



PACIFIC CREST HOME INSPECTIONS

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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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05/12/2026



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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

www.PacificCrestHomeInspections.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property.

Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation**

recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. 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)= I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions within the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that pose a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be

discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

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ITEMS INSPECTED

24

OBSERVATION ITEM

56
















ATTENTION ITEM

3

SAFETY CONCERN

-  2.1.1 Service Disconnects - Main Water Shut-Off Device (Describe Location): Automatic Shut-Off
-  3.2.1 Built-In Appliances - Ranges and Cooktops: Burner Inoperable
-  3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Vent Recirculates
-  3.8.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present
-  4.3.1 Plumbing System - Fixtures and Connected Devices : Toilet Loose
-  4.3.2 Plumbing System - Fixtures and Connected Devices : Faucet Loose
-  4.3.3 Plumbing System - Fixtures and Connected Devices : Faucet Leaks-In Use
-  4.4.1 Plumbing System - Tub/Shower Fixtures: Tub Diverter Servicing
-  4.4.2 Plumbing System - Tub/Shower Fixtures: Shower Head Leak
-  4.4.3 Plumbing System - Tub/Shower Fixtures: Tub Spout Loose
-  4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Leak-Sink
-  4.5.2 Plumbing System - Plumbing Drain, Waste and Vent Systems: Slow Drains - Sink
-  4.5.3 Plumbing System - Plumbing Drain, Waste and Vent Systems: Improper Drain Configuration
-  4.5.4 Plumbing System - Plumbing Drain, Waste and Vent Systems: Camera Test-Mostly ABS
-  4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Replaced
-  4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank
-  4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap Improper
-  4.7.1 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Improper Termination (Too High)
-  5.1.1 Electrical System - Main and Distribution Panels: Full Panel
-  5.1.2 Electrical System - Main and Distribution Panels: Labels - Not Complete
-  5.1.3 Electrical System - Main and Distribution Panels: Knockouts Missing
-  5.4.1 Electrical System - Branch Circuit Conductors : Extension Cords
-  5.5.1 Electrical System - Connected Devices and Fixtures: Lights - Inoperable
-  5.5.2 Electrical System - Connected Devices and Fixtures: Fan-Remote Only
-  5.6.1 Electrical System - Exterior Lighting : Exterior Light Inoperable
-  5.7.1 Electrical System - Polarity and Ground of Receptacles: Reversed Polarity
-  5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): GFCI - Failed
-  5.8.2 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Exterior Outlets Unpowered
-  5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection
-  5.14.1 Electrical System - Overhead Service Entrance Conductors : Improper Electrical Connections

- 6.1.1 Interiors - Interior General : Musty Odor
- 6.2.1 Interiors - Ceilings : Evidence of a Ceiling patch
- 6.3.1 Interiors - Walls : Wall patches
- 6.4.1 Interiors - Floor Coverings : Grout-Cracked/Missing
- 6.5.1 Interiors - Steps, Stairways, Balconies and Railings : Loose Handrail
- 6.5.2 Interiors - Steps, Stairways, Balconies and Railings : Climbable Railings
- 6.6.1 Interiors - Counters and a Representative Number of Cabinets: Soft-Close - Adjust
- 6.7.1 Interiors - Tub/Shower Enclosure: Clean and Recaulk showers/tubs
- 6.9.1 Interiors - Windows (Representative Number): Service windows
- 7.1.1 Garage - Garage General: Musty Odor
- 7.8.1 Garage - Garage Vents: Lack of Ventilation
- 8.2.1 Insulation and Ventilation - Insulation Under Floor System: Damaged Insulation
- 8.3.1 Insulation and Ventilation - Vapor Retarders (On Ground, In Crawlspace or Basement): Vapor Barrier Not Installed
- 8.4.1 Insulation and Ventilation - Ventilation of Attic and Foundation Areas: Crawlspace Vent at Grade
- 8.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Bathroom-Window Ventilation Only
- 8.5.2 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent
- 8.5.3 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Laundry-No Vent Fan
- 9.2.1 Roofing - Roof Coverings: Wear/Deterioration (General)
- 9.2.2 Roofing - Roof Coverings: Large Trees/Vegetation (General)
- 9.2.3 Roofing - Roof Coverings: Bubbling (Flat)
- 9.2.4 Roofing - Roof Coverings: Unconventional Install
- 9.2.5 Roofing - Roof Coverings: Vegetation/Moss Growth
- 9.3.1 Roofing - Flashings, Skylights and Roof Penetrations: Seal Flashings (General)
- 9.3.2 Roofing - Flashings, Skylights and Roof Penetrations: Improper/Exposed Fasteners
- 10.1.1 Exterior - Exterior General Information: Coastal Property
- 10.2.1 Exterior - Wall Cladding, Flashing and Trim: Covered Weep Screed
- 10.4.1 Exterior - Doors (Exterior): Hardware Missing
- 10.4.2 Exterior - Doors (Exterior): Failing Paint
- 10.6.1 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Cracks In Hardscape
- 10.6.2 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Large tree
- 10.6.3 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Negative Slope in Grading
- 10.7.1 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Exterior Handrails

