.

It is important to ensure that the flue pipe is properly installed and maintained to ensure the safe and efficient operation of the fireplace or wood-burning stove. Regular inspections and cleaning are recommended to remove any creosote buildup or obstructions that can hinder proper venting.

Flue Type & Conditions: Definition Spark Arrestor

A fireplace spark arrestor, also known as a chimney spark arrestor or chimney cap, is a device installed on top of a chimney or flue pipe to prevent sparks, embers, and debris from escaping and potentially causing a fire. It serves as a safety measure to protect the surrounding area, such as the roof and nearby vegetation, from the risk of ignition.

The spark arrestor typically consists of a metal mesh or screen that allows smoke and gases to pass through while trapping larger particles and sparks. It is designed to withstand high temperatures and is often made of materials such as stainless steel or galvanized steel.

The main purpose of a fireplace spark arrestor is to prevent the emission of sparks and embers that can be produced during the burning of wood or other combustible materials in a fireplace or wood-burning stove. These sparks and embers can be carried by the wind and land on flammable surfaces, potentially causing a fire.

In addition to its fire prevention function, a spark arrestor can also serve as a barrier against animals, such as birds or squirrels, from entering the chimney or flue pipe.

It is important to regularly inspect and clean the spark arrestor to ensure it is free from debris and functioning properly. This will help maintain its effectiveness in preventing sparks and embers from escaping and reduce the risk of a chimney fire.

Limitations

Fireplace Conditions

FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance replaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector, who is a generalist. The liner was not fully inspected by our company. It is recommended to have a qualied chimney sweep clean and inspect for safety. We do not inspect the shape of fireplace or the design to determine if your replace has a proper air draw.

Chimney Conditions

LEVEL 2 INSPECTION RECOMMENDED

Note: The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a licensed chimney sweep contractor to determine if cleaning/maintenance is required.

Observations

16.1.1 Fireplace Conditions

Recommendation

DAMPER CLAMP MISSING

The fireplace damper is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs).

A damper clamp is simple devices that prevents your fireplace damper from fully closing. By not fully closing, any residual natural gas or fumes from burning natural gas (such as carbon monoxide) can flow up and out the chimney.

Recommendation

Contact a qualified #lic. fireplace contractor

16.3.1 Chimney Conditions

Recommendation

CHIMNEY SOOT / CRESOTE

The chimney liner was observed to have a significant layer of creosote, soot, and dust accumulation. This buildup limited the inspection of the underlying structure and may conceal potential defects or damage within the liner. Excessive creosote and soot are also fire hazards and can impede the safe operation of the chimney.

It is recommended to have the chimney inspected and cleaned by a licensed chimney sweep company. A thorough cleaning will allow for a more complete evaluation of the chimney liner and structure, and will help ensure safe operation. Any repairs or further evaluation identified by the chimney professional should be addressed as needed.

Recommendation

Contact a qualified visual observation

STANDARDS OF PRACTICE