



Service: Full Home Inspection

Prepared for: Gabriel Amparan

WIN Inspector

Gabe Amparan

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Inspection Information

Order Details

Site Address: 352 Campbell Avenue, Redlands, CA, 92373

Service Date And Time: July 26, 2026 At 09:00 AM

Property Details

Approximate Year Built: 1967

Bedrooms: 5

Approximate Square Footage: 2214

Baths: 2

Occupied: No

Floors: 1

Main Entry Door Faces: East

Inspector Detail

Name: Gabe Amparan

Company Information

Email: gamparan@wini.com

Contact Number: (909) 660-7117



Client

Name: Gabriel Amparan

Email: gamparan@wini.com

Contact Number: (909) 601-1646

Client's Agent

Name: Kim Heighes

Email: heigheshaus@gmail.com

Present At Inspection: Client, Client's Agent

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

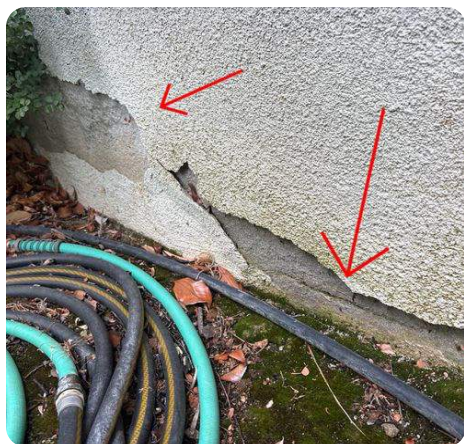
Summary

Exterior

1 Stucco Deteriorating/Loose

🔧 Repairs Recommended

There is loose/deteriorating stucco in various areas around the structure. Contacting a qualified stucco specialist for an evaluation and repair is recommended to prevent further issues.



2 Moisture Damage On Fascia

🔧 Repairs Recommended

The fascia in some areas has moisture damage. It is important to evaluate and repair this issue promptly to prevent further water intrusion and potential structural damage. We recommend hiring a qualified contractor to assess the extent of the damage and make necessary repairs to restore the integrity of the fascia.



3 Underground Drainage

🔧 Repairs Recommended

There is an underground drained system in the front yard area. The drainage caps will need to be adjusted to allow water to enter the drained system. Contacting a qualified landscape specialist for an evaluation and to properly adjust the drain caps is recommended to allow for proper water drainage.



4 Sprinkler System

🔧 Repairs Recommended

There is a leaking sprinkler valve near the main entry door. Contacting a qualified trades person for an evaluation and repair is recommended to prevent further issues.



5 Vegetation Recommendations

i Informational

All vegetation should be kept trimmed 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.



Decks, Balconies, Paved Surfaces

6 Cracked/Lifting Concrete

🔧 Repairs Recommended

Lifting concrete was noted at the front entry walkway. Taking caution when walking is advised as the lifting concrete can be a trip hazard. If the buyers have further concerns contacting a qualified trades person for evaluation and recommendations is recommended.



Roof

7

Granular Loss On Shingles

🔧 Repairs Recommended

Granular loss was observed on the shingles of the roof. This issue can occur due to various factors like age and weather. It may expose the shingles to UV light, increasing the risk of damage. While some wear over time is typical, significant granular loss suggests the need for a professional evaluation and possible repairs. Contacting a qualified roofer to assess the extent of the issue and recommend necessary maintenance is advised.





Garage

8 Garage Door Safety Sensor Alignment

🔧 Repairs Recommended

The single garage door safety sensors appear to be misaligned or not operating properly. The sensors are located near the bottom of the garage door tracks. Misaligned sensors can prevent the door from closing properly. It is recommended to evaluate and repair the alignment of the safety sensors to ensure proper functionality. A qualified trade can adjust and align the sensors accurately.



9 Damaged Wall Area In Garage

🔧 Repairs Recommended

The common wall surfaces between the house and the garage appear to be a firewall system; however, there is damage to the drywall which needs repair. All openings of more than 1/8", are recommended to be sealed. We recommend the area(s) be repaired in order to provide intended serviceability. Contact a qualified trade or handyperson for repairs.



