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KEYS RESIDENTIAL REPORT

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07/23/2026

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These Standards of Practice provide guidelines for a home inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated, or obtain estimates for repair prior to the release of contingencies.

A home inspection report provides written documentation of material defects discovered in the inspected building’s systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report will include the Inspector's recommendations for correction or further evaluation. Client should consider all available information when negotiating regarding the Property. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Cosmetic and aesthetic conditions shall not be considered as stated in CA Business and Professions Code 7195(b).

79 MAINTENANCE ITEM

65 RECOMMENDATION

5 SAFETY HAZARD

2.1.1 Roofing - General: Roof Inspection Limitations

2.2.1 Roofing - Roof Coverings: Evidence of repairs

2.2.2 Roofing - Roof Coverings: Degranulated

2.3.1 Roofing - Flashings: Improperly installed flashing(s)

2.3.2 Roofing - Flashings: Exposed Nails

2.4.1 Roofing - Skylights, Chimneys and Roof Penetrations: Asbestos Vent Pipes

2.4.2 Roofing - Skylights, Chimneys and Roof Penetrations: Storm Collars missing

2.4.3 Roofing - Skylights, Chimneys and Roof Penetrations: Missing vent screens

2.5.1 Roofing - Gutters and Downspouts: Gutters missing

2.5.2 Roofing - Gutters and Downspouts: Kickouts not installed

2.5.3 Roofing - Gutters and Downspouts: Gutters improperly sloped

2.5.4 Roofing - Gutters and Downspouts: Deteriorated/rusted

2.5.5 Roofing - Gutters and Downspouts: Gutters full debris

2.5.6 Roofing - Gutters and Downspouts: Dented

3.2.1 Exterior - Wall Cladding: Cracks at wall cladding

3.2.2 Exterior - Wall Cladding: Missing weep screed

3.3.1 Exterior - Walkways and Driveway: Cracks walkway and driveway

3.3.2 Exterior - Walkways and Driveway: Displacement

3.4.1 Exterior - Doors (Exterior): Missing weather stripping

3.4.2 Exterior - Doors (Exterior): Key locked from interior side

3.5.1 Exterior - Windows: Deteriorated Glazing

3.5.2 Exterior - Windows: Deteriorated window(s)

3.5.3 Exterior - Windows: Screens worn

3.6.1 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Railing not to code

3.6.2 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Railings missing in areas

3.7.1 Exterior - Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building): Inadequate grade

3.7.2 Exterior - Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building): Driveway slopes towards garage

3.7.3 Exterior - Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building): Leaning/bowed (minor) retaining walls

3.7.4 Exterior - Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building): Loose landscaping wall materials

3.8.1 Exterior - Exposed foundation : Buldging

3.9.1 Exterior - Eaves, Soffits, Fascias & Trim: Weathered wood

3.10.1 Exterior - Fencing/Gates: Cracks at property wall(s)

3.10.2 Exterior - Fencing/Gates: Chain link old/worn

3.10.3 Exterior - Fencing/Gates: Loose wall caps

4.3.1 Garage - Garage Walls (including Firewall Separation): Firewall issue

4.3.2 Garage - Garage Walls (including Firewall Separation): Cracks/settlement

4.3.3 Garage - Garage Walls (including Firewall Separation): Moisture staining

4.3.4 Garage - Garage Walls (including Firewall Separation): Moisture/efflorescence

4.4.1 Garage - Garage Floor: Efflorescence

4.4.2 Garage - Garage Floor: Garage floor cracks

4.5.1 Garage - Garage Door (s): Garage door worn

4.5.2 Garage - Garage Door (s): Hardware obsolete

4.5.3 Garage - Garage Door (s): Deteriorated weather strip

4.5.4 Garage - Garage Door (s): Door rubs

4.6.1 Garage - Garage Door Operators: Opener not installed

4.7.1 Garage - Garage comments: Missing air vents

5.2.1 Interiors - Walls and Ceilings: Cracks at walls/ceiling

5.2.2 Interiors - Walls and Ceilings: Wall damage/separation

5.3.1 Interiors - Floors: Squeaking

5.3.2 Interiors - Floors: Carpets worn

5.3.3 Interiors - Floors: Sloping flooring

5.3.4 Interiors - Floors: Cracked tiles

5.3.5 Interiors - Floors: Warped/damaged flooring

5.4.1 Interiors - Counters and Cabinets (representative number): Backsplash/sink grout

5.4.2 Interiors - Counters and Cabinets (representative number): Cabinets worn

5.4.3 Interiors - Counters and Cabinets (representative number): Cracked countertop

5.4.4 Interiors - Counters and Cabinets (representative number): Moisture stains

5.4.5 Interiors - Counters and Cabinets (representative number): Countertop chipped

5.4.6 Interiors - Counters and Cabinets (representative number): Mirror cracked

5.6.1 Interiors - Doors (representative number): Doors do not latch shut

5.6.2 Interiors - Doors (representative number): Stick/rub on frame

5.6.3 Interiors - Doors (representative number): Doors worn (observation)

5.7.1 Interiors - Windows (representative number): Cracked window panes

5.7.2 Interiors - Windows (representative number): Windows worn
5.7.3 Interiors - Windows (representative number): Window sills worn
5.7.4 Interiors - Windows (representative number): Windows stuck shut
5.8.1 Interiors - Interior Comments: Asbestos pipe
6.2.1 Structural Components - Foundations, Basement and Crawlspace: Restrictive clearances
6.2.2 Structural Components - Foundations, Basement and Crawlspace: White efflorescence
6.2.3 Structural Components - Foundations, Basement and Crawlspace: Cracks/cracking
6.2.4 Structural Components - Foundations, Basement and Crawlspace: Unreinforced Masonry
6.2.5 Structural Components - Foundations, Basement and Crawlspace: Missing stem wall
6.3.1 Structural Components - Columns or Piers: Leaning posts
6.4.1 Structural Components - Floors (Structural): Insulation (limited review)
6.4.2 Structural Components - Floors (Structural): Deterioration at sub floor
6.4.3 Structural Components - Floors (Structural): Cripple walls not braced
6.4.4 Structural Components - Floors (Structural): Notched floor joist
6.4.5 Structural Components - Floors (Structural): Not bolted
6.4.6 Structural Components - Floors (Structural): Staining
6.4.7 Structural Components - Floors (Structural): Partially bolted
6.5.1 Structural Components - Foundation Comments: Rodent Droppings
6.5.2 Structural Components - Foundation Comments: Abandoned asbestos material
6.5.3 Structural Components - Foundation Comments: Debris
6.7.1 Structural Components - Roof Structure and Attic: Old water stains
6.8.1 Structural Components - Attic Comments: Transite materials
7.2.1 Plumbing System - Main Water Supply/Shut Off Valve: Relief valve missing
7.2.2 Plumbing System - Main Water Supply/Shut Off Valve: Pressure regulator not installed
7.3.1 Plumbing System - Water Supply/Distribution System: Copper contacts with unlike metal
7.3.2 Plumbing System - Water Supply/Distribution System: Galvanized supply piping
7.3.3 Plumbing System - Water Supply/Distribution System: Galvanized supply pipes corroded
7.3.4 Plumbing System - Water Supply/Distribution System: Dialectic fitting(s) missing
7.3.5 Plumbing System - Water Supply/Distribution System: Corroded supply lines
7.4.1 Plumbing System - Plumbing Drain, Waste and Vent Systems (visible): Sewer cleanout not located
7.4.2 Plumbing System - Plumbing Drain, Waste and Vent Systems (visible): Cast iron/galvanized waste lines
7.4.3 Plumbing System - Plumbing Drain, Waste and Vent Systems (visible): Corrosion
7.4.4 Plumbing System - Plumbing Drain, Waste and Vent Systems (visible): Improper metal strapping
7.5.1 Plumbing System - Faucets, Fixtures and Drains: Leaking Faucet(s)/fixture(s)
7.5.2 Plumbing System - Faucets, Fixtures and Drains: Outdated shut off valves
7.5.3 Plumbing System - Faucets, Fixtures and Drains: Corroded valves/connections
7.5.4 Plumbing System - Faucets, Fixtures and Drains: Faucet(s) worn
7.5.5 Plumbing System - Faucets, Fixtures and Drains: Calcification
7.6.1 Plumbing System - Sinks, Showers, Bathtubs and Toilets: Wet floor around toilet
7.6.2 Plumbing System - Sinks, Showers, Bathtubs and Toilets: Toilet(s) older and worn
7.6.3 Plumbing System - Sinks, Showers, Bathtubs and Toilets: Clearances around toilet

7.7.1 Plumbing System - Gas Meter and Distribution Piping: Automatic seismic shut off valve missing

7.7.2 Plumbing System - Gas Meter and Distribution Piping: Corroded gas lines

7.7.3 Plumbing System - Gas Meter and Distribution Piping: Gas lines not secured

7.9.1 Plumbing System - Irrigation System: Irrigation not observed

8.1.1 Electrical System - General: Low voltage

8.3.1 Electrical System - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Breakers not labeled

8.3.2 Electrical System - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Undersized main breaker

8.4.1 Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Knob and tube

8.5.1 Electrical System - Light Switches/Light Fixtures and Ceiling Fans: Switch taped over

8.5.2 Electrical System - Light Switches/Light Fixtures and Ceiling Fans: Cracked switch plate(s)

8.6.1 Electrical System - Outlets: Ungrounded outlets multiple locations

8.6.2 Electrical System - Outlets: Missing GFCI outlet(s)

8.6.3 Electrical System - Outlets: Loose outlet

8.7.1 Electrical System - Smoke/Carbon Monoxide Detectors: Smoke detector missing

9.2.1 Water heater(s) - Vent pipe/combustion air: Vent pipe loose

9.2.2 Water heater(s) - Vent pipe/combustion air: Transite Pipe

9.3.1 Water heater(s) - Water Supply Pipe/Gas Connection/Electrical: Sediment Trap Missing

9.3.2 Water heater(s) - Water Supply Pipe/Gas Connection/Electrical: Rigid gas line

9.4.1 Water heater(s) - Temperature pressure relief valve and drain line: TPRV drain line not installed

9.5.1 Water heater(s) - Strapping: Improper strap installation or loosely secured

9.6.1 Water heater(s) - Closet/cabinet and platform: Missing drip pan/drain line

9.7.1 Water heater(s) - Water Heater Comments: Gas off

9.7.2 Water heater(s) - Water Heater Comments: Old

10.2.1 Heating / Central Air Conditioning - Heating Equipment: Missing Sediment Trap

10.5.1 Heating / Central Air Conditioning - Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, and registers: Ductwork not supported attic