-  10.7.2 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Damage at Waterproofing
-  10.7.3 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Corroded Railing
-  10.9.1 Exterior - Fencing and Gates: Wood Damage
-  10.9.2 Exterior - Fencing and Gates: Loose Fencing
-  10.10.1 Exterior - Crawlspace: Wood Destroying Organisms
-  11.3.1 Structural Components - Foundations, Basements and Crawlspaces : Damp Soil
-  11.3.2 Structural Components - Foundations, Basements and Crawlspaces : Foundation Modifications
-  11.3.3 Structural Components - Foundations, Basements and Crawlspaces : Undermining at Stem Wall
-  11.3.4 Structural Components - Foundations, Basements and Crawlspaces : Spalling/Deterioration
-  11.3.5 Structural Components - Foundations, Basements and Crawlspaces : Previous Repairs
-  11.4.1 Structural Components - Columns or Piers: Previous Repairs
-  11.8.1 Structural Components - Presence of Foundation Bolts: Seismic Retrofitting
-  12.1.1 Heating Equipment - Heating Equipment : Heater - Aged
-  12.1.2 Heating Equipment - Heating Equipment : Drip Leg
-  12.1.3 Heating Equipment - Heating Equipment : Furnace-Condensation Staining
-  12.5.1 Heating Equipment - Flue(s) for Heating Equipment : Flue - Taped
-  12.6.1 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Return Air Not Sealed
-  13.1.1 Cooling Equipment - Cooling and Air Handler Equipment: Condenser Not Secured
-  13.1.2 Cooling Equipment - Cooling and Air Handler Equipment: Missing Sleeve at Suction Line
-  13.1.3 Cooling Equipment - Cooling and Air Handler Equipment: A/C Aged
-  13.1.4 Cooling Equipment - Cooling and Air Handler Equipment: No Pan Below Pump

1: INSPECTION DETAILS

Information

Type Of Building Single Family	Year Built (According to Available Data) 2013	Weather Conditions Cloudy
Outside Temperature (Approximate) 70 Degrees	Number of Levels 2	Property Occupied No

Parties Present

Buyer(s), Buyer's Agent

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: NO

This house was vacant at the time of the inspection. This condition can be conducive to allowing deficiencies to develop or be concealed. Many of the systems in a property rely on frequent use. Lack of regular use can promote adverse conditions such as, but not limited to, the following:

- Debris can solidify in the plumbing was system forming blockages and waste odors.
- Calcium can develop on plumbing fixtures and appliances causing damage and adverse wear.
- Sediment and calcium can accumulate in the plumbing distribution system causing clogged valves and other damage.

Care should be taken when buying a vacant property. Secondary evaluations of the plumbing and HVAC equipment should be considered, regardless of the findings provided in this inspection report.

2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)				X
2.2	Main Gas Shut Off Valve (Describe Location)	X			
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

**Main Water Shut-Off Device
(Describe Location): Main Water
Shut off Location**

Front of the Building



**Main Gas Shut Off Valve
(Describe Location): Main Gas
Shut Off Valve Location**

Left Side of the Building



**Main and Distribution Panels
(Describe Location): Main Panel
Location**

Left Exterior



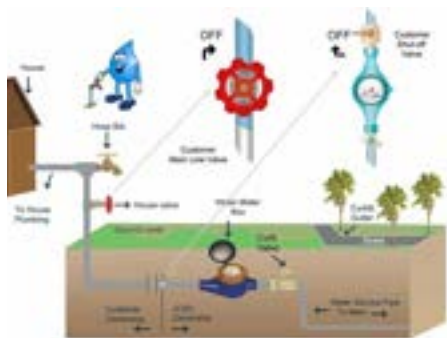
Main Water Shut-Off Device (Describe Location): Shut Off Information

The water service can be shut off at the Main Water Shut Off Valve listed at the location above. There two primary types of valves:

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.
2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

There is typically a "Owner Shut Off" located at the water meter at the front curb. This valve is often not adequately accessible and should only be used if operation of the Main Water Shut off is not possible.

It is advised that you consult a licensed plumbing contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this. Below you will find an image with information for your convenience:



Main Gas Shut Off Valve (Describe Location): Shut Off Information

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 Reference for Emergency Shut Off](#)

Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

Observations

2.1.1 Main Water Shut-Off Device (Describe Location)

AUTOMATIC SHUT-OFF



The subject property is not currently equipped with an automatic water shut off valve. Many insurance companies are requiring these valves to be installed in order to buy the policy. This is not a current building requirement. This is for your information. Recommend contacting your insurance provider to verify if installation is necessary and have installed by a licensed plumbing contractor as needed.

Recommendation

Contact a qualified professional.

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher	X			
3.2	Ranges and Cooktops				X
3.3	Exhaust Fan/Range Hood/Downdraft				X
3.4	Wall Oven	X			
3.5	Garbage Disposer	X			
3.6	Built-In Microwave	X			
3.7	Refrigerator		X		
3.8	Washer/Dryer		X		X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher

Bosch

Range

-Gas-, Electrolux

Exhaust/Range Hood

-Built into Microwave-, -Re-Circulate-

Disposer

In Sink Erator

Buit-in Microwave

Samsung

Oven

-Gas-, Electrolux

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.

Dishwasher: Dishwasher Test

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



Stove does work and the top cap was mostly not place back on top of burner correctly when house was cleaned.

Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



Built-In Microwave : Picture of Microwave During Operation

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Appliance Information

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.

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.2.1 Ranges and Cooktops



BURNER INOPERABLE

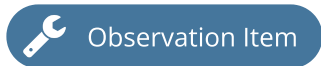
One or more burner was inoperable or did not function properly at the time of the inspection. Unable to determine the exact cause. Recommend further evaluation and servicing/repair by a licensed appliance contractor.



Recommendation

Contact a qualified appliance repair professional.

3.3.1 Exhaust Fan/Range Hood/Downdraft



VENT RECIRCULATES

The range hood does not vent to the exterior properly. Advise correction by a licensed appliance contractor as necessary.



Recommendation

Contact a qualified appliance repair professional.

Vent only recirculates and not designed to exhaust to outside.

3.8.1 Washer/Dryer



LEAK PAN NOT PRESENT

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation

Contact a qualified professional.