10 Cracks In Garage Floor

🔧 Repairs Recommended

The presence of cracks in the garage floor is noted. These cracks can be a result of the natural settling of the house over time. It is recommended to evaluate the severity of the cracks, especially if they are widening or showing signs of structural issues. Repairing the cracks with a concrete filler can help prevent water seepage and further damage. If the cracks continue to widen or pose structural concerns, consulting with a qualified concrete contractor is advised.

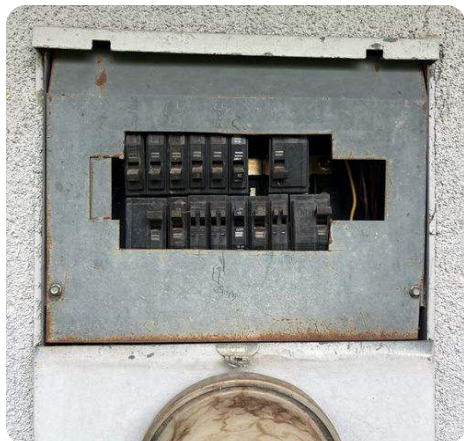


Electrical

11 Legend Is Illegible

🔧 Repairs Recommended

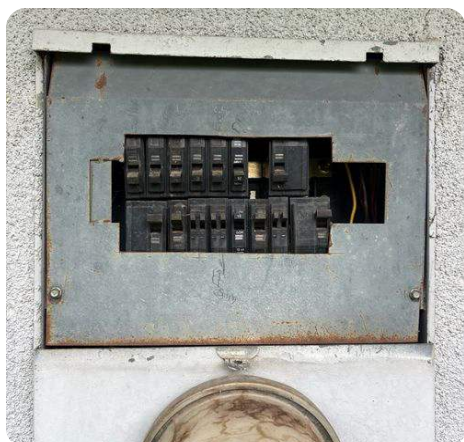
The breakers in the main panel are not adequately labeled which can make it difficult to identify the different circuits and their corresponding breakers. It is crucial to have a clear and readable legend for the main panel and breakers for safety and maintenance purposes. We recommend having a qualified electrician evaluate and properly label the main panel and breakers. This will make it easier to identify and troubleshoot electrical issues in the future.



12 Open Breaker Slots

Repairs Recommended

Open Breaker slots were noted for the main electrical panel safety cover. Placing blank out over the open breaker slots is recommended to prevent object from entering the panel.



HVAC

13 No Service Notes

Informational

There are no visible posted service notes attached to the HVAC system. It is recommended to inquire with the seller about the last servicing of the heating/cooling systems. If not serviced recently, a qualified technician should perform a service cleaning, tune-up, full unit evaluation, and review of the HVAC system prior to closing.



Plumbing

14 High Water Pressure Issue

✚ Repairs Recommended

The water pressure in the house is measured at 100 psi, which is above the recommended pressure for residential properties (generally between 40-80 psi). High water pressure can lead to pipe damage, leaks, and premature wear on appliances. It is recommended to have a licensed plumber evaluate and install a pressure regulator to reduce the pressure to a safe level.



15 Kitchen Sink Drain

✚ Repairs Recommended

The kitchen sink drain has a damaged drain cover. Contacting a qualified plumbing contractor for an evaluation and repair/replacement is recommended to prevent further issues.



Water Heating Equipment

16 Hard Plumbed

✚ Repairs Recommended

The water and gas plumbing lines to the water heater are considered hard plumbed. Flexible gas and water lines are required around the gas appliance. Contacting a qualified plumbing contractor for an evaluation and repair is recommended for safety.



Interior

17 Flooring Removed

✚ Repairs Recommended

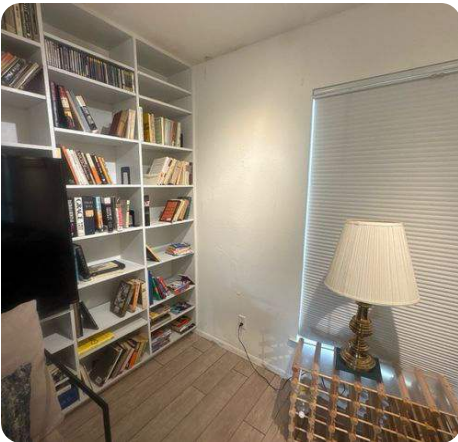
There is a guest bedroom where the flooring has been removed. Contacting a qualified trades person for an evaluation and replacement is recommended.