10.6.1 Heating / Central Air Conditioning - HVAC Platform: Limited review furnace

10.7.1 Heating / Central Air Conditioning - Cooling and Air Handler Equipment: Missing straps

10.7.2 Heating / Central Air Conditioning - Cooling and Air Handler Equipment: R-22 refrigerant

10.7.3 Heating / Central Air Conditioning - Cooling and Air Handler Equipment: Incorrect breaker size

10.7.4 Heating / Central Air Conditioning - Cooling and Air Handler Equipment: AC temperature inadequate

10.7.5 Heating / Central Air Conditioning - Cooling and Air Handler Equipment: Refrigerant lines improperly supported

10.8.1 Heating / Central Air Conditioning - Condensate Removal: Sediment trap and or cleanout missing

10.10.1 Heating / Central Air Conditioning - HVAC Comments: HVAC old

10.10.2 Heating / Central Air Conditioning - HVAC Comments: Bathroom heater no respond

11.2.1 Insulation and Ventilation - Insulation in Attic: No Insulation
11.3.1 Insulation and Ventilation - Insulation Under Floor System: Installed with paper side exposed
11.5.1 Insulation and Ventilation - Venting Systems (Kitchens, Baths and Laundry): No bathroom vent
11.6.1 Insulation and Ventilation - Ventilation Fans and Thermostatic Controls in Attic: Attic Fan
12.1.1 Chimneys & Fireplaces - Fireplace Comments: Abandoned
13.2.1 Built-In Kitchen Appliances - Dishwasher: Not installed
13.3.1 Built-In Kitchen Appliances - Ovens/Cooktops: No oven/stovetop
13.4.1 Built-In Kitchen Appliances - Range Hood (s): Loose connections
13.6.1 Built-In Kitchen Appliances - Food Waste Disposer: Seized
13.8.1 Built-In Kitchen Appliances - Kitchen Appliance Comments: Kitchen appliances
13.8.2 Built-In Kitchen Appliances - Kitchen Appliance Comments: No refrigerator

1: INSPECTION DETAILS

Information

In Attendance
Home Owner, Listing Agent

Occupancy
Vacant

Temperature
90 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

General Report Information

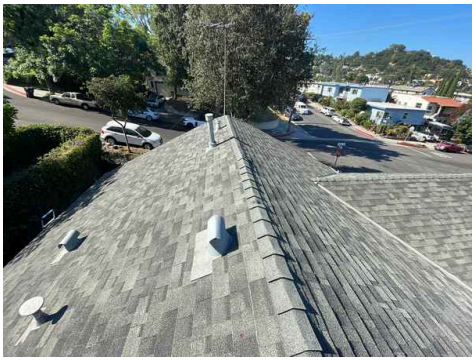
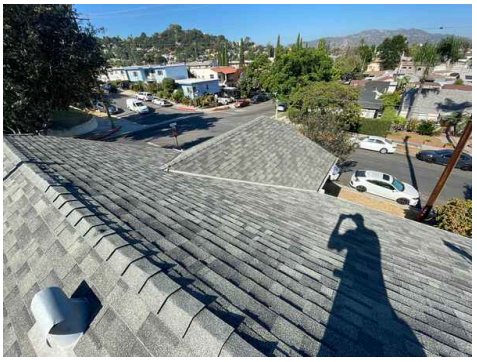
This report is for the use of the herein-named client only (Barney Tury) and is not to be relied upon in any way by any third parties.

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.

2: ROOFING

Information

General: Roof cover pictures

Roof Coverings: Number Of Layers
1

Roof Coverings: Roof Covering
Architectural

Roof Coverings: Viewed roof covering from
Walked roof

Roof Coverings: Type
Gable, Hip

Gutters and Downspouts: Gutters and Downspouts
Partially Installed

Deficiencies

2.1.1 General

Maintenance Item

ROOF INSPECTION LIMITATIONS

We strive to thoroughly examine all accessible parts of the roof system. Please note that our inspection includes assessing the roof for signs of deterioration, as well as examining installation methods and materials. It's important to understand that while we look for visible signs of leaking during the inspection, there may not always be observable indications at that time. As a result, determining definitively whether the roof leaks is outside the scope of our inspection.

Recommendation

Contact a qualified professional.

2.2.1 Roof Coverings

Maintenance Item

EVIDENCE OF REPAIRS

Evidence of repairs observed at the roof surface. We are unable to determine the cause or effectiveness of these repairs.

Recommendation

Contact a qualified roofing professional.

2.2.2 Roof Coverings

Maintenance Item

DEGRANULATED

Degranulation observed at sections of the rooftop surface, which is an indication the roofing material is well into its intended service life. Replacement may not be required immediately, however the homeowner may need to plan or budget to replace the roof within the next few years and have routine maintenance conducted by a qualified roofer to prevent future leaks.

2.3.1 Flashings

Recommendation

IMPROPERLY INSTALLED FLASHING(S)

RIDGE CAPS

Improperly installed flashings installed in one or more areas. Recommend correcting by a qualified roofer to prevent leaks.

Recommendation

Contact a qualified roofing professional.

2.3.2 Flashings

Maintenance Item

EXPOSED NAILS

Exposed nails observed at roof flashings. Suggest correcting.

2.4.1 Skylights, Chimneys and Roof Penetrations

Maintenance Item

ASBESTOS VENT PIPES

Transite/asbestos vent pipe material observed at roof. Suggest replacement or removal.

2.4.2 Skylights, Chimneys and Roof Penetrations

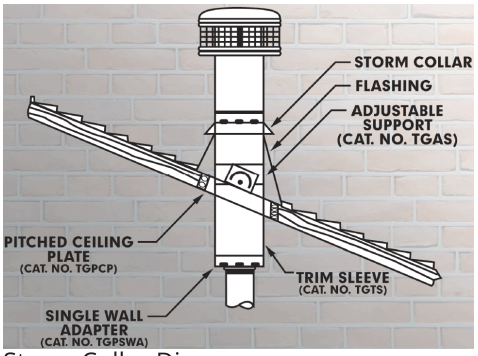
Maintenance Item

STORM COLLARS MISSING

Storm collars are not installed at roof vent pipes. Suggest installing.

Recommendation

Contact a qualified roofing professional.



Storm Collar Diagram

2.4.3 Skylights, Chimneys and Roof Penetrations

Recommendation

MISSING VENT SCREENS

Vent screens are missing at roof for exhaust vent pipe(s). Recommend installing.

2.5.1 Gutters and Downspouts

Recommendation

GUTTERS MISSING

Gutters and downspouts are not present in all areas. Suggest installing for roof and landscape drainage purposes.

2.5.2 Gutters and Downspouts

Recommendation

KICKOUTS NOT INSTALLED

Kickouts are not installed to divert water away from the structure. Recommend installing.

2.5.3 Gutters and Downspouts

Recommendation

GUTTERS IMPROPERLY SLOPED

The gutters do not appear to be adequately sloped in areas. Recommend correcting.

2.5.4 Gutters and Downspouts

Maintenance Item

DETERIORATED/RUSTED

Rusted or deteriorated gutter(s) observed. Recommend maintenance or replacement to prevent leakage.

2.5.5 Gutters and Downspouts

Recommendation

GUTTERS FULL DEBRIS

The gutters are full of debris in areas and needs to be cleaned.

2.5.6 Gutters and Downspouts

Maintenance Item

DENTED

Minor damage observed at gutter(s). Suggest repair.

3: EXTERIOR

Information

General: **Appurtenance**
Covered porch, Sidewalk, Patio, Driveway, Walkways

General: **Exterior Pictures**

General: **Exterior door materials**
Wood, Wood windowed

General: **Fencing or property wall material**
Concrete, Chain link, Metal

General: **Siding Material**
Stucco

General: **Walkway/driveway material**
Concrete

General: **Retaining Walls**
Concrete, Block Masonry, Stucco coated

Windows: **Windows inspected**
A representative number of windows from the ground surface were inspected.

Limitations

General

EXTERIOR INFORMATION

No matter the age of the building, we recommend requesting information on permits and inspection records, including final signatures, for the building itself and for any alterations, renovations, or additions that may have been undertaken.

Wall Cladding

LIMITED REVIEW

Limited review of wall claddings due to personal items and/or vegetation.

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

SUB SURFACE DRAINS

Sub-surface lot drainage system is present. The client is advised to have a qualified drainage contractor verify its overall condition.

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

LIMITED REVIEW OF RETAINING WALLS

Limited review of retaining wall(s) due to vegetation/obstructions.

Fencing/Gates

LIMITED REVIEW

Limited review of fencing or property walls due to vegetation.

Deficiencies

3.2.1 Wall Cladding

Maintenance Item

CRACKS AT WALL CLADDING

Cracks observed at the wall cladding in a number of areas. Suggest maintenance.

3.2.2 Wall Cladding

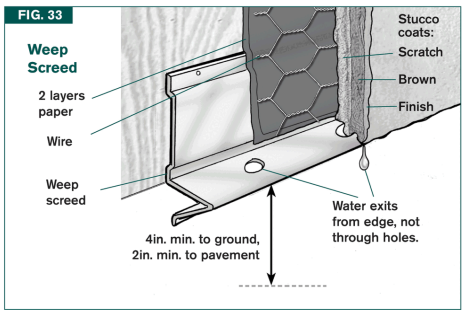
Maintenance Item

MISSING WEEP SCREED

Weep screed is not installed at the exterior wall cladding in all areas or is missing altogether. Suggest installing for moisture wicking and draining purposes.

