INSPECTION REPORT
1899 N Gladys Ave
Signal Hill CA 90755

INSPECTED BY
Christopher Vella
Professional
Inspection
Network

INSPECTION DATE
5/13/2026
03:30 PM

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General Info

Property Address	Date of Inspection	Report ID
1899 N Gladys Ave Signal Hill CA 90755	5/13/2026	20260514-1899-N-Gladys-Ave
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Socrates Socratous	03:30 PM	Melinda Elmer Century 21 Masters

Inspection Details

In Attendance:	Type of building:	Approximate age of building(s):
Vacant	Single Family (1 story)	78 Years Old
Building(s) Faces:	**Temperature:**	**Weather:**
East	Over 75 (F)	Clear
Ground/Soil surface condition:	**Rain in last 3 days:**	**Radon Test:**
Dry	No	No
Water Test:		
No		

Comment Key & Definitions

Comment Key or Definitions

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. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Major Concern: = Denotes a major improvement recommendation that is uncommon for a home of this age or location.

Safety Issue: = Denotes an observation or recommendation that is considered an immediate health and safety concern.

Repair or Replace: = Denotes the item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Improve: = Denotes improvements that should be anticipated over a short term.

Monitor: = Denotes and area where further investigations and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigations or observations are made.

Inspected = The inspector 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.

This structure has been added to and/or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection.

The comments made in this report were based on the condition of the home at time of inspection. There is no

warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

SCOPE OF THE INSPECTION:
Professional Inspection Network endeavors to perform all inspections in substantial compliance with the Standards of Practice of the California Real Estate Inspector Association (CREIA). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the CREIA Standards of Practice. When systems or components designated in the CREIA Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:
Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This home is an older home and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The inspection covered the accessible areas of the property, including [list of areas inspected, e.g., structural components, electrical systems, plumbing systems, etc.], as outlined in the CREIA standards of practice. It is important to note that the inspection is a visual examination of the readily accessible components of the property at the time of inspection. Hidden or concealed defects, inaccessible areas, and items beyond the scope of the inspection were not examined. The inspection revealed several observations, which have been detailed in the comprehensive report provided separately. These observations encompass [briefly describe major findings, if any, e.g., structural issues, plumbing leaks, electrical concerns, etc.]. Appropriate recommendations for further evaluation or corrective actions have been included in the report. It is advised

that qualified professionals assess and address the identified issues. Please be aware that the inspection has its limitations, and not all components or areas of the property may have been accessible or fully examined during the process. In conclusion, while the inspection has provided valuable insights into the condition of the property, it is imperative to recognize that it is not an exhaustive guarantee of the property's condition. It is advisable to consult with relevant specialists for more detailed assessments as needed. The detailed inspection report is attached herewith for your review. If you have any questions or require further clarification on any aspect of the report, please do not hesitate to contact us. Thank you for entrusting us with the inspection of your property. We look forward to assisting you with any additional information you may require.

This pre-listing home inspection report is intended to provide a comprehensive overview of the condition of the property as observed during the inspection. It is important to note that this report is not exhaustive, and there may be other issues not identified or mentioned in this report. The inspection was conducted in accordance with industry standards and practices.

Purpose: The purpose of this inspection is to assist the seller in identifying any existing or potential issues with the property prior to listing it for sale. It is not intended to be a warranty, guarantee, or assurance of the property's condition.

Scope: The inspection covered visible and accessible areas of the property at the time of the inspection. Areas that were not accessible or obstructed were not inspected, and the report will specifically mention any limitations or inaccessible areas.

General Observations: The report will include detailed observations and findings regarding various components of the property, such as the roof, exterior, interior, electrical systems, plumbing systems, HVAC systems, structural elements, and other visible areas. It will highlight any deficiencies, defects, or areas of concern that were observed during the inspection.

Recommendations: The report may provide recommendations for further evaluation, repairs, or maintenance by qualified professionals in areas where issues were identified. These recommendations are important for the seller to consider in order to address any necessary repairs or improvements prior to listing the property for sale.

Limitations: It is important to understand that not all issues or defects may be visible or detectable during a visual inspection. Hidden or concealed problems may exist that were not identified during the inspection. Additionally, the inspection does not cover areas that are inaccessible, hidden behind walls or ceilings, or underground.

Responsibility: The responsibility for addressing any issues or defects identified in the report rests with the seller. It is recommended that the seller consult with qualified professionals, such as contractors, plumbers, electricians, or structural engineers, to obtain further assessments or estimates for repairs.

Disclosures: The seller should disclose the findings of this pre-listing home inspection report to potential buyers. Providing this information transparently and proactively can help establish trust and ensure that potential buyers have a clear understanding of the property's condition.

Disclaimer: This pre-listing home inspection report is based on the observations made during the inspection and does not guarantee the absence of defects or future issues. The inspector is not liable for any issues or damages that may arise after the inspection.

It is strongly recommended that the seller review this report thoroughly and consider addressing any necessary repairs or improvements prior to listing the property for sale. It is also advisable to consult with a real estate professional for guidance on how to best disclose the findings of this report to potential buyers.

Please be aware that this inspection report is intended solely for the use of the client for whom it was prepared. The contents of this report, along with any liability arising from its findings and recommendations, are not transferable to any third parties, including prospective buyers of the property. This non-transferability clause is important for several reasons:

Specific Client Agreement: The inspection and resulting report are conducted based on an agreement with the specific client and may not cover aspects that a prospective buyer might be interested in.

Report Relevance and Timing: The findings in the report are based on the condition of the property at the time of the inspection and may not accurately reflect changes or issues that arise after the date of the inspection.

Liability Limitations: The liability for the inspection findings and recommendations is limited to the contractual relationship between the inspector and the client. Extending this liability to others, such as prospective buyers, would require a separate agreement or arrangement.

Recommendation for New Inspection: Prospective buyers are advised to commission their own property inspection to obtain current information and findings relevant to their interests and to establish their own contractual relationship with an inspector.

It is important for all parties to understand and respect the limitations and scope of this inspection report as being specific to the client and the inspection date. Prospective buyers are encouraged to seek their own independent inspections to inform their decisions.

Summary

Professional Inspection Network

17141 Erwin Lane
Huntington Beach, CA
92647

Customer
Socrates Socratous

Address
1899 N Gladys Ave
Signal Hill CA 90755

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Summary

Roof Coverings

1. **Major Concern:** The composition shingle roofing is significantly deteriorated and shows extensive wear. The shingles exhibit curling, cracking, granule loss, and overall diminished integrity. These conditions are consistent with an aging roof that appears to have exceeded its expected service life and is at increased risk for leakage and water intrusion. Have the roofing system replaced by a licensed roofing contractor. The contractor should remove the existing roofing materials down to an appropriate substrate, evaluate the roof sheathing and flashing components, and complete any needed repairs prior to installing a new composition shingle roof. The replacement roof should be installed using current, manufacturer-approved materials and methods, including proper underlayment, flashing integration, and ventilation. Obtain documentation of permits/warranties (as applicable) and confirm the selected shingle type, rating, and warranty terms based on durability, aesthetics, and budget.


Item 1 - Item 1 (Picture)


Item 1 - Item 2 (Picture)


Item 1 - Item 3 (Picture)


Item 1 - Item 4 (Picture)


Item 1 - Item 5 (Picture)


Item 1 - Item 6 (Picture)

Flashings/Vents

2. **Repair or Replace:** The mastic at all rooftop vents and penetrations shows signs of weathering and cracking. This compromised condition raises concerns about the effectiveness of the sealant in preventing water infiltration and maintaining the integrity of the roof. It is strongly suggested that all rooftop vents and penetrations be examined and sealed with approved material by a qualified professional. This step is essential to ensure the long-term protection and performance of the roof. A qualified professional roofer will be able to assess the extent of weathering and cracking, identify any underlying issues, and apply appropriate sealing materials that meet industry standards. This examination and repair process will help

prevent potential water leaks and further deterioration of the roof. It is crucial to consult a licensed roofing professional who can provide an accurate assessment and perform the necessary repairs using approved materials. Please be aware that this report is based on a visual inspection, and a detailed evaluation by a roofing specialist is necessary for a comprehensive understanding of the condition of the rooftop vents and penetrations.

Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Patio(s), Porches, Patio/Cover and Applicable Railings

3. (1) **Repair or Replace:** The concrete steps at the exterior wall have separated from the wall structure, and a visible gap was observed between the steps and the exterior wall. This condition may be the result of movement and/or settlement and could present a potential safety concern. Further evaluation and repair by a qualified contractor is recommended.