18 Moisture Damage

Repairs Recommended

Moisture damage was noted to the ceiling and wall in the living room area. Moisture was detected as the area was checked with a moisture meter. Contacting a qualified trades person for an evaluation and repair is recommended to prevent further issues.



Full Home Inspection

Full Home Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Stucco

Stucco Deteriorating/Loose

 (Included in Summary)

 Repairs Recommended

There is loose/deteriorating stucco in various areas around the structure. Contacting a qualified stucco specialist for an evaluation and repair is recommended to prevent further issues.



Siding And Trim Evaluation

 Informational

It is important to proactively maintain these materials in order to preserve the integrity, weather protection and aesthetics of your home. Regular cleaning, re-painting, and periodic inspections can help prevent damage and ensure the longevity of the exterior surfaces.

1.2 Exterior > Paint/Coating and Caulking

General Maintenance Tips

[Informational](#)

Touching up the structure caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. Touching up of all voids is recommended in the fall, prior to the rainy season. The caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material.

1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Aluminum, Single-Pane

Exterior Windows Evaluated

[Informational](#)

The exterior window frames and glazing were inspected for any signs of damage or wear. All windows were found to be serviceable.

1.4 Exterior > Eaves, Soffits, and Fascia

Moisture Damage On Fascia

[\(Included in Summary\)](#)

[Repairs Recommended](#)

The fascia in some areas has moisture damage. It is important to evaluate and repair this issue promptly to prevent further water intrusion and potential structural damage. We recommend hiring a qualified contractor to assess the extent of the damage and make necessary repairs to restore the integrity of the fascia.



1.5 Exterior > Vegetation, Grading, Surface Drainage

Sprinkler System

[\(Included in Summary\)](#)

[Repairs Recommended](#)

There is a leaking sprinkler valve near the main entry door. Contacting a qualified trades person for an evaluation and repair is recommended to prevent further issues.



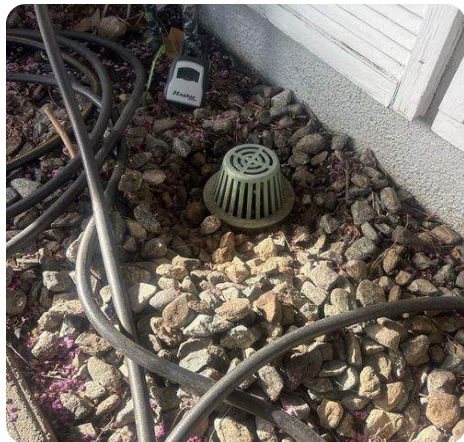
Underground Drainage



(Included in
Summary)

Repairs Recommended

There is an underground drained system in the front yard area. The drainage caps will need to be adjusted to allow water to enter the drained system. Contacting a qualified landscape specialist for an evaluation and to properly adjust the drain caps is recommended to allow for proper water drainage.



Vegetation Recommendations



(Included in
Summary)



Informational

All vegetation should be kept trimmed 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.



1.6 Exterior > Exterior Doors

Re-Keying Recommended

Informational

We recommend considering re-keying the doors for enhanced security measures when you move into the home. This simple step can provide peace of mind. Contact a qualified locksmith or handyman for this repair.

2.1 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Patio

Functional

The concrete patio appears functional. There is also a roof extension of the home roofing system that also appears functional.

2.2 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

Cracked/Lifting Concrete

(Included in Summary)

Repairs Recommended

Lifting concrete was noted at the front entry walkway. Taking caution when walking is advised as the lifting concrete can be a trip hazard. If the buyers have further concerns contacting a qualified trades person for evaluation and recommendations is recommended.



3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Composition Shingle

Composition Shingle: Asphalt shingles are categorized by their warranty duration, such as 20, 25, 30, 40, and 50 years.

Apparent Number of Layers: 1 Layer

Granular Loss On Shingles

 (Included in
Summary)

 Repairs Recommended

Granular loss was observed on the shingles of the roof. This issue can occur due to various factors like age and weather. It may expose the shingles to UV light, increasing the risk of damage. While some wear over time is typical, significant granular loss suggests the need for a professional evaluation and possible repairs. Contacting a qualified roofer to assess the extent of the issue and recommend necessary maintenance is advised.