4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Supply and Distribution System	X			
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures				X
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve				X
4.8	Water Heater Strapping/Bracing	X			
4.9	Water Pressure	X			
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper, Partially Visible

Washer Drain Size

2" Diameter

Plumbing Waste

ABS, PVC, Partially Visible

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

None

Capacity

TANKLESS

Year Water Heater Was Made

2011

Manufacturer

RINNAI

Water Pressure

ADEQUATE, 75-80 psi (normal)

Gas Distribution Piping

Rigid Iron Pipe

Plumbing Drain, Waste and Vent

Systems: Cleanout Location

Crawlspace, Right Side Yard

Water Heaters, Controls, Flues and Vents: Picture of Water Heater



Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.

Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Water Heaters, Controls, Flues and Vents: Tankless Water Heater

This home is equipped with a tankless water heater. These appliances often require frequent, routine maintenance to be performed by a licensed plumbing contractor. If this maintenance is left unperformed, expected life-span of the appliance may be reduced. Recommend asking the sellers for a copy of the maintenance schedule. If documentation can not be provided, it is advised that you consult a licensed plumbing contractor for further evaluation prior to the end of your contingency period.



Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing Water Supply and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.3.1 Fixtures and Connected Devices



TOILET LOOSE

The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak past the toilet flange causing other problems to include but not limited to: damaging the flooring and adjacent wall materials, organic growth, and even cause damage to the slab or wooden sub-floor. Recommend further evaluation by a licensed plumbing contractor to determine a complete list of necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



Guest Bathroom



2nd Bedroom Bathroom

4.3.2 Fixtures and Connected Devices



FAUCET LOOSE

The faucet was noted loose to the sink or countertop. This condition may promote damage and moisture-related issues. Advise correction by a licensed plumbing contractor to prevent this condition.

Recommendation

Contact a qualified plumbing contractor.



2nd Bedroom Bathroom

4.3.3 Fixtures and Connected Devices



FAUCET LEAKS-IN USE

The faucet was noted leaking from the valve or stem during operation. Recommend further evaluation and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Spray Head was just replaced and just needs hand tightened

Kitchen Sink

4.4.1 Tub/Shower Fixtures

Attention Item

TUB DIVERTER SERVICING

The tub diverter did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumbing contractor and correction as necessary.

Recommendation

Contact a qualified plumbing contractor.



Guest Bathroom



2nd Bedroom Bathroom

4.4.2 Tub/Shower Fixtures

Attention Item

SHOWER HEAD LEAK

The shower head was noted leaking during operation. This condition can often be the result of necessary maintenance or servicing. In some cases, failure of the fixture may have occurred. Advise consulting a licensed plumbing contractor to determine corrections needed at this time.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

4.4.3 Tub/Shower Fixtures

This just rescrewed on and tightened

Attention Item

TUB SPOUT LOOSE

The tub spout was noted loose at the time of the inspection. This condition may promote adverse wear and possible leaks. Advise repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Guest Bathroom



2nd Bedroom Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

Attention Item

LEAK-SINK

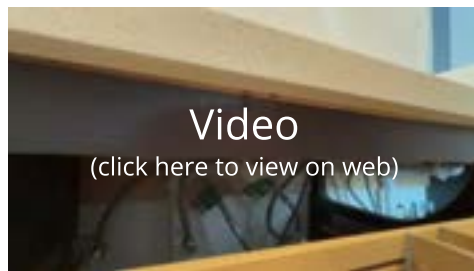
A leak was noted below the sink. Advise further evaluation and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom Left Sink



Master Bathroom Left Sink

4.5.2 Plumbing Drain, Waste and Vent Systems

Attention Item

SLOW DRAINS - SINK

Slow drainage was noted at the sink. This may be due to debris collection in the drain or a possible plumbing defect. Recommend further evaluation and correction by a licensed plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom Left Sink

4.5.3 Plumbing Drain, Waste and Vent Systems

Drain Caps just need unscrewed and has catch for hair.

Attention Item

IMPROPER DRAIN CONFIGURATION

The drain lines below the sink were noted incorporating non-standard installation practices. A reconfiguration of the drain system at this location is likely necessary. Advise further evaluation by a licensed plumbing contractor to determine a complete list of necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



2nd Bedroom Bathroom



Master Bathroom



Master Bathroom



Guest Bathroom

These were installed to function inside drawer compartment of floating Vanity

4.5.4 Plumbing Drain, Waste and Vent Systems

Attention Item

CAMERA TEST-MOSTLY ABS

Most of the sewer pipes have been upgraded to ABS plastic where visible. The sewer pipe from the house to the street was not visible or inspected. Recommend asking the sellers if a video scope has recently been performed. If not, we recommend having the line scoped by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

4.6.1 Water Heaters, Controls, Flues and Vents

Observation Item

WATER HEATER-REPLACED

The water heater installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E for safety.

Recommendation

Contact a qualified plumbing contractor.

Previous owners replaced with a tankless water heater.



MFD 2011

4.6.2 Water Heaters, Controls, Flues and Vents

**EXPANSION TANK**

An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Wasn't required when installed.

Contact a qualified plumbing contractor.

4.6.3 Water Heaters, Controls, Flues and Vents

**SEDIMENT TRAP IMPROPER**

The sediment trap was noted installed at the water heater side. This is not in compliance with today's building standards. Recommend correction by a licensed plumbing contractor as required.

Recommendation

Contact a qualified plumbing contractor.



4.7.1 Temperature and Pressure (T&P) Relief Valve

**IMPROPER TERMINATION (TOO HIGH)**

The TPR valve discharge pipe at the water heater appeared to terminate too high off the ground. This is a potential scalding hazard. The TPR valve on water heater requires a 3/4" rigid pipe and should terminate to the exterior of the home, 6 inches from the ground, when possible. Recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment	X			
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors				X
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting				X
5.7	Polarity and Ground of Receptacles				X
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors	X			
5.11	Carbon Monoxide Detector	X			
5.12	Cable and Telephone Entrance		X		
5.13	Solar		X		
5.14	Overhead Service Entrance Conductors				X

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Information

Electrical Service Conductors

Overhead Service

Panel Type

Circuit Breakers

Panel Capacity

175 AMP

Electric Panel Manufacturer

MURRAY

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Romex, Conduit

Exterior Lighting Control

Standard switched, Daylight Sensor

Main and Distribution Panels: Type

Main Panel

Carbon Monoxide Detector: Multi-Story CO Detector

CO detectors are installed on each level of the home as required.

Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).



Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

Smoke Detectors: Multi-Story Smoke Detector

Smoke detectors noted on each floor and in each bedroom; operable at the time of the inspection.

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Solar

SOLAR

This home is equipped with solar panels. We advise inquiry with sellers about this system: leased/owned, manufacture/installer warranties, etc. Please note: Solar equipment is known to promote moisture intrusion issues when mounted on the roof structure. I was unable to verify the condition of the solar mounts or the roofing below the solar panel areas. You may wish to have this portion of the roof further evaluated by a licensed roofing contractor to determine if latent defects exist.



Observations

5.1.1 Main and Distribution Panels



FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



5.1.2 Main and Distribution Panels



LABELS - NOT COMPLETE

The electrical panel is not fully labeled. Advise correction by a licensed electrician or qualified professional.

Recommendation

Contact a qualified professional.



5.1.3 Main and Distribution Panels

⊖ Attention Item

KNOCKOUTS MISSING

"Knockout" noted missing from inside the panel. Whenever a knockout is removed and left empty, a cover plug is required to be installed for fire safety and to prevent rodent intrusion. We advise installing knockout plug(s) for safety.

Recommendation

Contact a qualified professional.



5.4.1 Branch Circuit Conductors

⊖ Attention Item

EXTENSION CORDS

Extension cords are being used as permanent wiring. Extension cords are considered temporary. Advise removing the extension cords and replacing with proper wiring by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Powering upstairs cameras.



Roof

5.5.1 Connected Devices and Fixtures

⊖ Attention Item

LIGHTS - INOPERABLE

Several lights are inoperable or not functioning as intended. This condition may be a simple bulb replacement or minor fixture repair, but I am unable to determine the exact cause. Due to this condition, we recommend asking the seller to correct the condition and demonstrate operation or have further evaluated and repaired by a licensed electrical contractor as necessary.

Recommendation

Contact a qualified professional.



Master closet

5.5.2 Connected Devices and Fixtures

 Attention Item
FAN-REMOTE ONLY

VARIOUS LOCATIONS

The ceiling fan appears to be operated by remote only. This is considered substandard. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Guest Bedroom

5.6.1 Exterior Lighting

 Attention Item
EXTERIOR LIGHT INOPERABLE

The exterior light fixture did not function properly when tested. This may be due to a bad bulb or possible electrical problems. Advise changing the bulb and testing. If light fails to work, further repairs may be required by an electrician.

Recommendation

Contact a qualified electrical contractor.

Does work Dusk to Dawn Light and comes on at night only.



Rear Exterior

5.7.1 Polarity and Ground of Receptacles

 Attention Item
REVERSED POLARITY

Reversed polarity was detected at the receptacle(s). This condition can promote damage to connected devices and prevent proper operation of the receptacle. Advise consulting a licensed electrical contractor for necessary repairs.

Recommendation

Contact a qualified electrical contractor.



Dining Area

5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

 Attention Item
GFCI - FAILED

The GFCI receptacle is not operating properly, or has failed. Recommend replacement by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Garage

5.8.2 Operation of GFCI (Ground Fault Circuit Interrupters)

Attention Item

EXTERIOR OUTLETS UNPOWERED

Portions of the exterior electrical outlets were noted unpowered at the time of the inspection. This may be due to a tripped GFCI, or possible defect. Unable to locate a reset. Recommend further evaluation by licensed electrical contractor as necessary.

Recommendation

Contact a qualified electrical contractor.



Balcony

GFI was tripped and reset is in the right side receptical.

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

Observation Item

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.14.1 Overhead Service Entrance Conductors

Attention Item

IMPROPER ELECTRICAL CONNECTIONS

Improper overhead electrical connections were noted at the service mast. Advise further evaluation by a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



Installed ny city when they buried the power lines

6: INTERIORS

		IN	NI	NP	A
6.1	Interior General				X
6.2	Ceilings				X
6.3	Walls				X
6.4	Floor Coverings				X
6.5	Steps, Stairways, Balconies and Railings				X
6.6	Counters and a Representative Number of Cabinets				X
6.7	Tub/Shower Enclosure				X
6.8	Doors (Representative Number)	X			
6.9	Windows (Representative Number)				X
6.10	Attic			X	
6.11	Room Additions/Modifications			X	

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Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Covering(s)

Tile, Carpet

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Quartz

Windows

Aluminum, Double Pane

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, equipment or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Windows (Representative Number)

DUAL PANE LIMITATION

Please be advised: 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 licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Observations

6.1.1 Interior General



MUSTY ODOR

UPSTAIRS

A musty odor was noted at the interior living space. Unable to determine the exact cause. Recommend inquiry with the seller about any past moisture issues and have further evaluated by a licensed environmental hygienist as necessary.

Recommendation

Contact a qualified environmental contractor

6.2.1 Ceilings



EVIDENCE OF A CEILING PATCH

There appeared to be a patch or evidence of a repair noted on the ceiling in one or more location. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend asking the sellers about this and/or have further evaluated by a licensed contractor. Please note: determining if damaged exist behind the ceiling of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.

No ceiling repairs, paint was touched when house was painted recently and wall. paint was on ceiling



Guest Bedroom Downstairs

6.3.1 Walls



WALL PATCHES

Patches or evidence of repairs noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified drywall contractor.

Patches are from artwork and TV's from Previous owners and us



Laundry



2nd Bedroom Bathroom

6.4.1 Floor Coverings

GROUT-CRACKED/MISSING

Cracked/missing tile and grout observed at tile flooring in areas one or more areas. Recommend correcting and re-caulking in areas as needed by a qualified/licensed flooring contractor.