Recommendation

Contact a qualified siding specialist.



3.3.1 Walkways and Driveway

Maintenance Item

CRACKS WALKWAY AND DRIVEWAY

Cracks observed at the walkways/ driveway. Suggest sealing/repairs as necessary.

3.3.2 Walkways and Driveway

Recommendation

DISPLACEMENT

Displacement observed at the driveway and or walkways. Recommend repairs.

Recommendation

Contact a qualified concrete contractor.

3.4.1 Doors (Exterior)

Maintenance Item

MISSING WEATHER STRIPPING

Missing weather stripping observed at exterior door(s). Suggest installing.

Recommendation

Contact a qualified door repair/installation contractor.

3.4.2 Doors (Exterior)

Safety Hazard

KEY LOCKED FROM INTERIOR SIDE

LAUNDRY

Exterior door(s) are key locked from the interior side of home in areas. Fire escape concern. Recommend replacement with a thumb turn lock.

Recommendation

Contact a qualified door repair/installation contractor.

3.5.1 Windows

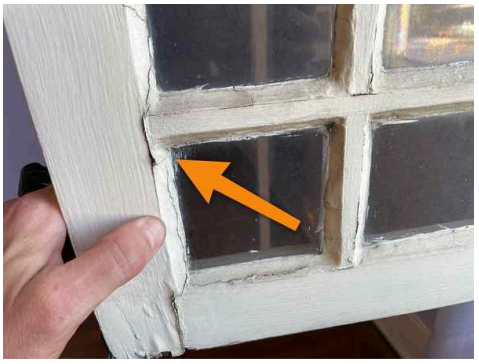
Recommendation

DETERIORATED GLAZING

Deteriorated window glazing observed at a number of exterior windows. Recommend maintenance.

Recommendation

Contact a qualified window repair/installation contractor.



3.5.2 Windows

Recommendation

DETERIORATED WINDOW(S)

Deteriorated window(s) observed in areas. Recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.

3.5.3 Windows

Maintenance Item

SCREENS WORN

The window screens are older and generally worn.

3.6.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Maintenance Item

RAILING NOT TO CODE

Railings are not installed to current safety standards. Recommend correcting.

Recommendation

Contact a qualified general contractor.

3.6.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Recommendation

RAILINGS MISSING IN AREAS

Railings are not installed at all exterior steps or raised walkways. Recommend installing.

Recommendation

Contact a qualified general contractor.

3.7.1 Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

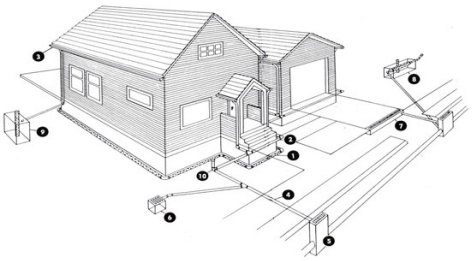
Recommendation

INADEQUATE GRADE

Inadequate slope observed in areas (front, rear, sides and garage). This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape or the installation of area drains to divert moisture away from structure.

Recommendation

Contact a qualified grading contractor.



3.7.2 Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

Recommendation

DRIVEWAY SLOPES TOWARDS GARAGE

This area does not appear to drain water away from home/garage and needs landscaping and drainage corrected.

Recommendation

Contact a qualified grading contractor.

3.7.3 Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

Maintenance Item

LEANING/BOWED (MINOR) RETAINING WALLS

DRIVEWAY RETAINING WALL

Bowing/minor defection observed at concrete retaining walls. While this may not need correction or immediate attention, we suggest monitoring for any changes in condition and verifying with a qualified specialist.

Recommendation

Contact a qualified masonry professional.

3.7.4 Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

Maintenance Item

LOOSE LANDSCAPING WALL MATERIALS

Recommend properly securing loose landscaping/retaining wall materials.

Recommendation

Contact a qualified professional.

3.8.1 Exposed foundation

Recommendation

BULDGING

REAR

Buldging observed at exposed foundation/exterior wall to foundation connection in areas. Recommend repair by a qualified foundation specialist.

Recommendation

Contact a qualified professional.

3.9.1 Eaves, Soffits, Fascias & Trim

Maintenance Item

WEATHERED WOOD

Weathered wood and peeling paint observed at trim areas. Suggest maintenance.

Recommendation

Contact a qualified painting contractor.

3.10.1 Fencing/Gates

Maintenance Item

CRACKS AT PROPERTY WALL(S)

Cracks observed at concrete property walls. Suggest repairs.

Recommendation

Contact a qualified concrete contractor.

3.10.2 Fencing/Gates

Maintenance Item

CHAIN LINK OLD/WORN

The chain-link fencing is older/ deteriorated and missing in areas. Suggest updating or maintenance.

Recommendation

Contact a qualified professional.

3.10.3 Fencing/Gates

Recommendation

LOOSE WALL CAPS

Recommend securing loose wall caps.

Recommendation

Contact a qualified professional.

4: GARAGE

Information

General: Garage overview pictures

General: Garage location
Attached

General: Garage Door Material
Metal

General: Auto-opener Manufacturer
N/A

General: Garage Door Type
One manual

General: Garage interior
Inspected

Deficiencies

4.3.1 Garage Walls (including Firewall Separation)

Safety Hazard

FIREWALL ISSUE

Gaps/holes and non fire rated materials observed at firewall. Recommend repairs.

4.3.2 Garage Walls (including Firewall Separation)

Recommendation

CRACKS/SETTLEMENT

Cracks and evidence of settlement observed. Recommend correcting by a qualified specialist.

Recommendation

Contact a foundation contractor.

4.3.3 Garage Walls (including Firewall Separation)

Maintenance Item

MOISTURE STAINING

Moisture staining observed at garage walls/ceiling. Suggest correcting condition.

4.3.4 Garage Walls (including Firewall Separation)

Recommendation

MOISTURE/EFFLORESCENCE

Evidence of moisture seepage/efflorescence and or damage observed at garage wall. Recommend repair and correcting condition.

Recommendation

Contact a qualified professional.

4.4.1 Garage Floor

Recommendation

EFFLORESCENCE

Efflorescence observed at the garage slab. Recommend further review by a qualified concrete specialist/drainage specialist and or moisture intrusion specialist.

Recommendation

Contact a qualified professional.

4.4.2 Garage Floor

Maintenance Item

GARAGE FLOOR CRACKS

Cracks observed at garage slab. Suggest sealing/repairs.

Recommendation

Contact a qualified concrete contractor.

4.5.1 Garage Door (s)

GARAGE DOOR WORN

Maintenance Item

The garage door/door hardware is older and generally worn. Suggest maintenance or updating.

4.5.2 Garage Door (s)

HARDWARE OBSOLETE

Recommendation

The garage door hardware and spring hardware is obsolete. Recommend replacement.

Recommendation

Contact a qualified garage door contractor.

4.5.3 Garage Door (s)

DETERIORATED WEATHER STRIP

Maintenance Item

Suggest repair to damaged or deteriorated weatherstripping at base of door.

4.5.4 Garage Door (s)

DOOR RUBS

Maintenance Item

The garage door rubs on framing/wall. Suggest correcting.

4.6.1 Garage Door Operators

Maintenance Item

OPENER NOT INSTALLED

An automatic garage door opener is not installed.

4.7.1 Garage comments

Maintenance Item

MISSING AIR VENTS

Fresh air vents are not provided to the garage area. Suggest installing.

5: INTERIORS

Information

General: Interior overview pictures

General: Wall Material
Plaster

General: Floor Covering material
(Tongue and Groove), Tile, Vinyl, Wood

General: Window Types
AGED-Single pane, Sliders, Stationary, Hinged

General: Interior Doors
Wood

General: Cabinetry
Wood

General: Countertop
Manufactured, Tile

Deficiencies

5.2.1 Walls and Ceilings

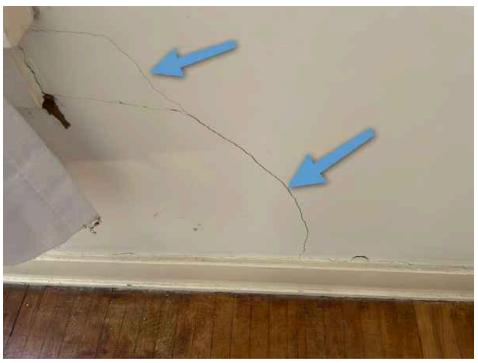
Maintenance Item

CRACKS AT WALLS/CEILING

Cracking observed at the walls/ceiling in a number of areas. Repairs are suggested.

Recommendation

Contact a qualified painting contractor.



5.2.2 Walls and Ceilings

Maintenance Item

WALL DAMAGE/SEPARATION

LAUNDRY, ENTRYWAY

Wall damage(s)/separation observed. Suggest repairs.

Recommendation

Contact a qualified professional.

5.3.1 Floors

SQUEAKING

Maintenance Item

Flooring squeaks in areas. Suggest maintenance.

Recommendation

Contact a qualified flooring contractor

5.3.2 Floors

CARPETS WORN

Maintenance Item

The carpeting is generally worn and/or stained in areas. Suggest maintenance or updating.

5.3.3 Floors

SLOPING FLOORING

Maintenance Item

Sloped/unlevel flooring observed in areas. Suggest correcting.