Item 3 - Item 1 (Picture)

4. (2) **Repair or Replace:** There is wood deterioration observed at the rear patio covering in one or more locations. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

Item 4 - Item 1 (Picture)

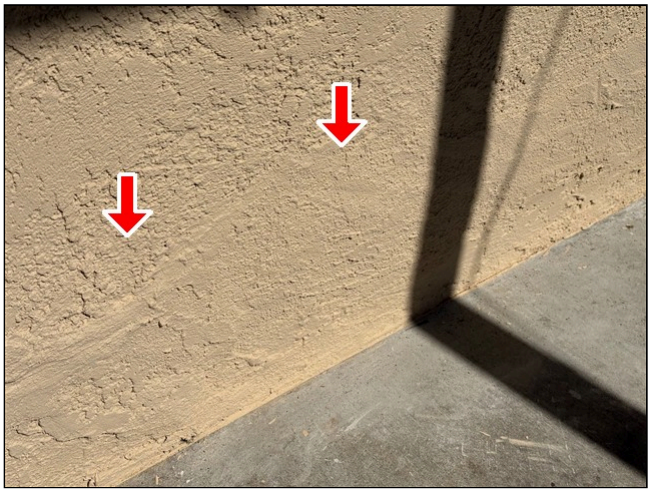
Item 4 - Item 2 (Picture)

5. (3) **Repair/Replace/Monitor:** The brick veneer at the front wall of the home is cracked due to apparent

settlement and possible movement related to tree roots and/or tree growth at the front wall area. Continued movement may result in additional cracking and deterioration of the veneer system over time. Further evaluation and repair by a qualified contractor is recommended.

Item 5 - Item 1 (Picture)

6. (4) **Repair/Replace/Monitor:** Visible cracking was observed in the stucco cladding on the exterior walls of the home. Such cracking occurs when the stress placed on the wall exceeds the material's capacity to withstand it. Potential underlying causes include issues with the wall's framing, contraction or expansion of the wood sheathing, settling of the structure, thermal expansion or contraction, rapid temperature changes, weak points in the wall, or abnormal ground vibrations. Consult a licensed contractor or structural engineer to assess the severity of the cracking and identify the root cause. Repairs may include sealing and patching the cracks using appropriate stucco materials, and if necessary, addressing structural or environmental factors contributing to the stress. Regular maintenance of stucco surfaces, including inspections and timely repairs, is recommended to prevent further damage and maintain the structural integrity and appearance of the home.



Item 6 - Item 1 (Picture)

7. (5) **Repair or Replace:** There is wood deterioration observed at the front porch railing. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

Item 7 - Item 1 (Picture)

Doors (Exterior)

8. **Repair or Replace:** There is wood deterioration observed at the rear rear wall door frame. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

Item 8 - Item 1 (Picture)

Windows

9. (1) **Repair or Replace:** The exterior wood window frames of the home are deteriorated in one or more areas. Deterioration of wood window frames can lead to several problems, including compromised structural integrity, increased susceptibility to weather damage, and potential water intrusion, which can further damage the surrounding wall structures. Additionally, deteriorated frames can negatively impact the building's energy efficiency by allowing air leaks. A comprehensive assessment of all exterior wood window frames is recommended to determine the extent of the damage. Replacement of the deteriorated frames with new, durable materials that are resistant to weathering and decay is advised to protect the structure and improve energy efficiency. A qualified contractor should be consulted to perform the replacements, ensuring proper installation and sealing to prevent future issues. Regular maintenance and inspections should also be scheduled to monitor the condition of the new frames.

Item 9 - Item 1 (Picture)

10. (2) **Repair or Replace:** The installation of the replacement windows throughout the home appears to be non-professional. The windows are considered non-conforming, and deficiencies in the installation may allow water intrusion into the wall assemblies. Continued leakage may result in hidden damage, deterioration, and possible organic growth within surrounding materials. Further evaluation and correction by a qualified window contractor is recommended.

Item 10 - Item 1 (Picture)

Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

11. (1) **Repair or Replace:** The driveway surface at the transition between the concrete and asphalt sections is uneven. This condition may present a trip hazard and may worsen over time due to movement and settlement. Further evaluation and repair by a qualified contractor is recommended as needed.

Item 11 - Item 1 (Picture)

12. (2) **Repair/Replace/Monitor:** During the home inspection, it was observed that the concrete driveway shows signs of common cracking in various locations. Cracking in concrete driveways is a common issue that can occur over time due to various factors. It is essential to assess the severity of the cracks and take appropriate measures to address them. Filling small cracks, repairing larger ones, and resealing the driveway will help protect it from further damage and extend its lifespan. Engaging professional contractors for repairs and addressing underlying issues will contribute to maintaining a safe and durable concrete driveway within the property.

Fence/Block Walls & Gates

13. **Repair or Replace:** The wooden fence throughout the subject property is weathered and shows signs of deterioration in various locations. The fence is in need of repair and/or replacement. Suggest repair/ replacement as required by a qualified professional.

Item 13 - Item 1 (Picture)

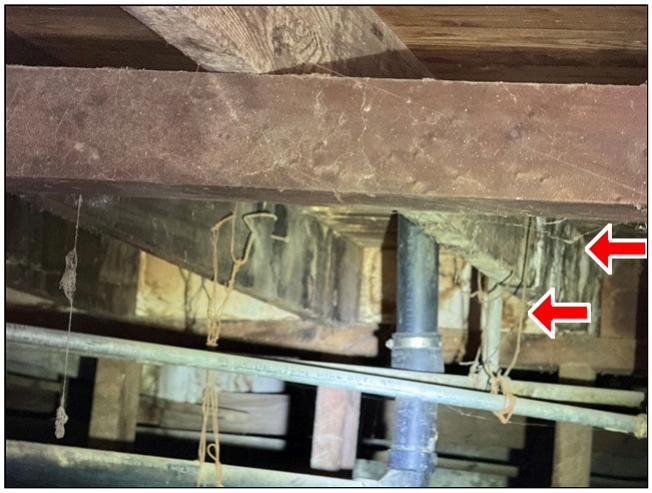
Foundations, Basement and Crawlspace

14. (2) **Improve:** An abandoned floor furnace was observed at the crawl space of the home. The unit is no longer in use and is recommended for removal. Components associated with the older furnace system may contain asbestos-containing materials. Further evaluation and removal by qualified professionals familiar with asbestos handling procedures is recommended.

Item 14 - Item 1 (Picture)

Floors/Colums/Piers

15. (1) **Repair or Replace:** Water staining, wood deterioration, and potential fungus were observed at the hallway bathroom subfloor. The presence of water staining and deterioration suggests possible past or ongoing moisture intrusion. Wood deterioration can compromise the structural integrity of the subfloor, leading to potential safety hazards. The presence of fungus indicates the potential for mold growth, which can have adverse health effects. It is strongly recommended to have a qualified contractor assess the condition of the subfloor below the hallway bathroom. Based on the contractor's evaluation, necessary repairs or replacement of the subfloor may be required to address any structural or moisture-related issues. Identify and address the source of moisture to prevent future damage. This may involve addressing leaks, improving ventilation, or other moisture control measures. Timely intervention and professional assessment are crucial to address potential structural issues and ensure the safety and integrity of the bathroom subfloor.



Item 15 - Item 1 (Picture)

Item 15 - Item 2 (Picture)

16. (2) **Monitor:** Water stains observed at the subfloor in various locations. Unable to determine the cause of the water stains. It is important to note that without further investigation, it may be challenging to determine the exact cause of the water stains. There are several potential sources of water intrusion, including plumbing leaks, roof leaks, condensation, or issues with the exterior envelope of the property. To properly identify and address the cause of the water stains, it is recommended to consult with a qualified contractor, plumber, or water damage specialist. They will have the expertise and tools necessary to investigate the issue further and provide an accurate assessment. It is crucial to address water stains and the underlying cause promptly to prevent further damage, including structural issues, mold growth, and deterioration of building materials.

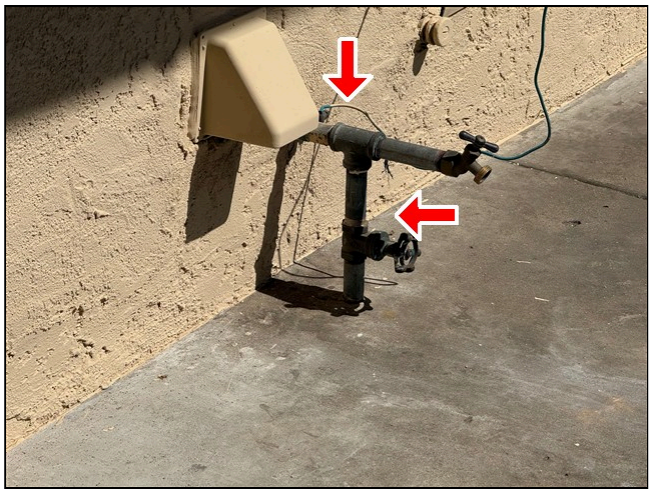
Heating Equipment

17. **Major Concern:** The subject property lacks a permanent heat source. The floor furnace located within the crawl space has been dismantled and is no longer in use. The absence of an operational heating

system may not conform to current standards for habitable living spaces. Further evaluation and installation of an approved heating system by a qualified HVAC contractor is recommended.