Not A Warranty

 Limitation

The inspector does not provide a leak-tight guarantee or a warranty for the roof. The inspector is not a roofing contractor and only provides a general condition report on the visible surface areas. If a more detailed inspection of the installation and remaining service life of the roof cover is desired, contact a qualified roofing contractor for further review.

3.2 Roof > Exterior Chimney

Exterior Chimneys Evaluated

 Functional

The chimney's exterior was visually inspected and the exterior chimney was found to be free of any significant defects at the time of the inspection.



3.3 Roof > Flashing and Valleys

Proper Care And Maintenance

 Informational

It is recommended that the sealant around any chimney, roof vents, and flashing material be inspected and touched up on an annual basis. Removing any rust and corrosion is recommended to prevent deterioration and damage. Also, any exposed nails at roof vents/flashing should be sealed. Rainwater leaking into the main structure from the roof is a common and avoidable condition if the roofing system is maintained routinely.

3.4 Roof > Gutters, Downspouts, and Drainage

Maintenance Advised

 Informational

It is recommended to inspect and clean the gutter system and roof surface on an annual basis. Typically, gutters have a life span of approximately 20-25 years, depending on the type of material. If the current gutter system is approaching or over this life span, budgeting for replacement is recommended. Also, if overhanging trees are present, there are gutter screen materials that help keep leaves and other debris out of the gutter system to prevent clogging of the gutters, downspouts, and drain system.

3.5 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Walked Surface

Inspector Walked The Roof

 Functional

The roof was evaluated by walking the surface of the roof.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: 3 Car

Type of Garage Door: Metal

Garage Vehicle Door Evaluated

 Functional

The garage door was inspected and appeared to be functional at the time of the inspection.

4.2 Garage > Garage Door Opener and Safety

Garage Door Safety Sensor Alignment

 (Included in Summary)

 Repairs Recommended

The single garage door safety sensors appear to be misaligned or not operating properly. The sensors are located near the bottom of the garage door tracks. Misaligned sensors can prevent the door from closing properly. It is recommended to evaluate and repair the alignment of the safety sensors to ensure proper functionality. A qualified trade can adjust and align the sensors accurately.



4.3 Garage > Fire Separation

Damaged Wall Area In Garage

 (Included in Summary)

 Repairs Recommended

The common wall surfaces between the house and the garage appear to be a firewall system; however, there is damage to the drywall which needs repair. All openings of more than 1/8", are recommended to be sealed. We recommend the area(s) be repaired in order to provide intended serviceability. Contact a qualified trade or handyperson for repairs.



4.4 Garage > Garage Floor and Surfaces

Cracks In Garage Floor

 (Included in Summary)

 Repairs Recommended

The presence of cracks in the garage floor is noted. These cracks can be a result of the natural settling of the house over time. It is recommended to evaluate the severity of the cracks, especially if they are widening or showing signs of structural issues. Repairing the cracks with a concrete filler can help prevent water seepage and further damage. If the cracks continue to widen or pose structural concerns, consulting with a qualified concrete contractor is advised.



5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Underground

Main Service Conductor: Copper

Service Entrance And Grounding Evaluated

✓ Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection.



5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Exterior

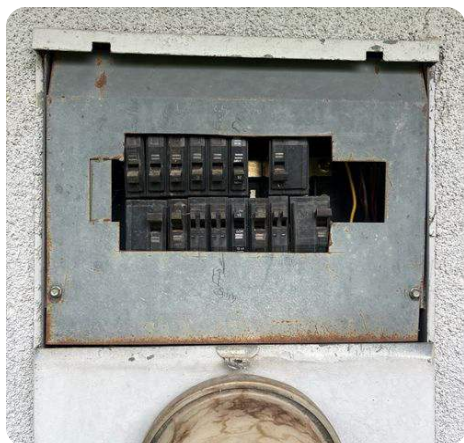
Main Panel Capacity: 100 amps/240 Volt

Open Breaker Slots

 (Included in Summary)

 Repairs Recommended

Open Breaker slots were noted for the main electrical panel safety cover. Placing blank out over the open breaker slots is recommended to prevent object from entering the panel.