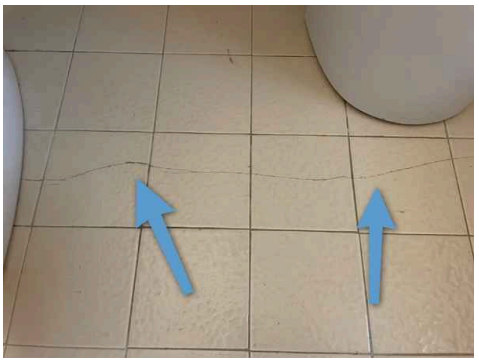
5.3.4 Floors

CRACKED TILES

Maintenance Item

HALLWAY BATHROOM

Cracked tiles observed in areas. Suggest maintenance.



5.3.5 Floors

WARPED/DAMAGED FLOORING

Maintenance Item

Warped/damaged and uplifted vinyl flooring observed. Suggest repairs.

Recommendation

Contact a qualified flooring contractor

5.4.1 Counters and Cabinets (representative number)

Recommendation

BACKSPLASH/SINK GROUT

KITCHEN

Deteriorated grout/sealant observed at sink backsplash and or sink to countertop connection. Recommend repairs.

Recommendation

Contact a qualified countertop contractor.

5.4.2 Counters and Cabinets (representative number)

Maintenance Item

CABINETS WORN

The cabinetry is older and generally worn. Suggest maintenance or updating.

5.4.3 Counters and Cabinets (representative number)

Recommendation

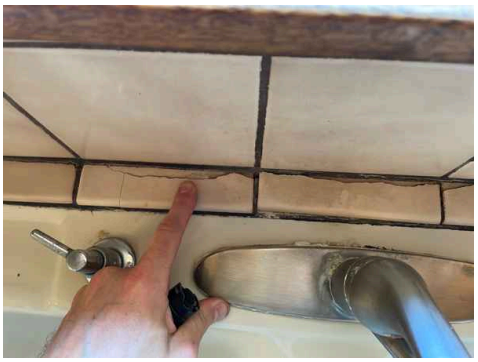
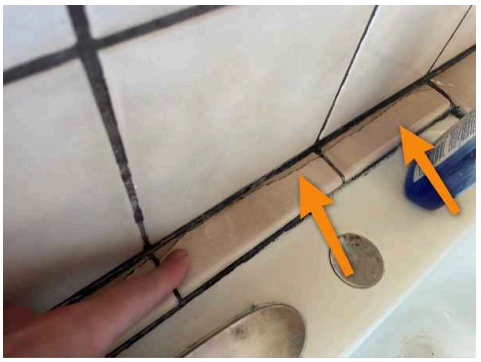
CRACKED COUNTERTOP

KITCHEN

Recommend repair or replacement of cracked or damaged countertops.

Recommendation

Contact a qualified countertop contractor.

5.4.4 Counters and Cabinets (representative number)

Maintenance Item

MOISTURE STAINS

KITCHEN

Moisture staining observed at sink cabinet(s). Although these areas were dry at the time of the inspection, we suggest monitoring condition.

5.4.5 Counters and Cabinets (representative number)

Maintenance Item

COUNTERTOP CHIPPED

KITCHEN

Chipped countertop observed. Suggest repair.

5.4.6 Counters and Cabinets (representative number)

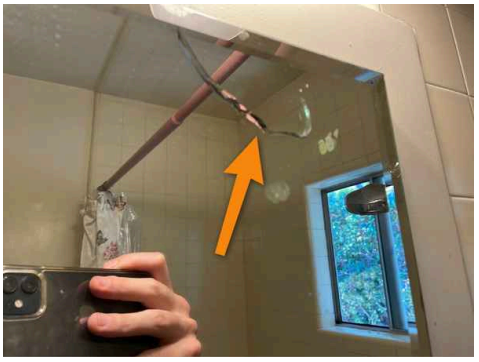
Recommendation

MIRROR CRACKED

The bathroom vanity mirror is cracked/damaged. Recommend repair.

Recommendation

Contact a qualified professional.



5.6.1 Doors (representative number)

Maintenance Item

DOORS DO NOT LATCH SHUT

Interior door(s) do not latch shut in areas. Suggest correcting.

5.6.2 Doors (representative number)

Maintenance Item

STICK/RUB ON FRAME

Doors stick/rub on frame when opening/closing in areas. Suggest maintenance.

5.6.3 Doors (representative number)

Maintenance Item

DOORS WORN (OBSERVATION)

The interior doors/door hardware is older and generally worn.

Recommendation

Contact a qualified door repair/installation contractor.

5.7.1 Windows (representative number)

Recommendation

CRACKED WINDOW PANES

BEDROOMS, LIVING ROOM

Cracked window(s) observed. Recommend repairs/replacement.

5.7.2 Windows (representative number)

Maintenance Item

WINDOWS WORN

The windows are older/generally worn and do not operate consistently in a number of areas. Suggest maintenance.

Recommendation

Contact a qualified window repair/installation contractor.

5.7.3 Windows (representative number)

Maintenance Item

WINDOW SILLS WORN

Cracks and deteriorated paint observed at a number of window sills. Suggest maintenance.

5.7.4 Windows (representative number)

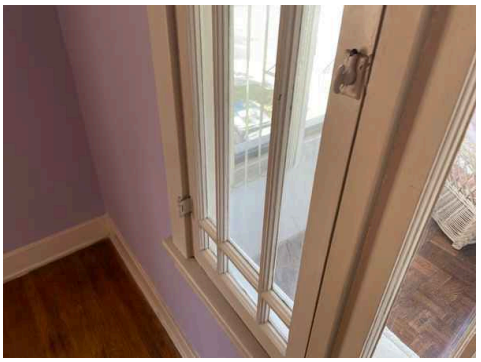
Maintenance Item

WINDOWS STUCK SHUT

A number of windows are stuck shut. Recommend correcting.

Recommendation

Contact a qualified window repair/installation contractor.



5.8.1 Interior Comments

Maintenance Item

ASBESTOS PIPE

BEDROOM CLOSET

Transite/asbestos pipe observed. Suggest removal.

6: STRUCTURAL COMPONENTS

Information

General: Structural cover pictures

General: Method to observe the attic
Partially crawled

General: Method used to observe crawlspace
Crawled, Limited access

General: Foundation Type
Crawlspace
Foundation wall, Unreinforced Masonry

Foundations, Basement and Crawlspace: Raised foundation

The view of the subfloor and exterior stem walls of the raised foundation is restricted by interior floor coverings, personal items, wall claddings, and exterior vegetation.

Columns or Piers: Columns or Piers
Wood posts & concrete piers

Floors (Structural): Cripple Walls
Not Braced

Floors (Structural): Floor Structure
2 X 6

Ceilings (Structural): Ceiling Structure
2X4

Roof Structure and Attic: Roof structure
2 X 4 Rafters

Roof Structure and Attic: Attic access
Attic hatch

Limitations

Ceilings (Structural)

LIMITED REVIEW

Limited review of attic framing due to restrictive clearances.

Deficiencies

6.2.1 Foundations, Basement and Crawlspace

Maintenance Item

RESTRICTIVE CLEARANCES

Due to restrictive clearances, the crawlspace could not be fully entered/ evaluated. Limited inspection.

Recommendation

Contact a qualified professional.

6.2.2 Foundations, Basement and Crawlspace

Recommendation

WHITE EFFLORESCENCE

Efflorescence observed at foundation stem walls. See exterior drainage category.

Recommendation

Contact a qualified grading contractor.

6.2.3 Foundations, Basement and Crawlspace

Recommendation

CRACKS/CRACKING

Cracks observed at foundation stem wall. Recommend repairs and further review by a foundation specialist at this time.

6.2.4 Foundations, Basement and Crawlspace

Recommendation

UNREINFORCED MASONRY

CRAWLSPACE

The foundation stem walls are built with non-reinforced masonry. It is recommended to seek further evaluation by a qualified foundation specialist at this time to determine scope of repairs and remaining life.

Recommendation

Contact a foundation contractor.

6.2.5 Foundations, Basement and Crawlspace

Recommendation

MISSING STEM WALL

Missing portion of foundation stem wall observed. Recommend correcting by a qualified foundation specialist.

Recommendation

Contact a qualified professional.

6.3.1 Columns or Piers

Recommendation

LEANING POSTS

A number of piers and posts are off center/leaning observed at the crawlspace. Recommend correcting.

Recommendation

Contact a foundation contractor.

6.4.1 Floors (Structural)

Maintenance Item

INSULATION (LIMITED REVIEW)

Limited review of the sub floor due to insulation installation.

Recommendation

Contact a qualified professional.

6.4.2 Floors (Structural)

Recommendation

DETERIORATION AT SUB FLOOR

Deterioration observed at the floor framing in areas. Further review by a qualified termite specialist is recommended at this time.

6.4.3 Floors (Structural)

Maintenance Item

CRIPPLE WALLS NOT BRACED

Cripple walls are not braced/retrofitted. Adding sheer panels/bracing provides added support during seismic events.

6.4.4 Floors (Structural)

Recommendation

NOTCHED FLOOR JOIST

Floor joist(s) is improperly notched. Recommend repair.

Recommendation

Contact a qualified general contractor.

6.4.5 Floors (Structural)

Maintenance Item

NOT BOLTED

The majority of the foundation is not bolted. Bolting provides added support during seismic events.

Recommendation

Contact a foundation contractor.

6.4.6 Floors (Structural)

Recommendation

STAINING

Moisture staining observed at subfloor. Recommend correcting condition.

Recommendation

Contact a qualified professional.

6.4.7 Floors (Structural)

Maintenance Item

PARTIALLY BOLTED

And the foundation was partially bolted at newer additions.

Recommendation

Contact a qualified professional.

6.5.1 Foundation Comments

Recommendation

RODENT DROPPINGS

Evidence of rodents observed in crawl space. Further review by a qualified pest control specialist is recommended.

6.5.2 Foundation Comments

Maintenance Item

ABANDONED ASBESTOS MATERIAL

Abandoned transite (asbestos) material observed in the crawlspace. Suggest removal.

Recommendation

Contact a qualified handyman.

6.5.3 Foundation Comments

Maintenance Item

DEBRIS

Debris observed in the crawlspace. Suggest removal.