Plumbing Water Supply, Distribution System and Fixtures

18. (1) **Major Concern:** The main water supply pipe routed from the street to the home is a galvanized steel pipe. Galvanized steel pipes are used in the interior water supply, and generally have a finite life span. The quality of the plating, installation methods, water temperature, water quality and water usage all factor into the actual serviceable life. Scale builds up inside the pipe which eventually restricts the flow of water to the fixtures. Corrosion eats away at the inside of the pipes, eventually causing leaks. Thirty to forty years is the average life of galvanized pipes. Replacement of the galvanized steel supply pipes will eventually be required. Note: There is visible debris, and possible metal flakes, when water is run to the sinks in the home. The makeup of this debris is unknown.



Item 18 - Item 1 (Picture)

Item 18 - Item 2 (Picture)

Item 18 - Item 3 (Picture)

Item 18 - Item 4 (Picture)

Hot Water Systems, Controls, Flues and Vents

19. (1) **Repair/Replace/Monitor:** The modern, sheet metal water heater vent terminates inside of an old, concrete/asbestos Transite vent. The usual consequence is the formation of condensation from the Transite material, which can lead to corrosion and/or deterioration of both the flue and the water heater. This configuration does not meet the manufacturer's specifications or industry standards. The vent should be reconfigured by a qualified technician to meet the manufacturer's specifications.

Item 19 - Item 1 (Picture)

20. (2) **Repair/Replace/Monitor:** The water heater is an older unit. The water heater may be nearing the end of its service life. Typical life expectancy of water heaters is 7 to 12 years. The existing unit is 14 years old. It is difficult to determine when replacement will be necessary. Suggest replacement of the water heater by a licensed and qualified plumber.

Item 20 - Item 1 (Picture)

Item 20 - Item 2 (Picture)

Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panels, Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

21. **Safety Issue:** The main electrical panel for the home is manufactured by a company known as Federal Pacific. Federal Pacific electrical equipment is considered obsolete, due to design flaw in which the circuit breaker's connection to the bus bar becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker(s) to fuse to the bus bar, making it impossible to remove. Even worse, it can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Federal Pacific Electric (FPE) electrical panels were widely used in residential homes and buildings from the 1950s through the 1980s. However, over the years, these panels have been found to have significant defects that could lead to serious safety concerns. These defective panels may fail to trip, even in the event of a power surge or electrical overload, causing electrical fires. The Consumer Product Safety Commission (CPSC) conducted an investigation in the 1980s and found that some FPE panels and breakers failed to trip and that many of these panels were still in use in residential homes. As a result, the CPSC recommended that homeowners replace these panels, especially those with a Type Stab-Lok circuit breaker, which was found to have the most significant defects. Replacing an FPE panel can be a costly and time-consuming process, but it is essential for the safety of your family and your home. It is strongly urged and advised that the main electrical panel for the home be replaced with a new, modern and safe electrical system/panel by a licensed and qualified electrician.

Item 21 - Item 1 (Picture)

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outiside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

22. **Safety Issue:** The kitchen countertop outlets were found to lack Ground Fault Circuit Interrupter (GFCI) protection during the inspection. GFCI outlets are essential safety devices that help protect against electrical shocks and potential hazards in wet areas, such as kitchens and bathrooms. It is highly recommended to have GFCI outlets installed at the kitchen countertop to ensure the safety of the electrical system in the area. GFCI outlets detect imbalances in electrical currents and quickly interrupt the power supply, reducing the risk of electrical shock. To address this issue, it is advised to consult with a qualified electrician who can install GFCI outlets at the kitchen countertop according to local electrical codes and regulations. This will help ensure compliance with safety standards and provide enhanced protection for you and your household.

Item 22 - Item 1 (Picture)

Ventilation of Attic & Crawl Space Areas

23. **Repair or Replace:** The screens for the crawl space vent openings are loose, torn or displaced in various locations. These areas are large enough to allow pest entry into the building. We suggest the screens be repaired/replaced to prevent vermin/animals from entering the home.

Item 23 - Item 1 (Picture)

Interiors

24. **Major Concern:** A significant amount of water damage was observed at the interior walls and floor of the middle North hallway closet. The condition appears to indicate moisture intrusion and/or water intrusion from an exterior source. The exact source of the moisture could not be determined during the inspection. There is an extra risk of hidden damage and possible concealed deterioration within these areas. Further evaluation and repair by a qualified contractor is recommended to determine the source of the moisture intrusion and repair all damaged materials.

Item 24 - Item 1 (Picture)

Item 24 - Item 2 (Picture)

Walls and Ceilings

25. (1) **Major Concern:** Water damage was observed at the interior walls below the windows, indicating that the windows may be leaking. The condition appears to be related to the non-professional installation of the replacement windows. Continued water intrusion may result in additional hidden damage, deterioration, and possible organic growth within the wall assemblies. Further evaluation and correction by a qualified window contractor is recommended.

Item 25 - Item 1 (Picture)

Item 25 - Item 2 (Picture)

26. (2) **Major Concern:** A significant amount of water damage was observed at the interior walls of the garage along the rear interior wall. The damage appears to be related to prolonged moisture intrusion and/or water penetration. Continued moisture exposure may result in additional deterioration and possible concealed damage within the wall assembly. Further evaluation and repair by a qualified contractor is recommended.

Item 26 - Item 1 (Picture)

Floors

27. **Monitor:** The interior floor of the home has an apparent slope in several locations. If the interior floor of a building has an apparent slope in several locations, it may indicate a structural problem or issue with the foundation of the building. Contact a structural engineer or a licensed contractor to evaluate the slope of the floors. They will be able to determine the cause of the slope and assess whether there are any safety concerns. If the slope is determined to be a safety concern, take steps to ensure that the area is safe for use. This may include restricting access to the area or providing temporary support or reinforcement. Address any underlying issues with the building's foundation or structure. This may involve repairs to the foundation or installation of additional support structures to stabilize the building. Ensure that the building is up to code and meets safety standards. This may involve obtaining permits and inspections from local building authorities. It's important to address any issues with the slope of a building's floor as soon as possible, as it can affect the safety and structural integrity of the building. A professional evaluation is crucial to identifying the underlying issue and determining the appropriate course of action to address it.This might be the result of the age and framing design of the home. Suggest further evaluation by a qualified trades person and structural engineer for determination, evaluation and/or corrective repairs if required. Since this inspection is visual in nature, it is always recommended that any movement observed be further evaluated to prevent damage and to insure the integrity of the structure is kept in tact.

Item 27 - Item 1 (Picture)

Ranges/Ovens/Cooktops

28. **Safety Issue:** The stove at the kitchen lacks an anti-tip bracket. An anti-tip bracket is an important safety feature that helps prevent the stove from tipping over, especially in situations where excessive weight or force is applied to the open oven door or if a child were to climb or hang on the stove. The absence of an anti-tip bracket increases the risk of the stove tipping over, which can result in serious accidents or injuries. It is recommended to have anti-tip brackets installed for each stove to enhance the safety of the property. It is advisable to consult with a qualified professional or appliance technician to properly install the appropriate anti-tip brackets for the stoves. They can ensure that the brackets are correctly attached to the stove and securely anchored to the floor or wall, following the manufacturer's guidelines and local building codes. Improving the safety features of the stoves by installing anti-tip brackets is an important step in preventing accidents and promoting the well-being of the occupants.

Item 28 - Item 1 (Picture)

Garage Ceilings/Walls

29. (2) **Safety Issue:** The firewall separation between the home and the garage is missing and/or sections have been removed in one or more areas. This condition is considered a fire and safety concern, as the required fire-resistive barrier between the garage and living areas has been compromised. Further evaluation and repair by a qualified contractor is recommended to restore the proper firewall separation.

Item 29 - Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roofing

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

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:	Viewed Roof Covering From:	Number Of Roofing Layers:
Asphalt/Fiberglass Shingles	Ladder At Eave	Shingle Roof: 2 to 3 Layers

Items

1.0 Roof Coverings

Comments: Major Concern

Major Concern: The composition shingle roofing is significantly deteriorated and shows extensive wear. The shingles exhibit curling, cracking, granule loss, and overall diminished integrity. These conditions are consistent with an aging roof that appears to have exceeded its expected service life and is at increased risk for leakage and water intrusion. Have the roofing system replaced by a licensed roofing contractor. The contractor should remove the existing roofing materials down to an appropriate substrate, evaluate the roof sheathing and flashing components, and complete any needed repairs prior to installing a new composition shingle roof. The replacement roof should be installed using current, manufacturer-approved materials and methods, including proper underlayment, flashing integration, and ventilation. Obtain documentation of permits/warranties (as applicable) and confirm the selected shingle type, rating, and warranty terms based on durability, aesthetics, and budget.