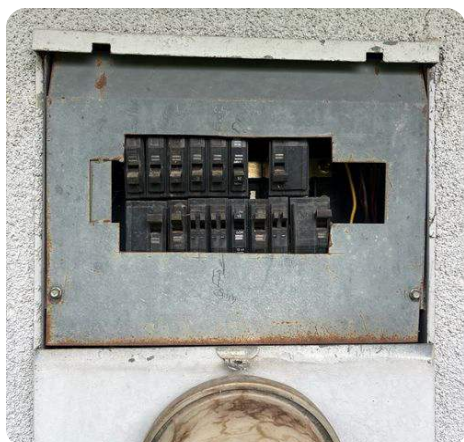


Legend Is Illegible

 (Included in Summary)

 Repairs Recommended

The breakers in the main panel are not adequately labeled which can make it difficult to identify the different circuits and their corresponding breakers. It is crucial to have a clear and readable legend for the main panel and breakers for safety and maintenance purposes. We recommend having a qualified electrician evaluate and properly label the main panel and breakers. This will make it easier to identify and troubleshoot electrical issues in the future.



5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

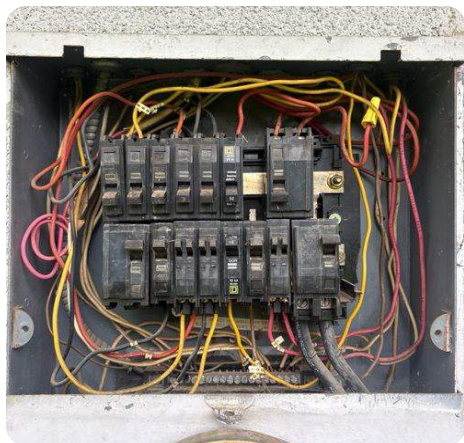
Panel Cover Removed: Yes

Brand of Electric Service Panel: Square D

Interior Components Evaluated

✓ Functional

The interior components of the service panels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.



5.4 Electrical > Breakers/Fuses

Breakers

✓ Functional

Inspector saw no obvious signs of concern or defect inside the main breaker panel.

5.5 Electrical > Wiring

About the Wiring

Wire Type: Non-Metallic Sheathed (Romex)

Wire Material: Copper

Electrical Wiring Evaluated

✓ Functional

The visible and accessible electrical wiring was evaluated. Properly maintained wiring is crucial for the safety and functionality of the home's electrical system. Much of the wiring in the home is enclosed behind walls or ceilings, and is not visible to inspect. It is recommended to conduct regular inspections to ensure the system is compliant with electrical safety standards.

5.6 Electrical > GFCIs

GFCI Information

① Informational

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester. As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

5.7 Electrical > Fixtures, Switches, and Receptacles

Visual Inspection

i Informational

The condition of the outlets, switches, and junction boxes that were visible and accessible at the time of the inspection, were evaluated. Electrical outlets are recommended to be replaced if cracked/damaged to prevent arcs which might be caused by a worn outlet. Occupied homes often have furniture and stored items covering electrical outlets, switches, and junction boxes that limit their accessibility.

6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Roof

Heating Method: Forced Air

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: 16-20 Years Old

Service Notes: None Visible

No Service Notes

i (Included in
Summary)

i Informational

There are no visible posted service notes attached to the HVAC system. It is recommended to inquire with the seller about the last servicing of the heating/cooling systems. If not serviced recently, a qualified technician should perform a service cleaning, tune-up, full unit evaluation, and review of the HVAC system prior to closing.



6.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Roof

Cooling Method: Central Air Conditioner

Approximate Manufactured Date of Cooling System: 16-20 Years

Service Notes : None Visible

Approximate Tonnage : Not Visible

Supply/Return Temperature Difference

i Informational

The recommended temperature differential is typically between 15-22 degrees. The temperature differential is the difference of the air temperature in the return air grill, and air temperature out of the registers in the structure. If the unit does not fall within these recommendations, service by a qualified HVAC technician is recommended.



6.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Hallway

Generally Serviceable

✓ Functional

The thermostats and controls appeared to be serviceable at the time of inspection.

6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Number of Filters Present: 1

Generally Serviceable

Informational

The distribution systems appeared to be serviceable at the time of inspection.

6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

Functional

The visual areas of the exhsust flues and vents were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and well-being of the occupants. It is always recommended to schedule regular maintenance to keep them in optimal condition.