Recommendation

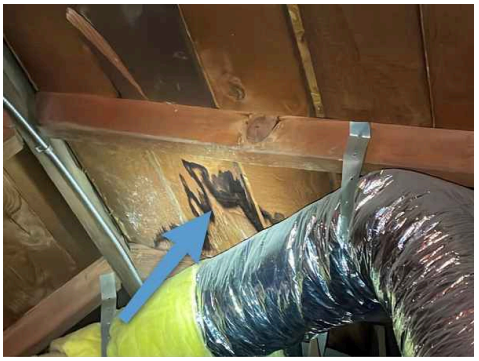
Contact a qualified handyman.

6.7.1 Roof Structure and Attic

Maintenance Item

OLD WATER STAINS

Moisture stains observed at the roof sheathing. These appear to be old however we suggest monitoring condition or verifying condition by a qualified roofer.



6.8.1 Attic Comments

Maintenance Item

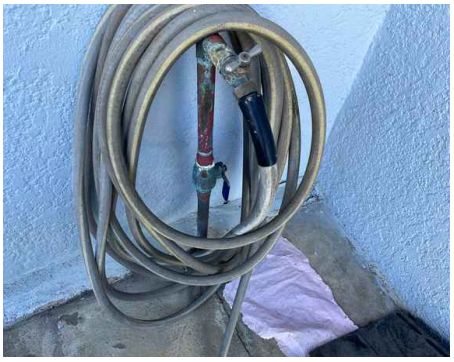
TRANSITE MATERIALS

Transite (asbestos) materials or vent pipes observed in the attic space. Suggest removal/replacement.

7: PLUMBING SYSTEM

Information

General: Plumbing overview pictures



General: Water Shut off Location
Front

General: Water Pressure Regulator
Not Installed

General: Water Pressure
65 to 70 PSI

General: Water Filtration System
Not Installed

General: Fire Sprinkler System
Not Installed

Water Supply/Distribution System: Water Distribution Piping
Copper, Galvanized

Plumbing Drain, Waste and Vent Systems (visible): Main Sewer Cleanout Location
Not Located

Plumbing Drain, Waste and Vent Systems (visible): Plumbing Waste Lines
ABS, Cast Iron/Galvanized

Plumbing Drain, Waste and Vent Systems (visible): Main sewer line limitations

The main sewer line is installed below grade and is not visible for inspection. We suggest verifying condition by a qualified plumber.

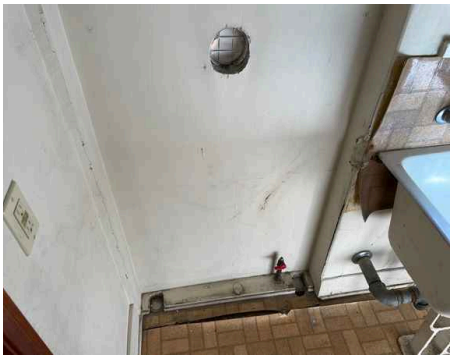
Gas Meter and Distribution Piping: Seismic Shutoff Valve
Not Installed

Gas Meter and Distribution Piping: Gas Meter Location
Left Side

Gas Meter and Distribution Piping: Gas Piping
Galvanized, Black Piping, Yellow CCST

Laundry Location: Laundry locations located

Washer connections located. The faucet and drain were not tested. Suggest verifying condition prior to the end of the inspection period.



Laundry Location: Gas dryer

Gas connection observed for dryer. Testing appliance and connection is beyond the scope of the general inspection.

Limitations

Gas Meter and Distribution Piping

YELLOW CCST (CORRUGATED STAINLESS STEEL TUBING)

Yellow CSST: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

Deficiencies

7.2.1 Main Water Supply/Shut Off Valve

Recommendation

RELIEF VALVE MISSING

A pressure relief is not installed at the main water shut off location. Recommend installing.

Recommendation

Contact a qualified professional.

7.2.2 Main Water Supply/Shut Off Valve

Maintenance Item

PRESSURE REGULATOR NOT INSTALLED

Suggest installing a water pressure regulator in the event of a surge in water pressure from the city.

Recommendation

Contact a qualified professional.

7.3.1 Water Supply/Distribution System

Recommendation

COPPER CONTACTS WITH UNLIKE METAL

CRAWLSPACE

Copper supply piping is in contact with galvanized material or unlike metal piping or strapping. This can corrode copper piping through electrolysis. Recommend correcting.

Recommendation

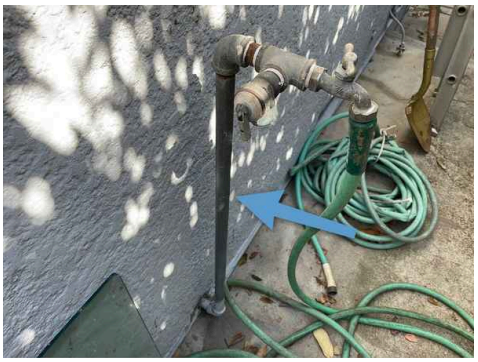
Contact a qualified handyman.

7.3.2 Water Supply/Distribution System

Maintenance Item

GALVANIZED SUPPLY PIPING

Galvanized supply piping is at or beyond its intended service life. We suggest verifying the overall condition and remaining service life with a qualified plumber at this time.



7.3.3 Water Supply/Distribution System

Recommendation

GALVANIZED SUPPLY PIPES CORRODED

Corroded galvanized supply piping observed. The galvanized supply piping is beyond its intended life. Repairs and further review by a qualified plumber is recommended at this time.

7.3.4 Water Supply/Distribution System

Recommendation

DIALECTIC FITTING(S) MISSING

Dialectic or brass fittings are not installed at all copper to galvanized connections. Recommend correcting.

Recommendation

Contact a qualified plumbing contractor.

7.3.5 Water Supply/Distribution System

Recommendation

CORRODED SUPPLY LINES

Corrosion/green or black stained copper supply piping observed. Recommend repair and further review by a qualified plumber at this time.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Plumbing Drain, Waste and Vent Systems (visible)

Recommendation

SEWER CLEANOUT NOT LOCATED

The main sewer cleanout was not located. Recommend installing within 4 ft of the exterior side of the foundation and verifying condition of the sewer line by a qualified sewer line specialist.

Recommendation

Contact a qualified professional.

7.4.2 Plumbing Drain, Waste and Vent Systems (visible)

Maintenance Item

CAST IRON/GALVANIZED WASTE LINES

Cast iron/galvanized waste lines are beyond their intended service life. Suggest verifying overall condition and remaining life with a qualified plumber.

Recommendation

Contact a qualified professional.

7.4.3 Plumbing Drain, Waste and Vent Systems (visible)

Recommendation

CORROSION

Corrosion/leaks observed at waste lines in crawlspace. Recommend repairs and further review by a qualified plumber.

7.4.4 Plumbing Drain, Waste and Vent Systems (visible)

Recommendation

IMPROPER METAL STRAPPING

Improper metal strapping observed as plastic ABS waste lines. This can damage the pipes as they expand and contract.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Faucets, Fixtures and Drains

Recommendation

LEAKING FAUCET(S)/FIXTURE(S)

LAUNDRY BATHROOM SINK FAUCET

Leaking faucet(s) /fixture(s) observed. Recommend correcting.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Faucets, Fixtures and Drains

Recommendation

OUTDATED SHUT OFF VALVES

Outdated valves observed at a number of plumbing fixture shut off locations. Outdated valves are subject to future leaking and failure. Suggest updating.

Recommendation

Contact a qualified plumbing contractor.

7.5.3 Faucets, Fixtures and Drains

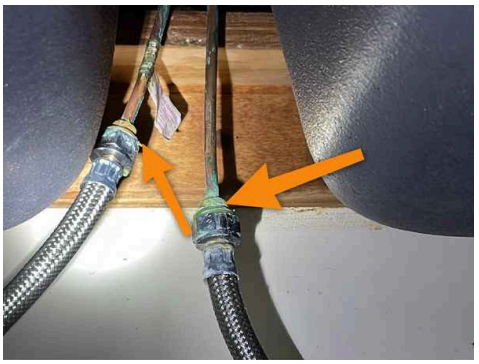
Recommendation

CORRODED VALVES/CONNECTIONS

Corroded valves observed at a number of plumbing fixture shut off locations/connections. Recommend repairs/updating.

Recommendation

Contact a qualified plumbing contractor.



7.5.4 Faucets, Fixtures and Drains

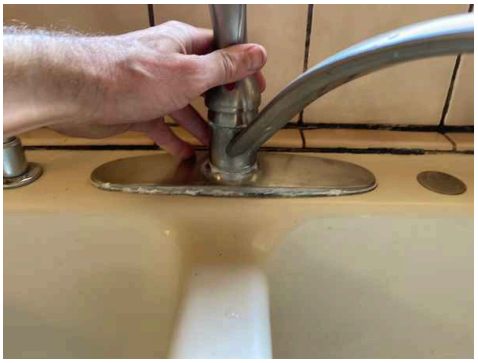
Maintenance Item

FAUCET(S) WORN

Worn faucets observed. Suggest updating.

Recommendation

Contact a qualified plumbing contractor.



7.5.5 Faucets, Fixtures and Drains

Maintenance Item

CALCIFICATION

Calcification observed at pluming fixtures/spigots. Suggest maintenance.

Recommendation

Contact a qualified handyman.

7.6.1 Sinks, Showers, Bathtubs and Toilets

Recommendation

WET FLOOR AROUND TOILET

LAUNDRY BATHROOM

Evidence of moisture/moisture presence observed at the bathroom flooring around toilet. This may be an indication the toilet seal or wax ring has failed or the toilet is leaking. Recommend repair and correcting condition.

Recommendation

Contact a qualified professional.