1.0 Item 1 (Picture)

1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

1.0 Item 5 (Picture)

1.0 Item 6 (Picture)

1.1 Flashings/Vents

Comments: Repair or Replace

Repair or Replace: The mastic at all rooftop vents and penetrations shows signs of weathering and cracking. This compromised condition raises concerns about the effectiveness of the sealant in preventing water infiltration and maintaining the integrity of the roof. It is strongly suggested that all rooftop vents and penetrations be examined and sealed with approved material by a qualified professional. This step is essential to ensure the long-term protection and performance of the roof. A qualified professional roofer will be able to assess the extent of weathering and cracking, identify any underlying issues, and apply appropriate sealing materials that meet industry standards. This examination and repair process will help prevent potential water leaks and further deterioration of the roof. It is crucial to consult a licensed roofing professional who can provide an accurate assessment and perform the necessary repairs using approved materials. Please be aware that this report is based on a visual inspection, and a detailed evaluation by a roofing specialist is necessary for a comprehensive understanding of the condition of the rooftop vents and penetrations.

1.3 Roof Drainage Systems

Comments: Improve

Improve: The property lacks adequate gutters and downspouts throughout the roof. This absence of proper drainage systems can potentially lead to several issues, including damage and deterioration to the foundation and exterior walls. Gutters and downspouts play a crucial role in channeling rainwater away from the foundation of the home. Without them, rainwater can accumulate around the perimeter of the property, potentially causing soil erosion, foundation settlement, and structural damage over time. The absence of gutters and downspouts can result in water cascading directly down the exterior walls during rainfall. This continuous exposure to moisture can lead to deterioration of siding materials, paint damage, and potential water intrusion into the building envelope. To address these concerns, it is recommended that gutters and downspouts be installed throughout the roof of the home. This will effectively collect rainwater and direct it away from critical areas, mitigating the risk of foundation damage, exterior wall deterioration, and landscape issues.

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.

Professional Inspection Network recommends an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

The entire underside of the roof sheathing is not inspected for evidence of leakage.

Interior finishes may disguise evidence of prior leakage.

No comment can be offered on the condition of the membrane beneath the roof surface.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.


Styles & Materials

Siding Style:
Stucco Cladding

Siding Material:
Stucco Cladding
Brick veneer

Exterior Entry Doors:
Wood

Appurtenance:
Patio
Steps

Driveway:
Concrete

Walkways:
Concrete

Fence Type:
Wood
Block

Items

2.0 Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Patio(s), Porches, Patio/Cover and Applicable Railings

Comments: Repair or Replace, Monitor

(1) **Repair or Replace:** The concrete steps at the exterior wall have separated from the wall structure, and a visible gap was observed between the steps and the exterior wall. This condition may be the result of movement and/or settlement and could present a potential safety concern. Further evaluation and repair by a qualified contractor is recommended.

2.0 Item 1 (Picture)

(2) **Repair or Replace:** There is wood deterioration observed at the rear patio covering in one or more locations. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

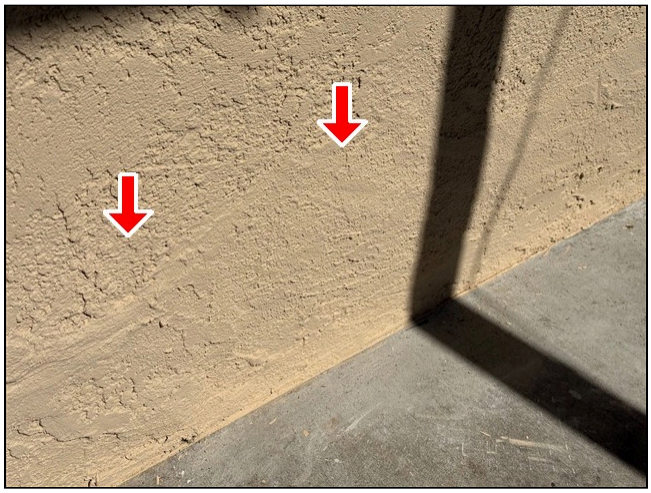
2.0 Item 2 (Picture)

2.0 Item 3 (Picture)

(3) **Repair/Replace/Monitor:** The brick veneer at the front wall of the home is cracked due to apparent settlement and possible movement related to tree roots and/or tree growth at the front wall area. Continued movement may result in additional cracking and deterioration of the veneer system over time. Further evaluation and repair by a qualified contractor is recommended.

2.0 Item 4 (Picture)

(4) **Repair/Replace/Monitor:** Visible cracking was observed in the stucco cladding on the exterior walls of the home. Such cracking occurs when the stress placed on the wall exceeds the material's capacity to withstand it. Potential underlying causes include issues with the wall's framing, contraction or expansion of the wood sheathing, settling of the structure, thermal expansion or contraction, rapid temperature changes, weak points in the wall, or abnormal ground vibrations. Consult a licensed contractor or structural engineer to assess the severity of the cracking and identify the root cause. Repairs may include sealing and patching the cracks using appropriate stucco materials, and if necessary, addressing structural or environmental factors contributing to the stress. Regular maintenance of stucco surfaces, including inspections and timely repairs, is recommended to prevent further damage and maintain the structural integrity and appearance of the home.



2.0 Item 5 (Picture)

(5) **Repair or Replace:** There is wood deterioration observed at the front porch railing. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and

tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

2.0 Item 6 (Picture)

2.1 Doors (Exterior)

Comments: Repair or Replace

Repair or Replace: There is wood deterioration observed at the rear rear wall door frame. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

2.1 Item 1 (Picture)

2.2 Windows

Comments: Repair or Replace

(1) **Repair or Replace:** The exterior wood window frames of the home are deteriorated in one or more areas. Deterioration of wood window frames can lead to several problems, including compromised structural integrity, increased susceptibility to weather damage, and potential water intrusion, which can further damage the surrounding wall structures. Additionally, deteriorated frames can negatively impact the building's energy efficiency by allowing air leaks. A comprehensive assessment of all exterior wood window frames is recommended to determine the extent of the damage. Replacement of the deteriorated frames with new, durable materials that are resistant to weathering and decay is advised to protect the structure and improve energy efficiency. A qualified contractor should be consulted to perform the replacements, ensuring proper installation and sealing to prevent future issues. Regular maintenance and inspections should also be scheduled to monitor the condition of the new frames.

2.2 Item 1 (Picture)

(2) **Repair or Replace:** The installation of the replacement windows throughout the home appears to be non-professional. The windows are considered non-conforming, and deficiencies in the installation may allow water intrusion into the wall assemblies. Continued leakage may result in hidden damage, deterioration, and possible organic growth within surrounding materials. Further evaluation and correction by a qualified window contractor is recommended.

2.2 Item 2 (Picture)

2.3 Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

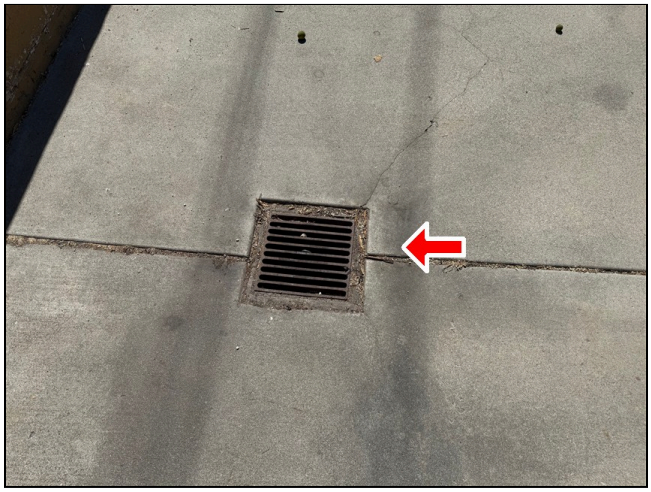
Comments: Repair or Replace, Monitor

(1) **Repair or Replace:** The driveway surface at the transition between the concrete and asphalt sections is uneven. This condition may present a trip hazard and may worsen over time due to movement and settlement. Further evaluation and repair by a qualified contractor is recommended as needed.

2.3 Item 1 (Picture)

(2) **Repair/Replace/Monitor:** During the home inspection, it was observed that the concrete driveway shows signs of common cracking in various locations. Cracking in concrete driveways is a common issue that can occur over time due to various factors. It is essential to assess the severity of the cracks and take appropriate measures to address them. Filling small cracks, repairing larger ones, and resealing the driveway will help protect it from further damage and extend its lifespan. Engaging professional contractors for repairs and addressing underlying issues will contribute to maintaining a safe and durable concrete driveway within the property.

(3) **Monitor:** The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather. Inquires should be made to the seller(s) as to their knowledge of its past and present condition.



2.3 Item 2 (Picture)

2.5 Fence/Block Walls & Gates

Comments: Repair or Replace

Repair or Replace: The wooden fence throughout the subject property is weathered and shows signs of deterioration in various locations. The fence is in need of repair and/or replacement. Suggest repair/replacement as required by a qualified professional.