Recommendation

Contact a qualified professional.

 Attention Item



Front Entry

6.5.1 Steps, Stairways, Balconies and Railings

LOOSE HANDRAIL

Loose handrail observed at interior stairway in one or more areas. This is a possible safety concern. Recommend correcting and securing by a qualified/licensed professional, prior to the close of escrow.

Recommendation

Contact a qualified professional.

 Safety Concern



6.5.2 Steps, Stairways, Balconies and Railings

CLIMBABLE RAILINGS

The railings were noted constructed in a manner that may promote climbing. This condition may pose a potential child safety issue. You may wish to view this for yourself and have corrected as necessary.

Recommendation

Contact a qualified heating and cooling contractor

 Attention Item



6.6.1 Counters and a Representative Number of Cabinets

Attention Item

SOFT-CLOSE - ADJUST

Portions of the kitchen drawers were not functioning properly/in need of adjustment during inspection. Recommend corrections by a qualified professional.

Recommendation

Contact a qualified professional.



Kitchen



Kitchen

6.7.1 Tub/Shower Enclosure

Attention Item

CLEAN AND RECAULK SHOWERS/TUBS

The tub/shower enclosures need to be cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

Recommendation

Contact a qualified professional.



Master Bathroom

6.9.1 Windows (Representative Number)

Observation Item

SERVICE WINDOWS

The window tracks and hardware need to be cleaned and/or serviced to function properly and/or smoothly. Recommend further evaluation by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Guest Bedroom

7: GARAGE

		IN	NI	NP	A
7.1	Garage General				X
7.2	Garage Ceiling/Roof Framing	X			
7.3	Garage Walls (Including Firewall Separation)	X			
7.4	Garage Floor	X			
7.5	Garage Door	X			
7.6	Occupant Door From Garage to Inside Home			X	
7.7	Garage Door Operators	X			
7.8	Garage Vents				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Garage Door Type

One automatic

Garage Door Material

Metal

Auto-opener Manufacturer

Precision

Limitations

Garage General

PERSONAL ITEMS

Due to occupants personal items, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, I advise a careful evaluation during final walk-through. If issues are discovered during your final walk-through, Please contact your inspector immediately to arrange a reinspection of this area so that the inspection report can be updated.

Observations

7.1.1 Garage General

MUSTY ODOR



A musty odor was noted at the garage interior space. Unable to determine the exact cause. Recommend inquiry with the seller about any past moisture issues and have further evaluated by a licensed environmental hygienist as necessary.

Recommendation

Was just painted and closed up

Contact a qualified professional.

7.8.1 Garage Vents

LACK OF VENTILATION



A lack of adequate air ventilation was visible in the garage at the time of the inspection. Recommend consulting a licensed general contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified general contractor.

8: INSULATION AND VENTILATION

		IN	NI	NP	A
8.1	Insulation in Attic		X		
8.2	Insulation Under Floor System				X
8.3	Vapor Retarders (On Ground, In Crawlspace or Basement)				X
8.4	Ventilation of Attic and Foundation Areas				X
8.5	Ventilation Systems (Kitchens, Baths and Laundry)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Attic Insulation

Unknown/Not Visible

Floor System Insulation

Fiberglass, Batts

Ventilation

None found

Exhaust Fans

Window

Dryer Power Source

Gas Connection

Dryer Vent

Flexible Metal, Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.2.1 Insulation Under Floor System

DAMAGED INSULATION

Portions of the flooring installation were noted damaged and/or failing. Advise consulting a licensed specialist for further evaluation and repair.

Recommendation

Contact a qualified professional.



Attention Item



8.3.1 Vapor Retarders (On Ground, In Crawlspace or Basement)

 Observation Item

VAPOR BARRIER NOT INSTALLED

The crawlspace is not equipped with a vapor barrier. This condition can lead to moisture-related issues. Recommend consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.

8.4.1 Ventilation of Attic and Foundation Areas

 Attention Item

CRAWLSPACE VENT AT GRADE

The foundation vent(s) are installed at or near ground level. Adding mulch or landscape to this area could result in water intrusion, if vent becomes lower than the ground. Should you decide to landscape, or if water intrusion was to occur through vent, I would recommend a half-round window well be installed.

Recommendation

Contact a qualified professional.

Never a issue and why would you add mulch to non landscape area.



Right Exterior

8.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

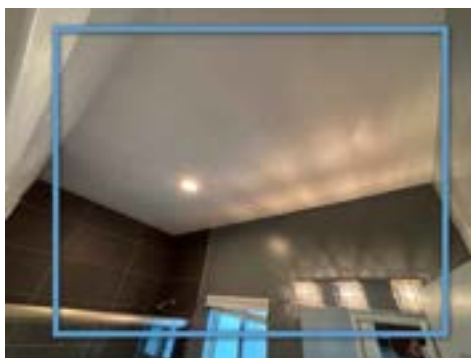
 Observation Item

BATHROOM-WINDOW VENTILATION ONLY

One or more bathroom was noted equipped with a window only for ventilation. You may wish to have a powered vent fan installed to reduce the probability of moisture related issues.

Recommendation

Contact a qualified professional.



Guest Bathroom



2nd Bedroom Bathroom



Master Bathroom

Standard construction at time of build

8.5.2 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

DRYER VENT

We recommend cleaning/servicing the dryer vent upon moving into the home.

Recommendation

Contact a qualified professional.

This was done about a year ago.