7.6.2 Sinks, Showers, Bathtubs and Toilets

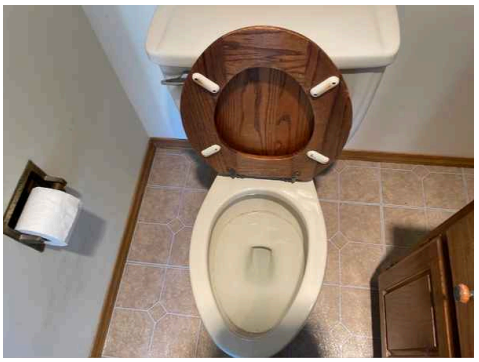
Maintenance Item

TOILET(S) OLDER AND WORN

Consider updating outdated or worn toilet(s).

Recommendation

Contact a qualified professional.



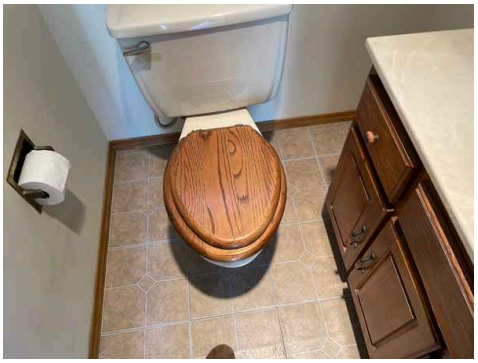
7.6.3 Sinks, Showers, Bathtubs and Toilets

Maintenance Item

CLEARANCES AROUND TOILET

LAUNDRY BATHROOM

Inadequate clearances observed around toilet. Recommend correcting.



7.7.1 Gas Meter and Distribution Piping

Recommendation

AUTOMATIC SEISMIC SHUT OFF VALVE MISSING

An automatic seismic shut off valve is not installed. Testing for gas leaks is beyond the scope of the general inspection. Installation requirements are mandated depending on city or municipality regulations. Recommend verifying condition or installing for earthquake/fire safety.

Recommendation

Contact a qualified professional.

7.7.2 Gas Meter and Distribution Piping

Recommendation

CORRODED GAS LINES

Gas piping is corroded. Recommend maintenance or replacement.

7.7.3 Gas Meter and Distribution Piping

Recommendation

GAS LINES NOT SECURED

CRAWLSPACE

Gas lines are not properly secured in areas. Recommend correcting.

Recommendation

Contact a qualified handyman.

7.9.1 Irrigation System

Maintenance Item

IRRIGATION NOT OBSERVED

Irrigation system is not observed at the property.

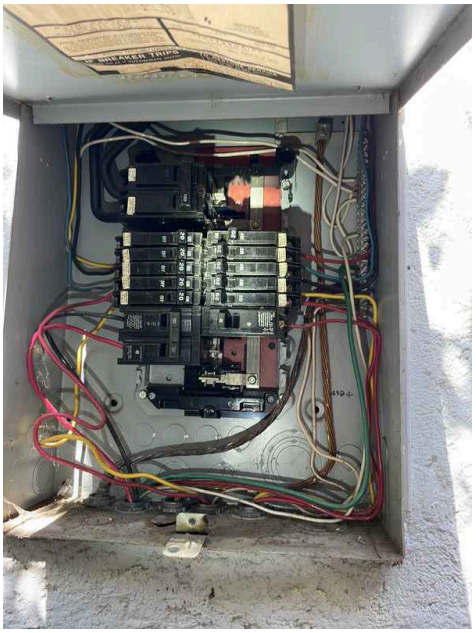
Recommendation

Contact a qualified professional.

8: ELECTRICAL SYSTEM

Information

General: Electrical Overview Pictures



General: Main Panel Location
Rear

General: Smoke and carbon monoxide detectors
Partially installed

General: Security System
Not Installed

Service Entrance Conductors: Electrical Service Conductors
Overhead service

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Electric Panel Manufacturer
GENERAL ELECTRIC

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
100 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit breakers

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Grounding Locations
1 Location Identified, Grounding Rod

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Branch wire 15 and 20 AMP
Copper

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Wiring Methods
Knob and Tube, Conduit, Plastic Covered

Limitations

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

1 GROUND LOCATED

We were unable to locate 2 methods of grounding for the electrical system. Suggest verifying condition with a qualified electrician.

Light Switches/Light Fixtures and Ceiling Fans

EXTERIOR LIGHTS/ LOW VOLTAGE

Exterior lights on timers/sensor equipment (low voltage) are beyond the scope of this inspection.

Smoke/Carbon Monoxide Detectors

TESTING SMOKE AND CARBON MONOXIDE DETECTORS

Testing smoke and carbon monoxide detector functions is beyond the scope of this inspection. Suggest verifying condition by a qualified retrofit specialist.

Deficiencies

8.1.1 General

Recommendation

LOW VOLTAGE

Low voltage wiring, components, sound systems, intercoms and testing security systems is beyond the scope of the general inspection.

8.3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendation

BREAKERS NOT LABELED

Circuit breakers are partially labeled or missing labels at electrical panel(s). Recommend labeling.

Recommendation

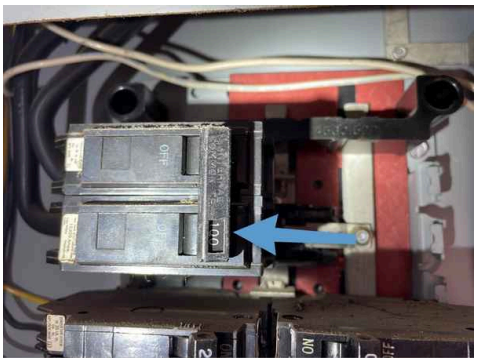
Contact a qualified electrical contractor.

8.3.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Maintenance Item

UNDERSIZED MAIN BREAKER

The main electrical breaker may be undersized (100 amps) -additional amperage may be required if circuits are added. Suggest updating or verifying condition by a qualified electrician.

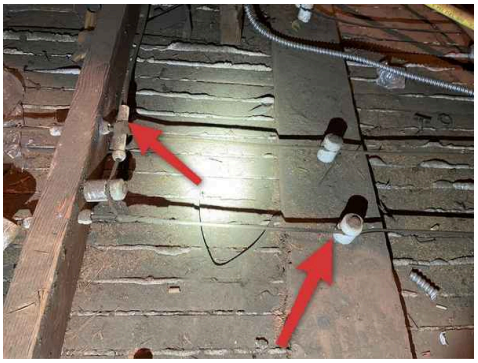


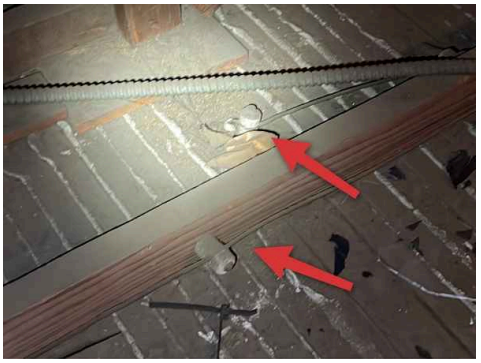
8.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

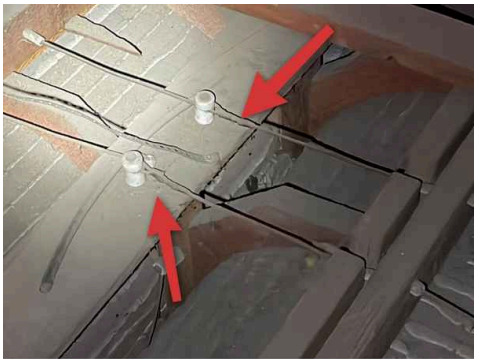
Safety Hazard

KNOB AND TUBE

Knob and tube wiring was identified. Considering the age of this wiring type, it is advisable for the client to have a qualified electrician assess its overall condition at this time.







8.5.1 Light Switches/Light Fixtures and Ceiling Fans

Maintenance Item

SWITCH TAPED OVER

LAUNDRY

Switches have been taped over in areas. Suggest verifying condition and operation.

Recommendation

Contact a qualified professional.

8.5.2 Light Switches/Light Fixtures and Ceiling Fans

Maintenance Item

CRACKED SWITCH PLATE(S)

Suggest repair or replacement of damaged light switch plates.

8.6.1 Outlets

Recommendation

UNGROUNDED OUTLETS MULTIPLE LOCATIONS

Ungrounded 3 pronged outlets were observed in a number of areas. Recommend correcting by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

8.6.2 Outlets

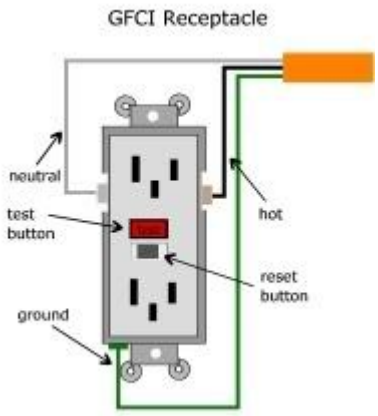
Recommendation

MISSING GFCI OUTLET(S)

Ground fault circuit protected (GFCI) outlet(s) are not installed at all required locations. Recommend installing for safety. (Installation is required for all outlets within 6ft of plumbing fixtures, bathrooms, kitchen, exteriors and garage if applicable.)

Recommendation

Contact a qualified electrical contractor.



8.6.3 Outlets

Recommendation

LOOSE OUTLET

KITCHEN SINK CABINET

Loose outlet(s) observed. Recommend correcting.

Recommendation

Contact a qualified handyman.

8.7.1 Smoke/Carbon Monoxide Detectors

Safety Hazard

SMOKE DETECTOR MISSING

BEDROOMS

Smoke detector is missing. Recommend correcting.