2.5 Item 1 (Picture)

2.9 Irrigation

Comments: Monitor

Monitor: The irrigation system is beyond the scope of a standard home inspection. Home inspections typically focus on the structural and mechanical components of the property, such as the foundation, electrical systems, plumbing, and HVAC. However, the irrigation system falls under the category of landscaping and outdoor systems, which are typically not included in a standard home inspection. If you have concerns about the irrigation system or would like it to be inspected, it is recommended to contact a professional irrigation specialist or landscaper. They will have the expertise to assess the irrigation system, including the sprinklers, valves, controllers, and overall functionality. They can identify any issues, provide maintenance recommendations, or suggest repairs or upgrades as needed. Remember, maintaining a properly functioning irrigation system is essential for the health and maintenance of your landscaping. Regular inspection and maintenance of the irrigation system can help ensure efficient water usage and prevent potential water waste or damage.

2.10 Grounds

Comments: Monitor

Monitor: This building is constructed on or near a hillside, and it is important to understand the soil conditions and potential for movement in such areas. However, it is important to note that the evaluation of soil conditions and stability is not within the scope of this inspection. To gather information about the soil stability and conditions, we suggest checking with the owners if they have any knowledge or information regarding the soils in the area. They may be aware of any previous assessments, reports, or issues related to soil stability. Additionally, we recommend contacting a qualified geotechnical engineer who specializes in soil analysis and has knowledge of the conditions specific to this area. A geotechnical engineer can provide a comprehensive assessment of the soil stability, potential for movement, and any necessary recommendations for mitigating risks. Understanding the soil conditions and stability is crucial for ensuring the

long-term stability and safety of the property, especially when it is located on or near a hillside. Consulting with a geotechnical engineer will provide valuable insights and guidance in this regard.

2.10 Item 1 (Picture)

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.

The inspection does not include an assessment of geological conditions and/or site stability. If further concerned about hillside, lot, or soil conditions, we recommend that you refer to a qualified licensed Geo-Technical Engineer before the close of escrow.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Poured Concrete

Method used to observe Crawlspace:
Limited access

Floor Structure:
Wood Joists

Wall Structure:
Not Visible

Columns or Piers:
Wood Piers

Ceiling Structure:
Wood Joist

Roof Structure:
Stick-built
Rafters

Roof-Type:
Hip

Method used to observe attic:
From Entry
Inaccessible Areas

Attic Information:
Attic Access: Various Locations

Items

3.0 Foundations, Basement and Crawlspace

Comments: Improve, Monitor

(1) **Improve:** Trash and debris should be removed from the crawl space. Accumulated debris can obstruct access, retain moisture, attract pests, and conceal conditions that may affect the structure and components within the crawl space. Cleaning and removal by a qualified contractor is recommended.

3.0 Item 1 (Picture)

(2) **Improve:** An abandoned floor furnace was observed at the crawl space of the home. The unit is no longer in use and is recommended for removal. Components associated with the older furnace system may contain asbestos-containing materials. Further evaluation and removal by qualified professionals familiar with asbestos handling procedures is recommended.

3.0 Item 2 (Picture)

(3) **Monitor:** Unable to verify the presence of anchor bolts during the inspection. Conditions such as limited access, insulation, finishes, and/or concealed structural components prevented full visibility of the foundation-to-framing connections. Further evaluation by a qualified contractor or structural engineer may be necessary if verification is desired.

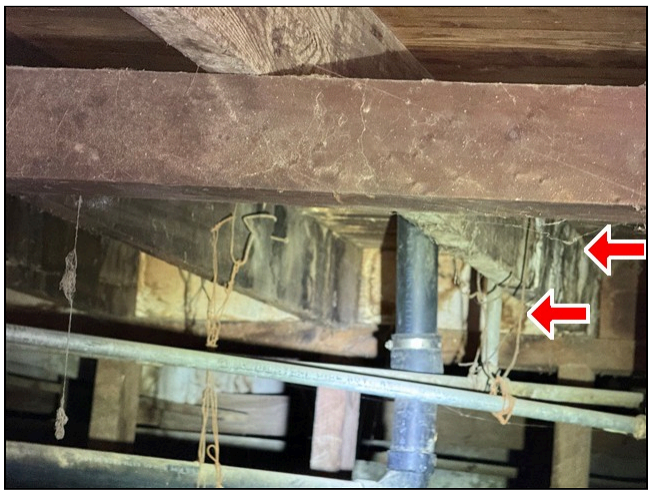
(4) **Improve/Monitor:** Efflorescence, a whitish, fuzzy material, is visible on portions of the concrete foundation walls or slab. This occurs when moisture in the concrete evaporates, leaving behind mineral deposits. The presence of efflorescence often indicates excess moisture on the outside of the foundation. To address this, ensure proper surface drainage by grading the landscape away from the foundation. Downspouts should direct water well away from the building, and landscape watering should be limited to short durations and directed away from the structure. If efflorescence continues to appear, further evaluation by a contractor or foundation specialist may be necessary to implement additional moisture management solutions. Maintaining drainage systems and minimizing exterior moisture are essential steps to protect the foundation.

3.2 Floors/Colums/Piers

Comments: Repair or Replace

(1) **Repair or Replace:** Water staining, wood deterioration, and potential fungus were observed at the hallway bathroom subfloor. The presence of water staining and deterioration suggests possible past or ongoing moisture intrusion. Wood deterioration can compromise the structural integrity of the subfloor, leading to potential safety hazards. The presence of fungus indicates the potential for mold growth, which can have adverse health effects. It is strongly recommended to have a qualified contractor assess the condition of the subfloor below the hallway bathroom. Based on the contractor's evaluation, necessary repairs or replacement of the subfloor may be required to address any structural or moisture-related issues. Identify and address the source of moisture to prevent future damage. This may involve addressing leaks, improving ventilation, or

other moisture control measures. Timely intervention and professional assessment are crucial to address potential structural issues and ensure the safety and integrity of the bathroom subfloor.



3.2 Item 1 (Picture)

3.2 Item 2 (Picture)

(2) **Monitor:** Water stains observed at the subfloor in various locations. Unable to determine the cause of the water stains. It is important to note that without further investigation, it may be challenging to determine the exact cause of the water stains. There are several potential sources of water intrusion, including plumbing leaks, roof leaks, condensation, or issues with the exterior envelope of the property. To properly identify and address the cause of the water stains, it is recommended to consult with a qualified contractor, plumber, or water damage specialist. They will have the expertise and tools necessary to investigate the issue further and provide an accurate assessment. It is crucial to address water stains and the underlying cause promptly to prevent further damage, including structural issues, mold growth, and deterioration of building materials.

3.3 Roof Structure & Attic Space

Comments: Safety Issue, Improve

(1) **Improve/Safety Issue:** Evidence of rodents was found in the form of feces was observed in the attic space of the home. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Future costs could be incurred from prior rodent damage not visible at time of inspection.

3.3 Item 1 (Picture)

3.3 Item 2 (Picture)

(2) **Improve/Monitor:** If evidence of insect droppings has been observed at the attic space of the home in one or more locations, it is important to take action immediately to address any possible infestation. Termite droppings, also known as frass, are small pellets or sawdust-like particles that termites leave behind as they consume wood and other cellulose-based materials. The presence of termite droppings can indicate a termite infestation in your home or property. To address a insect infestation, it is best to hire a professional pest control company that specializes in termite control. They will be able to inspect your property and determine the extent of the infestation, as well as recommend appropriate treatment options.Treatment for termite infestations typically involves the use of chemicals or baits that are designed to eliminate the entire colony of termites. The type of treatment used will depend on the severity of the infestation, the type of termites involved, and other factors.

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.

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components was inspected in the attic garage.

Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Items

4.0 Heating Equipment

Comments: Major Concern

Major Concern: The subject property lacks a permanent heat source. The floor furnace located within the crawl space has been dismantled and is no longer in use. The absence of an operational heating system may not conform to current standards for habitable living spaces. Further evaluation and installation of an approved heating system by a qualified HVAC contractor is recommended.