8.5.3 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

LAUNDRY-NO VENT FAN

The laundry area does not appear to be equipped with an adequate ventilation fan. Advise correction by licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Standard at time of build

9: ROOFING

		IN	NI	NP	A
9.1	Roof General	X			
9.2	Roof Coverings				X
9.3	Flashings, Skylights and Roof Penetrations				X
9.4	Roof Sheathing (As observable from attic)	X			
9.5	Roof Drainage Systems	X			

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Information

Roof Covering

Rolled Asphalt/Fiberglass

Viewed roof covering from

Walked roof

Chimney (exterior)

N/A

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

9.2.1 Roof Coverings

WEAR/DETERIORATION (GENERAL)



Wear and deterioration noted at roof covering due to age and sun exposure. This appears to be normal deterioration. However, prior to close of escrow we advise consulting with a licensed roofing contractor to review and give estimates of life remaining and necessary repairs to prevent leaks. This is also important because a home inspection is not a guarantee against roof leaks.

Recommendation

Contact a qualified roofing professional.



9.2.2 Roof Coverings

LARGE TREES/VEGETATION (GENERAL)

Attention Item

Vegetation is growing on or overhanging the roof. Leaves and debris can slow or obstruct drainage and cause leaks. Also, vegetation can be a pathway for pests. Advise trimming back the vegetation by a qualified person.

Recommendation

Contact a qualified tree service company.

Gardener trimes and maintains every two weeks and I would keep him on as he is great.



Rear Left Exterior

9.2.3 Roof Coverings

BUBBLING (FLAT)

Attention Item

Bubbling noted at the flat portion of the roof. This is indication that the roof is separating from the underlayment or roof deck, and can reduce the life of the roof and lead to leaks. I recommend further evaluation by a licensed roof contractor to determine repairs needed and to give an estimate on the life remaining.

Recommendation

Contact a qualified roofing professional.



9.2.4 Roof Coverings

UNCONVENTIONAL INSTALL

Unconventional installation methods were noted at the roofing in areas. Recommend consulting a licensed roofing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified roofing professional.

— Attention Item



9.2.5 Roof Coverings

VEGETATION/MOSS GROWTH

Vegetation growth was noted at the roof coverings in areas. It is common with age, but may promote adverse wear of the roofing materials. Recommend consulting a licensed roofing contractor for necessary cleaning and maintenance.

Recommendation

Contact a qualified roofing professional.

— Attention Item



9.3.1 Flashings, Skylights and Roof Penetrations

SEAL FLASHINGS (GENERAL)

The roof penetrations/flashings need caulking around the perimeter of the flashings where sealant is aged and/or failing. Advise repair by a licensed roof contractor.

Recommendation

Contact a qualified roofing professional.

— Attention Item



9.3.2 Flashings, Skylights and Roof Penetrations

IMPROPER/EXPOSED FASTENERS

Improper or exposed fasteners were noted at the roof flashing. This condition may prove to pose a moisture intrusion point. Advise consulting a licensed roofing contractor for necessary corrections.

Recommendation

Contact a qualified roofing professional.

Attention Item



10: EXTERIOR

		IN	NI	NP	A
10.1	Exterior General Information				X
10.2	Wall Cladding, Flashing and Trim				X
10.3	Windows	X			
10.4	Doors (Exterior)				X
10.5	Eaves, Soffits and Fascia	X			
10.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)				X
10.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings				X
10.8	Tempered Glass at Doors/Windows	X			
10.9	Fencing and Gates				X
10.10	Crawlspace				X
10.11	Outdoor Kitchen, BBQ and Fireplaces		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

SIDING MATERIAL

STUCCO

EXTERIOR ENTRY DOORS

SLIDING GLASS DOORS
(ALUMINUM), WOOD, GLASS

APPURTENANCE

SIDEWALK, PATIO, BALCONY

DRIVEWAY

CONCRETE

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Outdoor Kitchen, BBQ and Fireplaces

NOT INSPECTED

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.



This is the design of the fixture like overhang at door and mailbox, not deterioration

Observations

10.1.1 Exterior General Information

Attention Item

COASTAL PROPERTY

The home is considered a Coastal Property. Corrosion and weather-related deterioration is common for homes located close to the ocean. Pest activity may also be more pronounced in this area. You should be aware of this and remain proactive with preventative maintenance and periodic pest control inspections.

Recommendation

Contact a qualified professional.

10.2.1 Wall Cladding, Flashing and Trim

Attention Item

COVERED WEEP SCREED

Inadequate separations noted between the patio/ground and the stucco weep screed. Moisture damaged stucco and moisture intrusion remains a possibility whenever this condition exist. Advise further evaluation by a licensed siding contractor. Also installing gutters can help to minimize the amount of moisture in this area.

Recommendation

Contact a stucco repair contractor



Rear Left Exterior

10.4.1 Doors (Exterior)

Observation Item

HARDWARE MISSING

Portions of the screen door hardware were noted missing/removed. This condition prevents locking the screen door. Advise replacement as needed.

Recommendation

Contact a qualified door repair/installation contractor.



Screen Door never had a lock

10.4.2 Doors (Exterior)

Attention Item

FAILING PAINT

Failing paint was noted at one or more exterior door. Advise correction by a qualified contractor to prevent possible moisture damage.

Recommendation

Contact a qualified painting contractor.



Balcony

10.6.1 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



CRACKS IN HARDSCAPE

Settlement cracks noted in areas of the hardscape. Advise monitoring and repair when needed.

Recommendation

Contact a qualified masonry professional.



Front Exterior



Front Exterior

10.6.2 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



LARGE TREE

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof/siding or hanging near roof/siding should be trimmed to prevent damage to roof/siding and to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. Recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house.

Recommendation

Contact a qualified tree service company.



Front Exterior



Front Exterior

10.6.3 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Attention Item

NEGATIVE SLOPE IN GRADING

There is a negative slope noted that can cause or contribute to water intrusion or deterioration. Recommend further evaluation by a licensed grading and drainage contractor to determine corrections needed at this time.

Recommendation

Contact a qualified grading contractor.



Left Exterior



Rear Exterior

10.7.1 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

Attention Item

EXTERIOR HANDRAILS

A lack of adequate hand/guard railing was noted present at one or more exterior location. These areas may pose a potential for fall hazards. Advise review by a licensed general contractor to determine the scope of recommended repairs for safety.