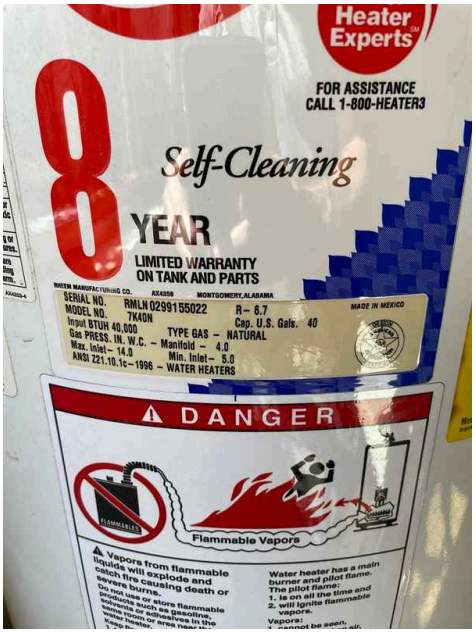
Recommendation

Contact a qualified professional.

9: WATER HEATER(S)

Information

General: Cover Pictures



General: Power Source
Natural Gas

General: Capacity
40 gallon

General: Location
Laundry area

General: Manufacturer
Rheem

General: Water Heater Age
over 15 years old

Water Supply Pipe/Gas Connection/Electrical: Water and fuel/power connections
Flexible pipe

Strapping: Strapping
Incorrect

Deficiencies

9.2.1 Vent pipe/combustion air

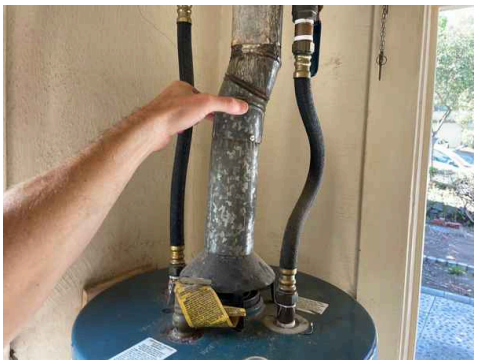
Recommendation

VENT PIPE LOOSE

Loosely fitted vent pipes should be repaired/replaced as necessary.

Recommendation

Contact a qualified appliance repair professional.



9.2.2 Vent pipe/combustion air

Recommendation

TRANSITE PIPE

A transite/asbestos pipe is installed for water heater vent pipe. Suggest replacement.

9.3.1 Water Supply Pipe/Gas Connection/Electrical

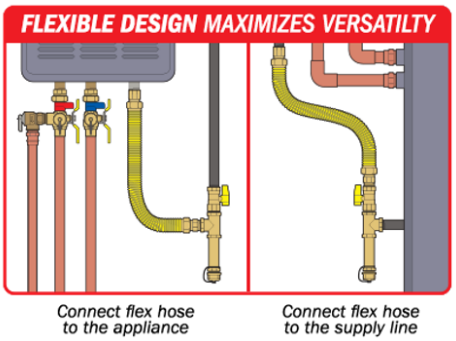
Maintenance Item

SEDIMENT TRAP MISSING

Sediment trap is not installed at the gas line. Installation is advised.

Recommendation

Contact a qualified plumbing contractor.



9.3.2 Water Supply Pipe/Gas Connection/Electrical

Recommendation

RIGID GAS LINE

Flexible gas connection is not installed at water heater. Recommend correcting.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Temperature pressure relief valve and drain line

Safety Hazard

TPRV DRAIN LINE NOT INSTALLED

A temperature pressure release valve drain line is not installed- safety issue. Recommend installing.

Recommendation

Contact a qualified handyman.

9.5.1 Strapping

Recommendation

IMPROPER STRAP INSTALLATION OR LOOSELY SECURED

Inadequate installation of earthquake strapping on the water heater. Ensure the tank is either blocked or against the rear wall, and that strapping is positioned in the upper and lower thirds of the unit. The strapping should wrap completely around the water heater, flange outward, and be securely fastened to the wall.

Recommendation

Contact a qualified handyman.

9.6.1 Closet/cabinet and platform

Recommendation

MISSING DRIP PAN/DRAIN LINE

Recommend installing drip pan/drain line.

Recommendation

Contact a qualified handyman.

9.7.1 Water Heater Comments

Recommendation

GAS OFF

The gas is off/pilot is out to the water heater at the time of the inspection. Recommend correcting and verifying condition including hot and cold water function at faucets/fixtures.

9.7.2 Water Heater Comments

Recommendation

OLD

The water heater is nearing or beyond its estimated service life. Replacement may not be required immediately, however water heaters operating beyond their typical operating service life are prone to leaks and reduced efficiency.

Recommendation

Contact a qualified plumbing contractor.

10: HEATING / CENTRAL AIR CONDITIONING

Information

HVAC: HVAC cover pictures

HVAC: Heat Type
Gas Fired Furnace

HVAC: Heater Location
Attic

HVAC: Number of Heat Systems
One

HVAC: Heat System Brand
Rheem

HVAC: Ductwork
Insulated

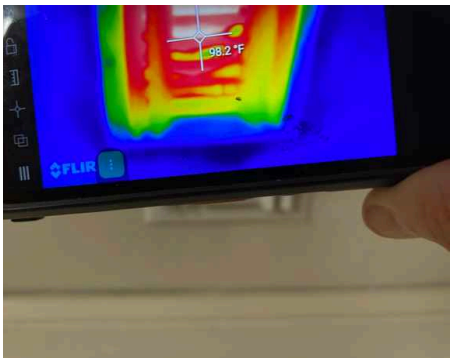
HVAC: Cooling Equipment Type
Air conditioner unit

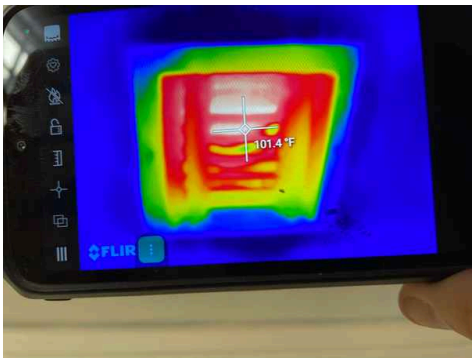
HVAC: AC Unit Location
Exterior

HVAC: Number of AC Units
One

HVAC: Central Air Brand
RHEEM

Heating Equipment: Heater respond to test
Yes





Cooling and Air Handler Equipment: AC Age

The information plate states this unit was manufactured in 2004.

Cooling and Air Handler Equipment: AC respond to test

Not Adequate

Condensate Removal: Secondary Condensate Drain Termination Point

Exterior, Tied to main line

Condensate Removal: Primary Condensate Termination Point

Exterior

Limitations

Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, and registers

DUCTWORK LIMITED INSPECTION

Not all ductwork could be inspected as some may be concealed or inaccessible. It is advised that the buyer verify the overall condition of the ducting with a qualified HVAC contractor before the end of the inspection period.

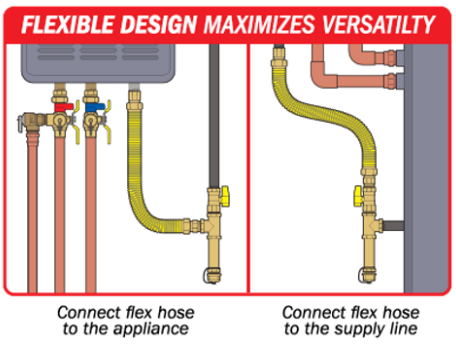
Deficiencies

10.2.1 Heating Equipment

Maintenance Item

MISSING SEDIMENT TRAP

Sediment trap is not installed at the gas line. Installation is advised.



10.5.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, and registers

Maintenance Item

DUCTWORK NOT SUPPORTED ATTIC

The ductwork is improperly supported/lying on attic floor. Recommend correcting.

10.6.1 HVAC Platform

Maintenance Item

LIMITED REVIEW FURNACE

Limited review of heater/heater components due to restrictive clearances.

10.7.1 Cooling and Air Handler Equipment

Maintenance Item

MISSING STRAPS

Securing straps are not installed at AC unit. Suggest correcting.

10.7.2 Cooling and Air Handler Equipment

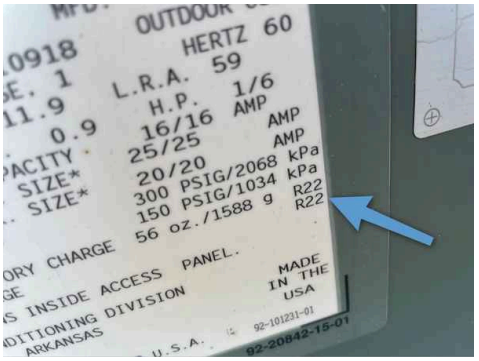
Maintenance Item

R-22 REFRIGERANT

R-22 observed for air conditioning charge. This refrigerant is no longer in production. Suggest updating.

Recommendation

Contact a qualified HVAC professional.



10.7.3 Cooling and Air Handler Equipment

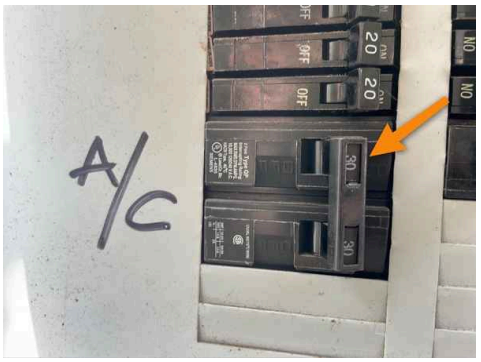
Recommendation

INCORRECT BREAKER SIZE

Improper breaker /fuse size installation observed for air conditioning unit per manufacturers installation requirements. Recommend correcting.

Recommendation

Contact a qualified HVAC professional.