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper

Incoming Water Line Pipe Material: Copper

Water Source: Public

Static Water Pressure: 100 psi

High Water Pressure Issue

Included in Summary

Repairs Recommended

The water pressure in the house is measured at 100 psi, which is above the recommended pressure for residential properties (generally between 40-80 psi). High water pressure can lead to pipe damage, leaks, and premature wear on appliances. It is recommended to have a licensed plumber evaluate and install a pressure regulator to reduce the pressure to a safe level.



7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Near Street

Water Shut-off Location: Exterior

Size of Main Water Line: 3/4"

Water Main Shut-Off

✓ Functional

The water main shut-off valve was located and was functional. It is important to know the location and condition of the shut-off valve in case of emergencies or repairs. We recommend testing the shut-off valve periodically to ensure proper functionality.



7.3 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Natural Gas

Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut Off Location: At Gas Meter and Appliances

Visible Gas Supply Lines Inspected

✓ Functional

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

7.4 Plumbing > Toilets

Toilets General Statement

i Informational

The toilets were flushed and inspected for cracks, leaks, and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet bowl, tank, or base. Also, periodic replacement of flapper valves and water towers should be expected as typical homeowner maintenance.

7.5 Plumbing > Tubs, Showers, and Fixtures

Kitchen Sink Drain

 (Included in Summary)

 Repairs Recommended

The kitchen sink drain has a damaged drain cover. Contacting a qualified plumbing contractor for an evaluation and repair/replacement is recommended to prevent further issues.



Water Exposed Areas

 Informational

Routine preventive maintenance should include applying and maintaining caulking in and around tubs and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.

8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Garage

Water Heater Type: Gas

Water Heater Capacity : Tankless

Approximate Manufactured Date of Water Heater: Unknown

Seismic Strapping: Wall Mounted

Hard Plumbed

 (Included in Summary)

 Repairs Recommended

The water and gas plumbing lines to the water heater are considered hard plumbed. Flexible gas and water lines are required around the gas appliance. Contacting a qualified plumbing contractor for an evaluation and repair is recommended for safety.



Gas Tankless Water Heater Inspected

i Informational

The average life expectancy of a tankless water heater is 15-20 years from the date of installation. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. The tankless water heater was functional and supplied hot water as intended. Manufacturers recommend annual service and cleaning of the system by a qualified contractor (scaling inside the heat exchanger from calcium deposits may occur).

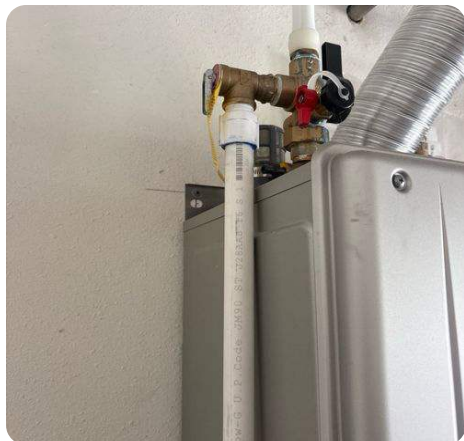


8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe

✓ Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.



8.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated

✓ Functional

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.



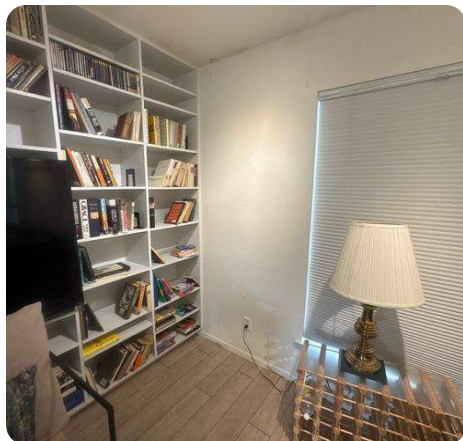
9.1 Interior > Walls, Ceilings, and Floors

Moisture Damage

(Included in
Summary)

✚ Repairs Recommended

Moisture damage was noted to the ceiling and wall in the living room area. Moisture was detected as the area was checked with a moisture meter. Contacting a qualified trades person for an evaluation and repair is recommended to prevent further issues.



Flooring Removed

 (Included in Summary)

 Repairs Recommended

There is a guest bedroom where the flooring has been removed. Contacting a qualified trades person for an evaluation and replacement is recommended.