Recommendation

Contact a qualified professional.



Front Exterior

10.7.2 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

Attention Item

DAMAGE AT WATERPROOFING

Damage was noted the waterproofing at the balcony surface. This condition can promote moisture intrusion issues. Recommend correction by a licensed waterproofing contractor.

Recommendation

Contact a qualified waterproofing contractor



Balcony



Balcony

Balcony waterproofing was just done by insurance company as water leak at door and corrected.

10.7.3 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

Attention Item

CORRODED RAILING

Corrosion noted at the railing in areas. Unable to determine the exact cause. Recommend consulting a licensed contractor to determine repairs needed at this time.

Recommendation

Contact a qualified professional.



Front Right Exterior Balcony

10.9.1 Fencing and Gates

Attention Item

WOOD DAMAGE

Evidence of wood damage/wood destroying organisms was noted at the fencing in multiple locations. Recommend consulting a licensed fencing contractor to determine the scope of necessary repairs.

Recommendation

Contact a qualified professional.



Rear Right Exterior



Front Right Exterior

10.9.2 Fencing and Gates

Attention Item

LOOSE FENCING

Loose and/or missing fencing noted. Recommend corrections by a licensed fencing contractor.

Recommendation

Contact a qualified fencing contractor



Front Left Exterior



Left Exterior

10.10.1 Crawlspace

Attention Item

WOOD DESTROYING ORGANISMS

Evidence of possible wood destroying organisms were noted in the crawlspace in areas. Recommend further evaluation by a licensed termite inspection company to determine the scope of necessary corrections.

Recommendation

Contact a qualified pest control specialist.



11: STRUCTURAL COMPONENTS

		IN	NI	NP	A
11.1	Structural General Information	X			
11.2	Walls (Structural)	X			
11.3	Foundations, Basements and Crawlspace				X
11.4	Columns or Piers				X
11.5	Floors (Structural)	X			
11.6	Ceilings (structural)	X			
11.7	Roof Structure and Attic	X			
11.8	Presence of Foundation Bolts				X

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Information

Foundation

Poured concrete

Wall Structure

2 X 4 Wood

Floor Structure

Wood Joists, Wood beams

Ceiling Structure

Not visible

Roof Structure

Not visible

Roof-Type

Flat, Parapet Walls

Method used to observe attic

Crawled, Limited access

Attic info

None Found

Method used to observe Crawlspace

Crawled, Limited access

Columns or Piers

Concrete Piers, Wood post,
Supporting walls

Structural General Information: Suggested Foundation Maintenance & 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 articles prevent recognition of signs of settlement-cracking in all but the most 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.

Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundations inspected in accordance with the Standards of Practice.

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evaluation by a licensed foundation contractor to confirm.

Observations

11.3.1 Foundations, Basements and Crawlspaces



Attention Item

DAMP SOIL

Damp/muddy soil noted in the crawlspace. This is typically a result of over watering, lack of gutter, poor downspout termination points or improper site drainage. Advise further evaluation and repairs as needed by a licensed landscaper or grading and drainage contractor.

Recommendation

Contact a qualified professional.



Front Right Crawlspace

11.3.2 Foundations, Basements and Crawlspaces



Observation Item

FOUNDATION MODIFICATIONS

Possible foundation modifications were noted. Recommend asking the seller for documentation on these modifications. If documentation cannot be produced, it is recommend that you seek further evaluation by a licensed foundation contractor prior to the end of your contingency period.

Recommendation

Contact a foundation contractor.

no modifications were made as house was built with new foundation on top of old foudation.



11.3.3 Foundations, Basements and Crawlspaces

Attention Item

UNDERMINING AT STEM WALL

Undermining was noted at the garage foundation stem wall. This condition can promote structural movement. Unable to determine the exact cause. Advise consulting a licensed foundation contractor for necessary repairs.

Recommendation

Contact a foundation contractor.



Garage Left Exterior



Garage Rear Exterior

11.3.4 Foundations, Basements and Crawlspaces

Attention Item

SPALLING/DETERIORATION

Spalling/deterioration was noted at the foundation walls in various locations. This may be indicative of age and prolonged moisture contact. Advise consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.



Crawlspace

11.3.5 Foundations, Basements and Crawlspaces

Observation Item

PREVIOUS REPAIRS

Evidence of previous possible repairs were noted at the foundation stem wall in areas. Recommend asking the seller for documentation on these repairs and have further evaluated by a licensed foundation contractor as necessary.

These are done at time of build as the old foundation was left and new foudntion was added

Recommendation

Contact a foundation contractor.

These are done at time of build as the old foundation was left and new foundation was added



11.4.1 Columns or Piers

Attention Item

PREVIOUS REPAIRS

Evidence of previous possible repairs were noted at the post/pier system. Recommend asking the seller about this and have further evaluated by a licensed foundation contractor as necessary.

Recommendation

Contact a foundation contractor.

These are done at time of build as the old foundation was left and new foundation was added



11.8.1 Presence of Foundation Bolts

Observation Item

SEISMIC RETROFITTING

The home appears to have undergone seismic retrofitting. Recommend asking the seller for documentation on these repairs and have further evaluated by a licensed foundation contractor as necessary.

Recommendation

Contact a foundation contractor.

These are done at time of build as the old foundation was left and new foundation was added

12: HEATING EQUIPMENT

		IN	NI	NP	A
12.1	Heating Equipment				X
12.2	Normal Operating Controls	X			
12.3	Automatic Safety Controls	X			
12.4	Presence of Installed Heat Source in Each Room	X			
12.5	Flue(s) for Heating Equipment				X
12.6	Distribution Systems (HVAC Ducting and Related Equipment)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type

Forced Air

Energy Source

Natural gas

Number of Heat Systems (excluding wood)

One

Heat System Brand

GOODMAN

Ductwork

Insulated, Partially Visible

Filter Type

Washable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Central Air Manufacturer

GOODMAN

Number of AC Only Units

One

Normal Operating Controls : Type

Thermostat

Automatic Safety Controls : Type

Safety switch

Presence of Installed Heat Source in Each Room: Type

In wall

Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.



Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.



Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

12.1.1 Heating Equipment

HEATER - AGED



The heater appeared to function at time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Also, due to the age of the unit, I recommend further evaluation/safety check be performed by a licensed HVAC contractor before the end of your contingency period.

Recommendation

Contact a qualified HVAC professional.



MFD 2012

12.1.2 Heating Equipment



DRIP LEG

The furnace gas piping is not equipped with a sediment trap or drip leg. Advise installation by a licensed plumber or qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Heating Equipment

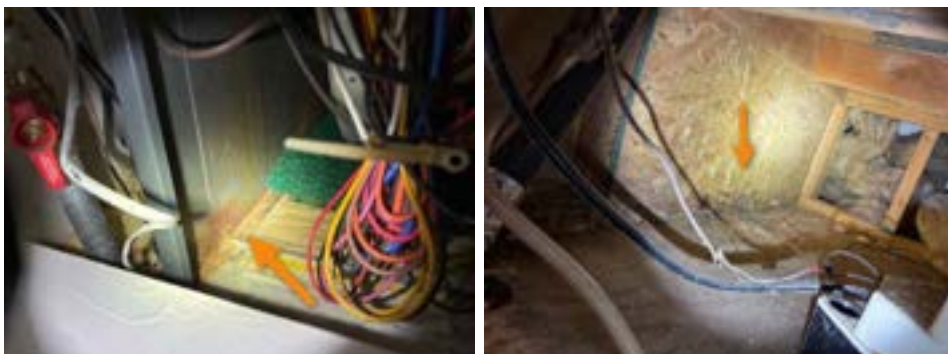


FURNACE-CONDENSATION STAINING

Evidence of possible condensation production was noted at the furnace. Unable to determine the exact cause. Recommend necessary servicing by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



12.5.1 Flue(s) for Heating Equipment

FLUE - TAPED

The furnace flue pipe was noted having tape installed. This is not in accordance with the manufacture specifications. Advise removal by qualified contractor.

Recommendation

Contact a qualified HVAC professional.

Attention Item



12.6.1 Distribution Systems (HVAC Ducting and Related Equipment)

RETURN AIR NOT SEALED

The return air compartment is not properly sealed. This condition may promote air quality concerns. Recommend consulting with licensed HVAC contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified HVAC professional.

Safety Concern



13: COOLING EQUIPMENT

		IN	NI	NP	A
13.1	Cooling and Air Handler Equipment				X
13.2	Normal Operating Controls	X			
13.3	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Cooling and Air Handler Equipment: System Information

For HVAC system information, please refer to Heating Equipment.



Cooling and Air Handler Equipment: Thermal Image Showing Operation

The AC appeared to turn on and produce cold air at the time of the inspection.



Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

Observations

13.1.1 Cooling and Air Handler Equipment

Attention Item

CONDENSER NOT SECURED

The AC condenser was not properly secured to the platform or the platform was unstable. This condition may promote adverse wear and physical damage. Advise correction by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



13.1.2 Cooling and Air Handler Equipment

Attention Item

MISSING SLEEVE AT SUCTION LINE

Portions of the foam sleeving at the suction line were noted missing. This condition can lead to energy loss and condensation issues. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



13.1.3 Cooling and Air Handler Equipment

Attention Item

A/C AGED

The AC unit(s) appears to be aged. The unit(s) appeared to turn on and produce cold air at the time of the inspection. However, I am unable to determine how long the AC will last before a replacement is necessary.

These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacture, maintenance). It is recommend that the HVAC equipment be further evaluated to determine life remaining and potential cost of replacement.

Recommendation

Contact a qualified HVAC professional.



MFD 2013

13.1.4 Cooling and Air Handler Equipment

 Attention Item**NO PAN BELOW PUMP**

No leak pan was installed below the condensation pump. This condition may promote flooding in the event of pump failure. Recommend correction by a licensed HVAC contractor as necessary.

Recommendation

Contact a qualified HVAC professional.



14: GENERAL PICTURES

Information

Laundry Room



Complementary Photos

The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Kitchen



Dining Area



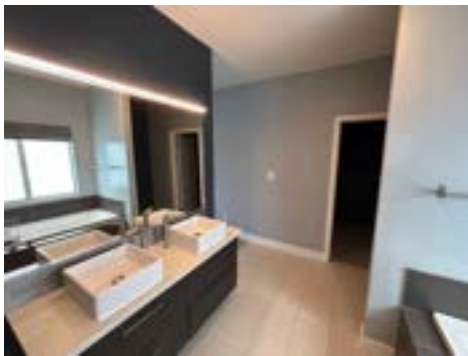
Living Room



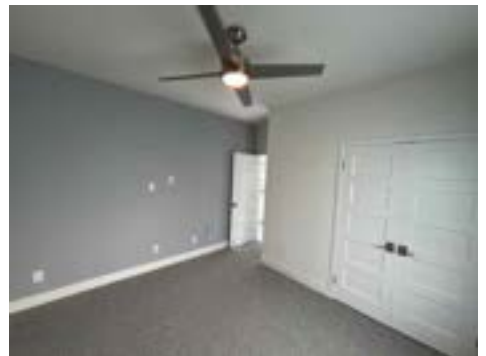
Master Bedroom



Master Bathroom



2nd Bedroom



Bathroom at 2nd Bedroom



Guest Bedroom



Guest Bathroom



Garage



Rear Yard



Right Side Yard



Left Side Yard



Balcony



STANDARDS OF PRACTICE

Inspection Details

Please refer to the Home Inspection [Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.