10.7.4 Cooling and Air Handler Equipment

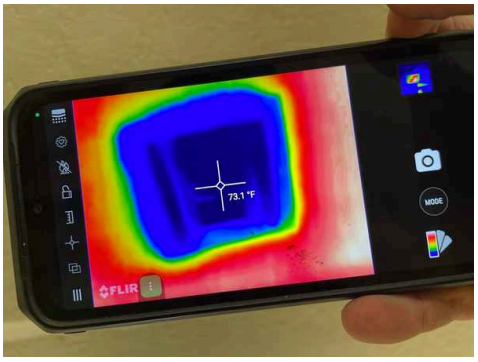
Recommendation

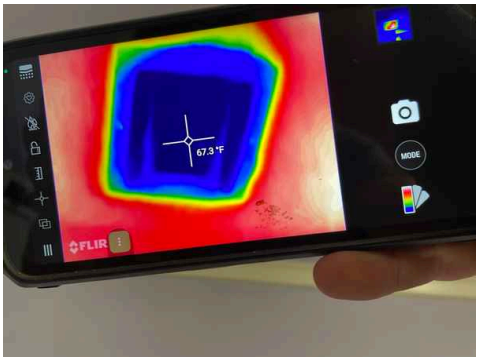
AC TEMPERATURE INADEQUATE

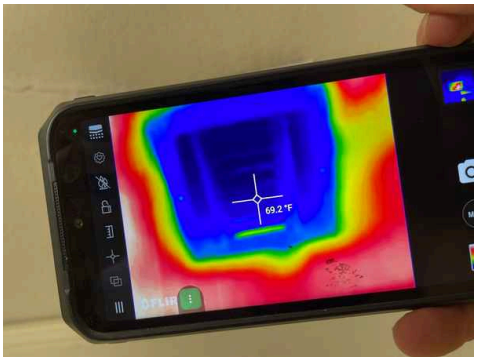
The air conditioning unit was not cooling to an adequate temperature (less than 15 degrees Fahrenheit measured from the return air duct to supply registers). Recommend servicing and further review by a qualified HVAC specialist.

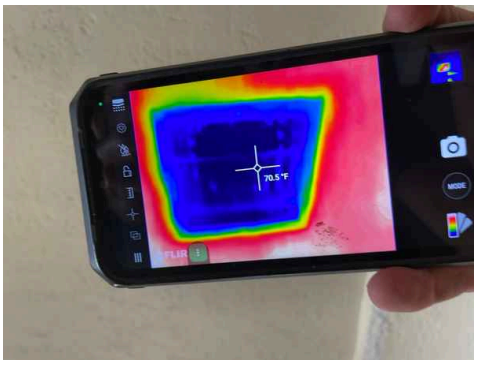
Recommendation

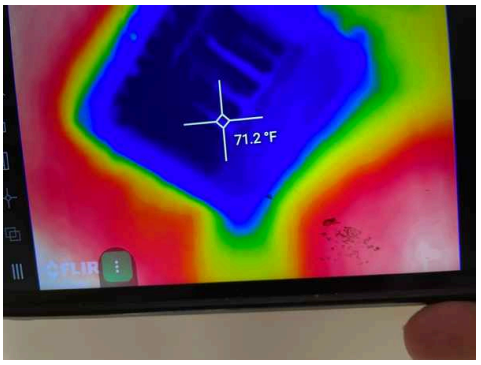
Contact a qualified professional.











10.7.5 Cooling and Air Handler Equipment

Recommendation

REFRIGERANT LINES IMPROPERLY SUPPORTED

The refrigerant lines are improperly supported/lying on the crawlspace floor. Recommend correcting.

Recommendation

Contact a qualified professional.

10.8.1 Condensate Removal

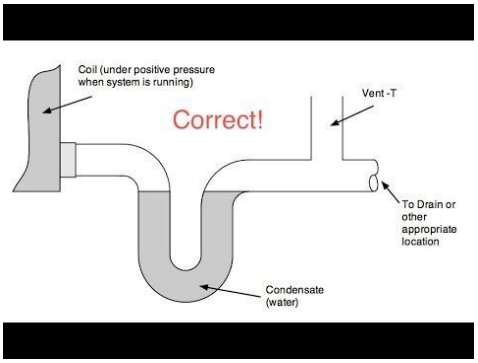
Maintenance Item

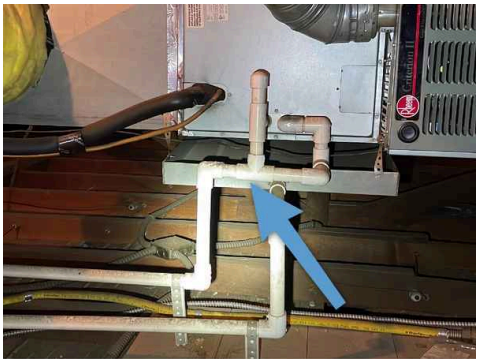
SEDIMENT TRAP AND OR CLEANOUT MISSING

A sediment trap and/or cleanout are missing at the condensate drain line. Suggest correcting.

Recommendation

Contact a qualified HVAC professional.





10.10.1 HVAC Comments

Maintenance Item

HVAC OLD

The HVAC system and/or related components are older and generally worn. We cannot determine how long the system will last before repair or replacement is necessary.

Recommendation

Contact a qualified HVAC professional.

10.10.2 HVAC Comments

Maintenance Item

BATHROOM HEATER NO RESPOND

The bathroom electric heater did not respond when tested. Suggest repair.

11: INSULATION AND VENTILATION

Information

General: Ventilation
Gable vents, Thermostatically controlled fan

General: Attic Insulation
None

General: Exhaust Fans
Fan

General: Floor System Insulation
Batts, Fiberglass, Partially installed

General: Vapor retarders in crawlspace
Not installed

Deficiencies

11.2.1 Insulation in Attic

Maintenance Item

NO INSULATION

Insulation is not installed at the attic.

11.3.1 Insulation Under Floor System

Recommendation

INSTALLED WITH PAPER SIDE EXPOSED

The insulation is installed with the paper side exposed - fire code issue. Recommend correcting.

Recommendation

Contact a qualified professional.

11.5.1 Venting Systems (Kitchens, Baths and Laundry)

Maintenance Item

NO BATHROOM VENT

LAUNDRY BATHROOM

Exhaust vent fan(s) is not installed at bathroom(s) however windows were installed. Suggest installing mechanical fan(s).

11.6.1 Ventilation Fans and Thermostatic Controls in Attic

Maintenance Item

ATTIC FAN

Testing attic fans/thermostat controlled fans is beyond the scope of this inspection. Suggest verifying operation.

12: CHIMNEYS & FIREPLACES

Deficiencies

12.1.1 Fireplace Comments

Recommendation

ABANDONED

The fireplace and or chimney has been abandoned. Recommend removal of the gas line and this firebox should not be used for an open flame application.

Recommendation

Contact a qualified chimney contractor.

13: BUILT-IN KITCHEN APPLIANCES

Information

Kitchen Appliances: Kitchen Appliance Pictures

Kitchen Appliances: Dishwasher Brand
Not Installed

Kitchen Appliances: Disposer Brand
WASTE KING

Kitchen Appliances: Range/Oven
Not Installed

Kitchen Appliances: Exhaust hood
VENTED

Kitchen Appliances: Built in Microwave
Not Installed

Limitations

Trash Compactor
NO COMPACTOR
There is no trash compactor appliance.

Deficiencies

13.2.1 Dishwasher
NOT INSTALLED
Maintenance Item
Dishwasher is not installed.

13.3.1 Ovens/Cooktops
NO OVEN/STOVETOP
Maintenance Item
Oven is not installed at this time.

13.4.1 Range Hood (s)
LOOSE CONNECTIONS
Recommendation
Loose vent pipe/loose connections observed. Recommend correcting.

13.6.1 Food Waste Disposer

Recommendation

SEIZED

The garbage dispenser is seized. Recommend correcting.

Recommendation

Contact a qualified professional.

13.8.1 Kitchen Appliance Comments

Maintenance Item

KITCHEN APPLIANCES

The kitchen appliances were tested in normal operating modes. Inspecting the refrigerator, ice makers/water lines, and appliance auxiliary features is beyond the scope of this inspection.

13.8.2 Kitchen Appliance Comments

Maintenance Item

NO REFRIGERATOR

A refrigerator is not installed

STANDARDS OF PRACTICE

Inspection Details

Roofing
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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.

Exterior
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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.

Garage
(Refer to Part 2, Section 9 of the CREIA Standards of Practice) A CREIA inspector examines several key areas of a garage, including the overhead doors and automatic openers, operate garage doors manually or by using permanently installed controls for any garage door operator, report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, the firewall separating the garage from the house, structural elements, the floor, and electrical components. The inspection is a visual and operational assessment of visible and accessible items, not a technically exhaustive one.

The garage(s) of the property has been inspected and reported on with the information provided above. While the inspector strives to identify all areas of concern, some aspects may go unnoticed due to factors such as stored personal items, vehicles, pets, or locked access, which can limit the evaluation of the garage. Rest assured, the inspector has your best interests in mind. Any repair items mentioned in this report should be addressed before finalizing the purchase. It is recommended that qualified contractors be engaged for further evaluation or repairs based on the inspection findings. If a limited evaluation of any area of the garage was conducted during the inspection, it is advised that a qualified professional verify the overall condition before the contingency period expires.

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 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.

Structural Components
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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.

Plumbing System
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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.

Electrical System
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate smoke and carbon monoxide detectors; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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.

Water heater(s)
(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

The water heating system of the property 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. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the expiration of the inspection period.

Heating / Central Air Conditioning
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Pressure test AC refrigerant system or determine if refrigerant leak is present; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.
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.

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.

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.

Chimneys & Fireplaces
(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used

The inspection report includes findings related to the fireplace and chimney. While the inspector strives to identify all areas of concern, some limitations, such as roofing materials, height, or personal items, can restrict the evaluation. Please note

that the inspector's goal is to act in your best interest. Any noted repair items should be addressed prior to purchase. It is advisable to engage qualified contractors for further evaluation or repairs based on the inspection report. If a limited assessment was conducted for any part of the fireplace and chimney, it is recommended that a qualified fireplace specialist verify the overall condition before the contingency period expires.

Built-In Kitchen Appliances
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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.