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.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:
Public

Water Filters:
(We do not inspect filtration systems)

Plumbing Water Supply (Main Line):
Galvanized (old)

Plumbing Water Distribution:
Galvanized

Plumbing Waste:
Cast Iron

Water Heater Power Source:
Gas

Water Heater Capacity:
29 Gallons

Water Heater Location:
Garage

Water Heater Suspected Age:
14 Years Old

Water Heater Manufacturer:
RHEEM

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Monitor

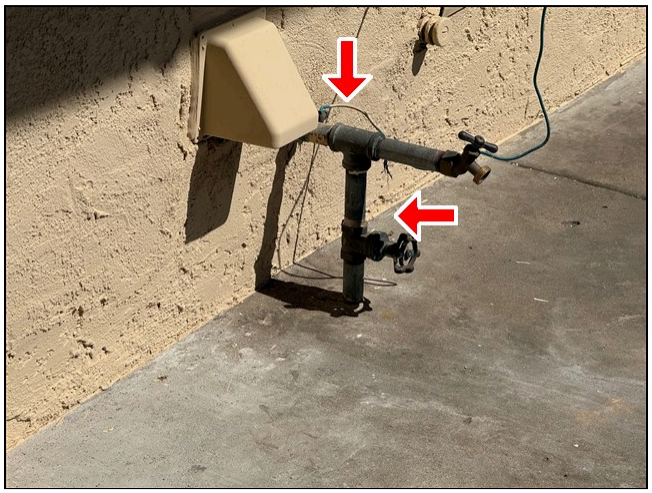
Monitor: Unable to determine the condition of underground drain and waste piping during the inspection. Drain lines can experience blockages due to construction debris, lack of proper slope in the lines, or improper fittings. -- We recommend that the building sewer be evaluated by camera by a qualified plumber to determine if any repairs or modifications are needed.

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Major Concern, Improve, Monitor

(1) **Major Concern:** The main water supply pipe routed from the street to the home is a galvanized steel pipe. Galvanized steel pipes are used in the interior water supply, and generally have a finite life span. The quality of the plating, installation methods, water temperature, water quality and water usage all factor into the actual serviceable life. Scale builds up inside the pipe which eventually restricts the flow of water to the fixtures. Corrosion eats away at the inside of the pipes, eventually causing leaks. Thirty to forty years is the average life of galvanized pipes.

Replacement of the galvanized steel supply pipes will eventually be required. Note: There is visible debris, and possible metal flakes, when water is run to the sinks in the home. The makeup of this debris is unknown.



5.1 Item 1 (Picture)

5.1 Item 2 (Picture)

5.1 Item 3 (Picture)

5.1 Item 4 (Picture)

(2) **Improve/Monitor:** It was observed that there is no pressure regulator installed on the main water service pipe. Pressure regulators are designed to control and reduce water pressure in the plumbing system, helping to prevent excessive pressure that can lead to damage to plumbing fixtures, pipes, and appliances. To protect the plumbing system and prevent potential damage, it is recommended that a qualified plumber install a pressure regulator on the main water service pipe. Properly regulating water pressure can extend the lifespan of plumbing components and reduce the risk of leaks and other plumbing issues. The installation of a pressure regulator should be carried out in accordance with local plumbing codes and regulations. Homeowners should consult with a licensed plumber to ensure compliance and proper installation.

5.2 Hot Water Systems, Controls, Flues and Vents

Comments: Repair or Replace, Monitor

(1) **Repair/Replace/Monitor:** The modern, sheet metal water heater vent terminates inside of an old, concrete/asbestos Transite vent. The usual consequence is the formation of condensation from the Transite material, which can lead to corrosion and/or deterioration of both the flue and

the water heater. This configuration does not meet the manufacturer's specifications or industry standards. The vent should be reconfigured by a qualified technician to meet the manufacturer's specifications.

5.2 Item 1 (Picture)

(2) **Repair/Replace/Monitor:** The water heater is an older unit. The water heater may be nearing the end of its service life. Typical life expectancy of water heaters is 7 to 12 years. The existing unit is 14 years old. It is difficult to determine when replacement will be necessary. Suggest replacement of the water heater by a licensed and qualified plumber.

5.2 Item 2 (Picture)

5.2 Item 3 (Picture)

5.4 Gas Supply & Gas Piping

Comments: Improve, Monitor

(1) **Improve:** The gas supply pipe at the water heater lacks a sediment trap. A sediment trap, also known as a dirt leg or drip leg, is a vertical pipe section with a capped end that is installed on the gas supply line before it connects to the water heater flexible connector. The purpose of the sediment trap is to collect any debris, sediment, or moisture that may be present in the gas supply line. The sediment trap helps to prevent these contaminants from reaching and potentially damaging the internal components of the water heater, such as the gas valve or burner assembly. It also helps to ensure the smooth and efficient operation of the unit. Local building codes and regulations may vary, so it's important to consult the specific requirements in

your area. In many jurisdictions, including the United States, a sediment trap is commonly required for gas-fired appliances, including water heaters. It is recommended to have a qualified professional, such as a licensed plumber or gas technician, install the sediment trap according to the manufacturer's instructions and local code requirements to ensure proper operation and safety of the water heater.

5.4 Item 1 (Picture)

(2) **Monitor:** Testing for and locating gas leaks are beyond the scope of this inspection. As such, the condition or functionality of the gas lines and related components has not been assessed during this process. If there are concerns about the gas system or potential leaks, it is strongly recommended to consult a licensed plumber or utility professional to perform a comprehensive inspection of the gas lines and appliances. A gas leak detection test using specialized equipment should be conducted to ensure the system is safe and compliant with local codes. Regular maintenance and inspection of gas systems are advised to ensure safety and reliability. If you suspect an active gas leak, immediate action should be taken to ventilate the area and contact your local gas utility provider.

5.5 Main Gas Meter/Shut Off Valve

Comments: Inspected, Improve

(1) **Inspected:** The main gas meter is located at the East wall of the home.

5.5 Item 1 (Picture)

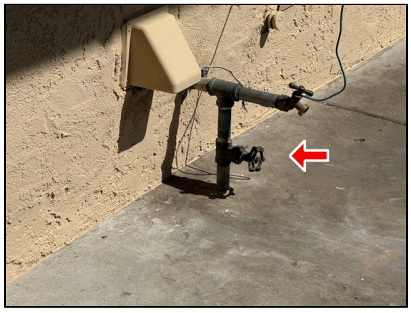
(2) **Improve:** The main gas meter at the property lacks a seismic shut-off valve. It was observed that there is no seismic shut-off valve installed for the main gas meter. Seismic shut-off valves are designed to automatically shut off the gas supply in the event of a seismic event

(earthquake), reducing the risk of gas leaks and associated hazards. To enhance the safety of the property, it is strongly recommended that a licensed plumber or qualified professional install a seismic shut-off valve for the main gas meter. This valve is an important safety feature, especially in regions prone to seismic activity, and can help prevent gas leaks and potential fire hazards during earthquakes. The installation of a seismic shut-off valve should be carried out in accordance with local building codes and regulations. Homeowners should consult with a licensed plumber or gas service provider to ensure compliance and proper installation.

5.6 Main Water Shut-Off Device

Comments: Inspected

Inspected: The main water shut off valve is located at the West wall of the home.



5.6 Item 1 (Picture)

5.7 Main Clean Out

Comments: Improve

Improve: Unable to locate the clean-out drain opening for the main drain line during the inspection. A drain clean-out provides access to your main sewer line and is located outside of your home in the front or back yard. If one is not present, it is suggested that a clean out be installed by a qualified plumber.

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 line 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 fails 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.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

An inspection of the water main shut off valve, pressure regulator (@ water main), yard sprinklers, and angle stops beneath plumbing fixtures are outside the scope of this inspection. We recommend that these be observed and tested on a regular basis.

The washing machine faucets were not tested for leaks given hoses are connected to machine. Faucets were not operated without means to catch water. Recommend further review before connecting hoses to washing machine.

The plumbing drain system of this house is not visible and was not inspected. If further concerned we recommend that the drains be reviewed with a video camera by a qualified licensed plumbing service.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:
Overhead Service Drop
120/240 Volt

Panel Type:
Circuit Breakers

Panel Capacity:
Unable To Determine

Main Disconnect/Panel:
Located: East Exterior Wall

Electric Panel Manufacturers:
FEDERAL PACIFIC

Branch wire 15 and 20 AMP:
Unknown: Cover Not Removed

Wiring Methods:
Not Visible

Grounding:
Ground Connection Not Located

Outlets:
Grounded & Ungrounded

Ground Fault Circuit Interrupter:
Bathroom(s)

Arc Fault Circuit Interrupter:
None Found

Items

6.0 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panels, Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Safety Issue

Safety Issue: The main electrical panel for the home is manufactured by a company known as Federal Pacific. Federal Pacific electrical equipment is considered obsolete, due to design flaw in which the circuit breaker's connection to the bus bar becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker(s) to fuse to the bus bar, making it impossible to remove. Even worse, it can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Federal Pacific Electric (FPE) electrical panels were widely used in residential homes and buildings from the 1950s through the 1980s. However, over the years, these panels have been found to have significant defects that could lead to serious safety concerns. These defective panels may fail to trip, even in the event of a power surge or electrical overload, causing electrical fires. The Consumer Product Safety Commission (CPSC) conducted an investigation in the 1980s and found that some FPE panels and breakers failed to trip and that many of these panels were still in use in residential homes. As a result, the CPSC recommended that homeowners replace these panels, especially those with a Type Stab-Lok circuit breaker, which was found to have the most significant defects. Replacing an FPE panel can be a costly and time-consuming process, but it is essential for the safety of your family and your home. It is

strongly urged and advised that the main electrical panel for the home be replaced with a new, modern and safe electrical system/panel by a licensed and qualified electrician.