9.2 Interior > Doors

Interior Doors Evaluated

 Functional

All accessible doors were inspected to ensure proper alignment, secure fitting, and smooth operation. No functional defects or issues were observed during the inspection, and the doors were found to be in satisfactory working condition.

9.3 Interior > Smoke Alarms

Smoke Alarm Information

 Informational

Determining the functionality of smoke detectors is outside the scope of this inspection as the units should be checked monthly. Any unit greater than 10 years of age should be replaced as they are considered to be at the end of their service life. Functional smoke/fire detectors are recommended inside and outside each sleeping area for increased safety awareness.

9.4 Interior > Carbon Monoxide Alarms

Carbon Monoxide Alarms Evaluated

✓ Functional

Carbon monoxide (CO) alarms were located in the home. The inspector does not test these alarms; however, verifies that they are installed near sleeping areas and on each level of the home. For continued protection, regular manual testing and battery maintenance are recommended.

9.5 Interior > Countertops and Installed Cabinets

Countertops And Cabinets Evaluated

✓ Functional

The accessible countertops and installed cabinets were evaluated to assess their stability, surface condition and functionality. No significant signs of wear or damage were observed on the inspected components, confirming their suitability for continued use at the time of the inspection.

9.6 Interior > Caulking, Grout, and Enclosures

Caulking, Grout, And Enclosures Evaluated

✓ Functional

The caulking, grout, and enclosures in wet areas were evaluated for signs of cracking, wear, and general deterioration. Minor caulking and re-grouting is recommended throughout the home as part of normal home maintenance, however no significant cracks were found at the time of the inspection.

9.7 Interior > Windows

Window Seals

i Informational

A visual inspection of the windows may not detect seals that have failed between the panes of glass or other issues, such as deficiencies in UV coatings or films. These issues are often only visible under specific climatic or lighting conditions. Additionally, during a home inspection, it may not be possible to thoroughly examine all windows or seals due to obstructions such as furnishings, window coverings, debris, or films on the glass. If there are concerns about the windows, we recommend having all windows professionally cleaned and/or re-inspected to ensure their condition is thoroughly evaluated.

10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Natural Gas

Cooktop Tested

✓ Functional

An on / off test was performed to determine if the cooktop was functioning. Periodic cleaning and maintenance is recommended for continued use.



10.2 Appliances > Oven

About the Oven

Energy Source: Natural Gas

Oven General Statement

i Informational

Timers, clocks, convection fans, and self-cleaning systems are not tested and are beyond the scope of a home inspection.



10.3 Appliances > Dishwasher

Dishwasher Tested

i Informational

The dishwasher was tested and appears to be working. A simple on/off check of the dishwasher was performed to determine if it was operational. A full cycle check is often not possible at the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean. The average life of a dishwasher is 8-12 years. Periodic cleaning of the interior filters is required to extended use.



10.4 Appliances > Refrigerator

Refrigerator General Statement

i Informational

We always recommend verifying all appliances are operational on your walk through prior to closing.

10.5 Appliances > Microwave

None

i Informational

No microwave was installed at the time of the inspection.

10.6 Appliances > Garbage Disposal

Garbage Disposal Tested

✓ Functional

The garbage disposal was on/off tested and found functional. The unit was not tested to determine if it could grind food. The typical life expectancy of a garbage disposal is 7-15 years.

11.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Slab on Grade

Foundation Anchors: Not Verified

Foundation/Slab Evaluated

✓ Functional

The foundation/slab was visually assessed during the inspection and appeared to be in functional condition with no immediate concerns noted. As part of routine maintenance, we recommend regularly monitoring the foundation for any signs of cracks, shifting, or water intrusion to address potential issues promptly and ensure long-term structural integrity.

11.2 Structural Components > Beams, Columns, and Posts

Beams, Columns, And Posts Evaluated

✓ Functional

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.

11.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Wood

Ceiling Structure: Wood Framing

Joists And Framing Evaluated

✓ Functional

Joists and framing members are typically concealed within the construction and are not fully visible during a standard home inspection. However, the accessible portions that were inspected appeared to be in satisfactory condition, with no significant issues or concerns identified at the time of the evaluation.

11.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Trusses

Roof Structure And Attic Components Evaluated

✓ Functional

The inspector examined the accessible roof structure, including trusses, rafters, and sheathing, within the attic.