6.0 Item 1 (Picture)

6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outiside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

Comments: Safety Issue

Safety Issue: The kitchen countertop outlets were found to lack Ground Fault Circuit Interrupter (GFCI) protection during the inspection. GFCI outlets are essential safety devices that help protect against electrical shocks and potential hazards in wet areas, such as kitchens and bathrooms. It is highly recommended to have GFCI outlets installed at the kitchen countertop to ensure the safety of the electrical system in the area. GFCI outlets detect imbalances in electrical currents and quickly interrupt the power supply, reducing the risk of electrical shock. To address this issue, it is advised to consult with a qualified electrician who can install GFCI outlets at the kitchen countertop according to local electrical codes and regulations. This will help ensure compliance with safety standards and provide enhanced protection for you and your household.

6.2 Item 1 (Picture)

6.3 Electrical Bonding

Comments: Improve

Improve: Bonding is not visible. Bonding on gas piping was not observed. It was possibly concealed behind a wall or covered by something (insulation under the house, etc). The points of attachment of the bonding jumpers should be accessible. Professional Inspection Network recommends evaluation and correction as needed by a qualified professional. Generally speaking, the difference between grounding and bonding is: Bonding is connecting the electrical system ground to the houses other systems metal components (water, gas, metal ducting, etc.). Bonding occurs when metal that could carry electricity (but is not supposed to) is intentionally connected together to provide a permanent low resistance path that is capable of conducting all electricity accidentally carried by the metal back to its source (earth/ground). Grounding is a direct connection to the earth to aid in removing damaging transient over-voltages due to lightning. The purpose of bonding is to ensure the electrical continuity of the fault current path, to provide the capacity and ability to conduct safely, any fault current likely to be imposed, and to aid in the operation of the over-current protection device (breaker, GFCI, fuse, etc). Properly bonding all metal parts within an electrical system and metal piping in the building (water and gas pipes) helps ensure a low-impedance fault current path, instead of your body.

6.6 AFCI (ARC Fault Circuit Interrupters)

Comments: Improve

Improve: The building's electrical system does not have branch circuit Arc-Fault-Interrupter (AFCI) protection device(s) installed. AFCI protection is designed to detect and mitigate the risk of electrical fires caused by arc faults, which can occur when there are damaged or deteriorated wires or connections. The lack of AFCI protection in certain areas of the property, including the family room, dining room, living room, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas, is a potential safety concern. AFCI protection is now a widely recognized and recommended electrical safety feature in modern building codes. It is strongly advised to consider having AFCI protection installed by a qualified electrician. They will be able to assess the existing electrical system, determine the best approach for implementing AFCI protection, and ensure compliance with applicable electrical codes and regulations. The installation of AFCI protection involves replacing standard circuit breakers or installing AFCI outlets in specific locations, depending on the electrical configuration of the property. By installing AFCI devices, the risk of electrical fires caused by arc faults can be significantly reduced, providing enhanced safety for the occupants of the property. It is recommended that you consult with a qualified electrician to assess the feasibility and cost of installing AFCI protection in the mentioned areas. They will be able to provide you with more detailed information on the benefits, requirements, and potential costs associated with implementing AFCI protection in the building's electrical system. Remember, electrical safety is paramount, and investing in AFCI protection can help mitigate the risk of electrical fires, providing added peace of mind for you and future occupants of the property.

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 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.

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

One or more of the light fixtures at exterior are controlled by sensors. The sensors or photocells activate light(s) by motion or upon darkness. Testing of these devices is specifically excluded and is beyond the scope of this inspection. Verifying the proper functionality of these fixtures is recommended.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Fiberglass

Ventilation:
Roof Vents

Dryer Power Source:
Gas Connection

Dryer Vent:
Flexible Metal

Floor System Insulation:
None

Items

7.0 Insulation in Attic

Comments: Improve

Improve: The attic space of the home lacks insulation levels. Insulation plays a crucial role in maintaining energy efficiency, regulating indoor temperature, and preventing heat loss or gain. It is highly recommended to have the attic insulated by a professional insulation contractor. They will assess the attic area and recommend the appropriate type and amount of insulation based on local building codes and energy efficiency standards. Proper insulation in the attic helps to create a thermal barrier, reducing heat transfer between the living space and the attic. This helps to maintain a comfortable indoor temperature and can result in energy savings by reducing the workload on heating and cooling systems.

7.3 Ventilation of Attic & Crawl Space Areas

Comments: Repair or Replace

Repair or Replace: The screens for the crawl space vent openings are loose, torn or displaced in various locations. These areas are large enough to allow pest entry into the building. We suggest the screens be repaired/replaced to prevent vermin/animals from entering the home.

7.3 Item 1 (Picture)

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.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough average values.

No access was gained to the roof cavity of the sloped ceilings.

Insulation within the roof or ceiling cavities obstructs viewing of structural members, light fixtures and electrical connections.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.







Styles & Materials

Ceiling Materials: **Wall Material:** **Floor Covering(s):**

Gypsum Board
Plaster

Gypsum Board
Plaster

Tile
Wood Laminate

Interior Doors:
Wood

Window Types:
Thermal/Insulated
Metal

Cabinetry:
Wood

Countertop:
Granite

Items

8.0 Interiors

Comments: Major Concern

Major Concern: A significant amount of water damage was observed at the interior walls and floor of the middle North hallway closet. The condition appears to indicate moisture intrusion and/or water intrusion from an exterior source. The exact source of the moisture could not be determined during the inspection. There is an extra risk of hidden damage and possible concealed deterioration within these areas. Further evaluation and repair by a qualified contractor is recommended to determine the source of the moisture intrusion and repair all damaged materials.

8.0 Item 1 (Picture)

8.0 Item 2 (Picture)

8.1 Walls and Ceilings

Comments: Major Concern

(1) **Major Concern:** Water damage was observed at the interior walls below the windows, indicating that the windows may be leaking. The condition appears to be related to the non-professional installation of the replacement windows. Continued water intrusion may result in additional hidden damage, deterioration, and possible organic growth within the wall assemblies. Further evaluation and correction by a qualified window contractor is recommended.

8.1 Item 1 (Picture)

8.1 Item 2 (Picture)

(2) **Major Concern:** A significant amount of water damage was observed at the interior walls of the garage along the rear interior wall. The damage appears to be related to prolonged moisture intrusion and/or water penetration. Continued moisture exposure may result in additional deterioration and possible concealed damage within the wall assembly. Further evaluation and repair by a qualified contractor is recommended.

8.1 Item 3 (Picture)

8.2 Floors

Comments: Monitor

Monitor: The interior floor of the home has an apparent slope in several locations. If the interior floor of a building has an apparent slope in several locations, it may indicate a structural problem or issue with the foundation of the building. Contact a structural engineer or a licensed contractor to evaluate the slope of the floors. They will be able to determine the cause of the slope and assess whether there are any safety concerns. If the slope is determined to be a safety

concern, take steps to ensure that the area is safe for use. This may include restricting access to the area or providing temporary support or reinforcement. Address any underlying issues with the building's foundation or structure. This may involve repairs to the foundation or installation of additional support structures to stabilize the building. Ensure that the building is up to code and meets safety standards. This may involve obtaining permits and inspections from local building authorities. It's important to address any issues with the slope of a building's floor as soon as possible, as it can affect the safety and structural integrity of the building. A professional evaluation is crucial to identifying the underlying issue and determining the appropriate course of action to address it.This might be the result of the age and framing design of the home. Suggest further evaluation by a qualified trades person and structural engineer for determination, evaluation and/or corrective repairs if required. Since this inspection is visual in nature, it is always recommended that any movement observed be further evaluated to prevent damage and to insure the integrity of the structure is kept in tact.

8.2 Item 1 (Picture)

8.4 Doors (representative number)

Comments: Inspected

8.11 Smoke Detectors & Carbon Monoxide Detectors

Comments: Safety Issue, Monitor

(1) **Smoke Detectors:** Commentary

1. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.

2. Smoke alarms should be replaced when ownership is assumed, when they fail to respond to testing, every 10 years. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.

3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.

4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms

triggered by cooking smoke or replaces.

5. Parents should stage periodic night-time re drills to assess whether their children will awaken from the alarm and respond appropriately.

6. Smoke alarms should be installed in the following locations: on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms; in each bedroom, as most res occur during sleeping hours; in the basement, preferably on the ceiling near the basement stairs; in the garage, due to all the combustible materials commonly stored there; on the ceiling or on the wall with the top of the detector no less than 12 inches from the intersection on each level within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical system.

(2) **Carbon Monoxide Detectors:** California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have no less than one carbon monoxide detector per level installed inside the home.

(3) **Safety Issue:** The subject property lacks a carbon monoxide detector(s). In California, carbon monoxide (CO) detectors are required in all single-family homes and multi-family dwellings that have a fossil fuel-burning heater, appliance, fireplace, or an attached garage. The requirements are based on California State Senate Bill No. 183, which was passed in 2010 and went into effect on July 1, 2011. Here are the specific requirements for carbon monoxide detectors in California:

Placement: Carbon monoxide detectors must be installed outside each sleeping area in the immediate vicinity of the bedrooms, and on each level of the dwelling, including basements and attics that are finished or used for living purposes.

Power source: Carbon monoxide detectors must be powered by the building's electrical service, by battery or by a combination of both. If the detector is powered by battery, it must be a non-removable battery with a minimum life of 10 years.

Type of detector: The carbon monoxide detector must be certified by a nationally recognized testing laboratory to conform to the latest edition of the American National Standard Institute/ Underwriters Laboratories (ANSI/UL) 2034 or 2075, or to any subsequent version of those standards.

Compliance: Compliance with these requirements is the responsibility of the property owner. In addition, if a property is sold or leased, the owner must provide the tenant or buyer with written disclosure of the requirements for carbon monoxide detectors.

It is important to note that these are minimum requirements for carbon monoxide detectors in California, and property owners may choose to install additional detectors for added safety.The subject property lacks a carbon monoxide detector(s).

(4) **Safety Issue:** The subject property lacks smoke detector(s).In California, smoke detectors are required in all single-family homes and multi-family dwellings. The requirements are based on the California State Fire Marshal's regulations and are designed to ensure that residents are alerted to the presence of smoke and fire. Here are the specific requirements for smoke detectors in California:

Placement: Smoke detectors must be installed in each sleeping room, outside each sleeping room in the immediate vicinity of the bedrooms, and on each level of the dwelling, including basements and attics that are finished or used for living purposes.

Power source: Smoke detectors must be powered by the building's electrical service, by battery or by a combination of both. If the detector is powered by battery, it must be a non-removable battery with a minimum life of 10 years.

Type of detector: The smoke detector must be certified by a nationally recognized testing laboratory to conform to the latest edition of the American National Standard Institute/ Underwriters Laboratories (ANSI/UL) 217, or to any subsequent version of that standard.

Compliance: Compliance with these requirements is the responsibility of the property owner. In addition, if a property is sold or leased, the owner must provide the tenant or buyer with written disclosure of the requirements for smoke detectors.

It is important to note that these are minimum requirements for smoke detectors in California, and property owners may choose to install additional detectors for added safety. In addition, the California State Fire Marshal recommends that smoke detectors be interconnected so that when one detector is activated, all detectors in the home sound an alarm.

8.12 Environmental Issues

Comments: Monitor

(1) **Monitor:** Based on the age of this building, there is a possibility that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.

(2) **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on

copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.

(3) **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

(4) **Monitor:** The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs 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.

Smoke detectors were inspected for location only. For future reference, testing with only button verifies battery and alarm function, not capacity to detect smoke. We advise testing all smoke detectors as per manufacturer before occupying the building and regularly there after.

Carbon monoxide detectors were inspected for location only. For future reference, testing button verifies battery and alarm function, not device's capacity to detect carbon monoxide. We advise testing all carbon monoxide detectors as per manufacturers directions before occupying the building and regularly there after.

The interior surface appears to have been painted recently. Unable to determine if further water stains or other evidence of leakage has been covered over. Refer to written explanation of sellers regarding any other previous leakage occurrences.

Please also understand that the pictures used within report are intended to help identify defective conditions. The photos do not represent all areas where such defects are present on property. Recommend that servicing contractors/individuals make a thorough review of property conditions and provide written costs to cure for all repair needed. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

9. Built-In Kitchen Appliances

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow. FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.

Items

9.1 Ranges/Ovens/Cooktops

Comments: Safety Issue

Safety Issue: The stove at the kitchen lacks an anti-tip bracket. An anti-tip bracket is an important safety feature that helps prevent the stove from tipping over, especially in situations where excessive weight or force is applied to the open oven door or if a child were to climb or hang on the stove. The absence of an anti-tip bracket increases the risk of the stove tipping over, which can result in serious accidents or injuries. It is recommended to have anti-tip brackets installed for each stove to enhance the safety of the property. It is advisable to consult with a qualified professional or appliance technician to properly install the appropriate anti-tip brackets for the stoves. They can ensure that the brackets are correctly attached to the stove and securely anchored to the floor or wall, following the manufacturer's guidelines and local building codes. Improving the safety features of the stoves by installing anti-tip brackets is an important step in preventing accidents and promoting the well-being of the occupants.

9.1 Item 1 (Picture)

9.5 Microwave Cooking Equipment

Comments: Inspected

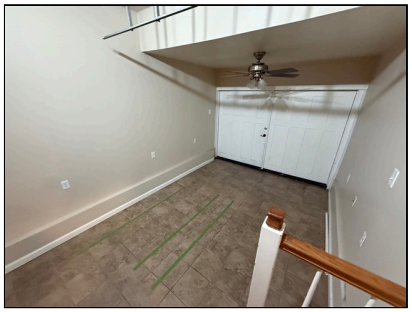
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report 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.

Self-cleaning oven noted, not tested. Determining whether the self-cleaning cycle of oven, timers, or correct temperature calibration of oven controls to oven temperature are operational is beyond the scope of this inspection. Refer to seller and owners manual for further review.

Product recalls and consumer product safety alerts are added almost daily. If the client is concerned about appliances or other items installed in the home that may be on such lists, the client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site http://www.cpsc.gov or www.recalls.gov for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

10. Garage

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.



Styles & Materials

Garage Door Type:
Stationery

Garage Door Material:
Wood

Items

10.1 Garage Door(s)

Comments: Inspected

10.3 Occupant Door (from garage to inside of living space)

Comments: Safety Issue

(1) **Safety Issue:** The occupant door from the inside of the garage to the inside of the home does not meet fire safety requirements as it is not a fire-rated door. Fire-rated doors are specifically designed to resist the spread of fire and smoke, providing a barrier and allowing occupants more time to safely evacuate in case of a fire. It is recommended to replace the existing door with a fire-rated door that meets the appropriate fire safety standards. Fire-rated doors are constructed with materials and components that can withstand fire for a specified period, usually measured in minutes (e.g., 20-minute, 30-minute, or 60-minute fire rating). Ensure the new door is properly installed and fits securely within the door frame. Contact a licensed contractor or door specialist who can assess the specific requirements of your property and recommend the appropriate fire-rated door. They will consider factors such as the size, location, and building code regulations to ensure compliance and the safety of occupants. Ensuring that the occupant door from the garage to the home is a fire-rated door is crucial for the safety of occupants in the event of a fire. It is advised to consult with professionals to determine the appropriate steps for replacing the door and improving overall fire safety in your home.

(2) **Safety Issue:** The occupant door from inside the garage to the inside the home is not self-closing and self-latching. The door should be fitted with an automatic closing device so that the door is self-closing and self-latching for safety reasons. The door between the house and the garage should be self-closing and self-latching for safety and security reasons. Firstly, a self-closing door ensures that the door will always be shut after use, preventing carbon monoxide fumes from entering the living area. Carbon monoxide is a colorless and odorless gas that can cause serious health issues if it accumulates in a closed space. Since cars emit carbon monoxide,

it's essential to ensure that the door between the garage and the house is always closed when not in use. Secondly, a self-latching door ensures that the door is securely closed, preventing unauthorized access to the house from the garage. A self-latching door will also prevent pets or children from wandering into the garage unattended and potentially injuring themselves. A self-closing and self-latching door between the house and the garage is essential for maintaining a safe and secure living environment.

10.4 Garage Ceilings/Walls

Comments: Improve, Monitor

(1) **Improve/Monitor:** If evidence of insect droppings has been observed at the garage in one or more locations, it is important to take action immediately to address any possible infestation. Termite droppings, also known as frass, are small pellets or sawdust-like particles that termites leave behind as they consume wood and other cellulose-based materials. The presence of termite droppings can indicate a termite infestation in your home or property. To address a insect infestation, it is best to hire a professional pest control company that specializes in termite control. They will be able to inspect your property and determine the extent of the infestation, as well as recommend appropriate treatment options. Treatment for termite infestations typically involves the use of chemicals or baits that are designed to eliminate the entire colony of termites. The type of treatment used will depend on the severity of the infestation, the type of termites involved, and other factors.

10.4 Item 1 (Picture)

(2) **Safety Issue:** The firewall separation between the home and the garage is missing and/or sections have been removed in one or more areas. This condition is considered a fire and safety concern, as the required fire-resistive barrier between the garage and living areas has been compromised. Further evaluation and repair by a qualified contractor is recommended to restore the proper firewall separation.

10.4 Item 2 (Picture)